***REVISED Nov. 30, 2021***

**Items Requested to be Continued: 28, 50-51**

**OPTIONS TO ACCESS THIS MEETING**

**Request to speak at a meeting:**

- **Register online** by visiting the City Council Meetings page on phoenix.gov **at least 1 hour prior to the start of this meeting.** Then, click on this link at the time of the meeting and join the Webex to speak: https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e89d291f27b36096621a1a3dc53fed83f

- **Register via telephone** at 602-262-6001 **at least 1 hour prior to the start of this meeting,** noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

**At the time of the meeting:**

- **Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- **Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2556 202 0628# (for English) or 2556 532 1008# (for Spanish). Press # again when prompted for attendee ID.

**Para nuestros residentes de habla hispana:**

- **Para registrarse para hablar en español,** llame al 602-262-6001 **al menos 1 hora antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2556 532 1008#. El intérprete le indicará cuando sea su turno de hablar.

- **Para solamente escuchar la reunión en español,** llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2556 532 1008#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.
CALL TO ORDER AND ROLL CALL

BOARDS AND COMMISSIONS

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2  Reappointment of Phoenix Municipal Court Judges  Page 14

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

3  Liquor License - Gallery Bar Phoenix  District 2 - Page 15

4  Liquor License - Patio 54 Fusion Kitchen  District 2 - Page 19

5  Liquor License - Down The Street  District 3 - Page 23

6  Liquor License - Classik Sports Bar & Lounge  District 4 - Page 28

7  Liquor License - Monsoon Market  District 4 - Page 33

8  Liquor License - Ollie Vaughn's  District 4 - Page 38

9  Liquor License - Jimmies Market  District 5 - Page 43

10 Liquor License - ARCO AM PM  District 6 - Page 49

11 Liquor License - The Hub  District 6 - Page 54

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13 Liquor License - Egyptian Motor Hotel  District 7 - Page 61

14 Liquor License - Envoy/American Airlines  District 8 - Page 66

15 Liquor License - On The Roxx  District 8 - Page 71
Liquor License - Sky Club Coffee Food & Wine

Liquor License - El Pecador Taco Shop

Liquor License - La Hefa Cerveceria y Botanas

PAYMENT ORDINANCE (Ordinance S-48133) (Items 19-27)

North American Region of the Airports Council International doing business as Airports Council International - North America

Safeware INC.

Timothy F. Hendershott, doing business as Tartan Associates

CMI Inc

Radix Metasystems, Inc

Transcend Robotics Inc.

American Water Works Association - Annual Payment Authorization

Arizona Forward Membership Renewal

Settlement of Claim(s) Metro v. City of Phoenix

ADMINISTRATION

Amendment to Pay Ordinance S-47689 to Authorize Premium Pay Under the American Rescue Plan Act of 2021 to Eligible City Employees (Ordinance S-48170)

***REQUEST TO CONTINUE***

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**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**000 CITIZEN COMMENTS**

**ADJOURN**
Mayor and Council Appointments to Boards and Commissions

Summary
This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department
This item is submitted by the Mayor's Office.
To: City Council  
From: Mayor Kate Gallego  
Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

**Human Relations Commission**

I recommend the following for appointment:

**Andrew Gordon**  
Mr. Gordon is an attorney at Coppersmith Brockelman and a resident of District 6. He fills a vacancy for a term to expire June 30, 2023.

**Human Services Commission**

I recommend the following for appointment:

**Meka Allen**  
Meka Allen is the Director of Social Work at the Fresh Start Women’s Foundation and a resident of District 4. She fills a Category III vacancy for a term to expire June 30, 2023.

**Mayor’s Human Trafficking Task Force**

I and Councilman Jim Waring recommend the following for appointment:

**Ezequiel Dominguez**  
Mr. Dominguez is the Human Trafficking Program Lead at Chicanos Por La Causa.

**Zora Manjencich**  
Ms. Manjencich is a Special Projects Coordinator at the Office of the Attorney General. She replaces Jason Isaak.
Phoenix Arts and Culture Commission

I recommend the following for appointment:

**Mitch Menchaca**  
Menchaca is the Director of the City of Phoenix Office of Arts and Culture and will serve in the ex-officio position.

Public Safety Personnel Retirement System Local Police Pension Board

I recommend the following for appointment:

**Mark Schweikert**  
Mr. Schweikert was elected to the PSPRS Local Police Pension Board to serve as a representative of sworn Police Department employees and is a Lieutenant with the City of Phoenix Police Department. He fills a vacancy created by the resignation of Sergeant Darren Wunderle and will fulfill a partial term to expire June 30, 2024.
Reappointment of Phoenix Municipal Court Judges

This item requests to reappoint Judge Monyette Nyquist, Judge Thomas Parascandola and Judge Ana Maribet Sanchez as Judges of the Phoenix Municipal Court, each for a four-year term expiring Dec. 19, 2025; and Judge Patricia George as a Judge of the Phoenix Municipal Court for a four-year term expiring Jan. 1, 2026; and Judge Marianne Bayardi, Judge Hercules Dellas and Judge Frankie Jones as Judges of the Phoenix Municipal Court, each for a four-year term expiring Jan. 17, 2026.

Summary
On Oct. 29, 2021, the Judicial Selection Advisory Board recommended to the Public Safety and Justice Subcommittee the reappointment of these judges.

On Nov. 10, 2021, the Public Safety and Justice Subcommittee unanimously recommended their reappointments as judges of the Phoenix Municipal Court.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the City Council Office.
Liquor License - Gallery Bar Phoenix

Request for a liquor license. Arizona State License Application 164221.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
5355 E. High St., Unit 121
Zoning Classification: C-2 DRSP
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 5, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “We will train all of our employees in responsible liquor service.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “I would like to offer my patrons the choice of having an adult beverage while enjoying a bite to eat and great art.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Gallery Bar Phoenix
Liquor License Map - Gallery Bar Phoenix

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
## Liquor License Data: GALLERY BAR PHOENIX

### Liquor License

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<th>Description</th>
<th>Series</th>
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<th>1/2 Mile</th>
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<td>Bar</td>
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<td>9</td>
<td>8</td>
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<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>29</td>
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### Crime Data

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<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
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<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>32.32</td>
<td>24.30</td>
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<td>Violent Crimes</td>
<td>9.06</td>
<td>1.85</td>
<td>1.38</td>
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*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

### Property Violation Data

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<td>Total Violations</td>
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### Census 2010 Data 1/2 Mile Radius

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<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
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<td>6152001</td>
<td>1993</td>
<td>8 %</td>
<td>29 %</td>
<td>12 %</td>
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<tr>
<td>6152002</td>
<td>2127</td>
<td>70 %</td>
<td>10 %</td>
<td>4 %</td>
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<tr>
<td>Average</td>
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<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
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</tbody>
</table>
Liquor License - Patio 54 Fusion Kitchen

Request for a liquor license. Arizona State License Application 163372.

Summary

Applicant
Noah Pak, Agent

License Type
Series 12 - Restaurant with Growler Privileges

Location
5415 E. High St., Ste. 101
Zoning Classification: C-2 DRSP
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption. A Use Permit hearing has been scheduled.

The 60-day limit for processing this application is Dec. 3, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.
Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I'm a responsible citizen with a college degree who understands how to operate a business and understands the responsibility that comes along with owning a liquor license.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“Our restaurant is located in the area where there are many other restaurants serving alcohol and entertainments. I will add an another concept to an area for the public to come and enjoy with their families.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Patio 54 Fusion Kitchen
Liquor License Map - Patio 54 Fusion Kitchen

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: PATIO 54 FUSION KITCHEN

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>29</td>
<td>23</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>32.59</td>
<td>24.20</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>2.01</td>
<td>1.38</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>1</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>6152001</td>
<td>1993</td>
<td>8 %</td>
<td>29 %</td>
<td>12 %</td>
</tr>
<tr>
<td>6152002</td>
<td>2127</td>
<td>70 %</td>
<td>10 %</td>
<td>4 %</td>
</tr>
<tr>
<td>Average</td>
<td>2058.5</td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License Map: PATIO 54 FUSION KITCHEN

5415 E HIGH ST

City Clerk Department
Liquor License - Down The Street

Request for a liquor license. Arizona State License Application 164214.

Summary

Applicant
Fouad Mikhael, Agent

License Type
Series 10 - Beer and Wine Store

Location
11833 N. 19th Ave.
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a beer and wine store. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is Dec. 5, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in convenience store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality beer and wine.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Down The Street
Liquor License Map - Down The Street

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: DOWN THE STREET

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesaler</td>
<td>4</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.77</td>
<td>75.37</td>
<td>101.91</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.21</td>
<td>16.77</td>
<td>21.54</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>56</td>
<td>81</td>
</tr>
<tr>
<td>Total Violations</td>
<td>95</td>
<td>167</td>
</tr>
</tbody>
</table>
### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1036141</td>
<td>2505</td>
<td>91 %</td>
<td>10 %</td>
<td>4 %</td>
</tr>
<tr>
<td>1036151</td>
<td>906</td>
<td>52 %</td>
<td>16 %</td>
<td>12 %</td>
</tr>
<tr>
<td>1036152</td>
<td>1546</td>
<td>25 %</td>
<td>22 %</td>
<td>32 %</td>
</tr>
<tr>
<td>1036153</td>
<td>2183</td>
<td>16 %</td>
<td>25 %</td>
<td>47 %</td>
</tr>
<tr>
<td>1039002</td>
<td>1483</td>
<td>36 %</td>
<td>13 %</td>
<td>10 %</td>
</tr>
<tr>
<td>1039003</td>
<td>1903</td>
<td>43 %</td>
<td>0 %</td>
<td>22 %</td>
</tr>
<tr>
<td>1044011</td>
<td>2363</td>
<td>68 %</td>
<td>12 %</td>
<td>12 %</td>
</tr>
<tr>
<td>1044013</td>
<td>684</td>
<td>2 %</td>
<td>17 %</td>
<td>22 %</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License Map: DOWN THE STREET

11833 N 19TH AVE

Date: 10/12/2021

City Clerk Department
Liquor License - Classik Sports Bar & Lounge

Request for a liquor license. Arizona State License Application 06070243.

Summary

Applicant
Ashok Parmar, Agent

License Type
Series 6 - Bar

Location
4228 W. Van Buren St.
Zoning Classification: C-3
Council District: 4

This request is for an ownership transfer of a liquor license for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Dec. 6, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations.
on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Club Classico Phoenix (Series 6)
5030 W. McDowell Road, Ste. 29-30, Phoenix
Calls for police service: 247
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “I have experience owning and operating a bar and have attended both basic and management liquor law training. I will ensure my staff is trained in liquor law to prohibit sales to underage and obviously intoxicated customers.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “This is an existing bar that has provided service to the nearby community for many years. I am looking forward to creating a safe and friendly bar for the community with my expertise in liquor law and business operations. I will comply with all city, state and county laws and regulations to provide an enjoyable safe experience for my customers.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Classik Sports Bar & Lounge
Liquor License Map - Classik Sports Bar & Lounge

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
## Liquor License Data: CLASSIK SPORTS BAR & LOUNGE

### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesaler</td>
<td>4</td>
<td>12</td>
<td>1</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>89.41</td>
<td>100.31</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>18.60</td>
<td>19.95</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>13</td>
</tr>
<tr>
<td>Total Violations</td>
<td>95</td>
<td>38</td>
</tr>
</tbody>
</table>
### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1125121</td>
<td>1518</td>
<td>14 %</td>
<td>36 %</td>
<td>22 %</td>
</tr>
<tr>
<td>1126022</td>
<td>1581</td>
<td>27 %</td>
<td>12 %</td>
<td>44 %</td>
</tr>
<tr>
<td>1126023</td>
<td>1658</td>
<td>88 %</td>
<td>0 %</td>
<td>64 %</td>
</tr>
<tr>
<td>1126024</td>
<td>1959</td>
<td>57 %</td>
<td>2 %</td>
<td>47 %</td>
</tr>
<tr>
<td>1146001</td>
<td>2149</td>
<td>47 %</td>
<td>16 %</td>
<td>45 %</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
<td></td>
</tr>
</tbody>
</table>
Liquor License - Monsoon Market

Request for a liquor license. Arizona State License Application 163383.

Summary

Applicant
Michela Ricci, Agent

License Type
Series 10 - Beer and Wine Store

Location
3508 N. 7th St.
Zoning Classification: C-1
Council District: 4

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 3, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have owned my first small business (Early Bird Coffee) for over 4 years and have maintained 100% compliance with all city departments, and state departments including required permitting and routine inspections. In previous roles throughout my career I have worked with multiple local, beloved breweries in Phoenix and have experience with the inventory management, regulations and the admin work required to maintain a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“Monsoon Market will be a neighborhood market, within walking distance of multiple established neighborhoods and will provide access to not only local beer and natural wine but also fresh, local food items and pantry staples along with retail home items for any occasion. Monsoon will provide a neighborhood market in an area where grocery markets are solemn and not easily accessible by foot to surrounding neighborhoods.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Monsoon Market
Liquor License Map - Monsoon Market

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
# Liquor License Data: MONSOON MARKET

## Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>12</td>
<td>2</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>11</td>
<td>4</td>
</tr>
<tr>
<td>Hotel</td>
<td>11</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>24</td>
<td>8</td>
</tr>
</tbody>
</table>

## Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>141.61</td>
<td>165.18</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>26.32</td>
<td>26.64</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>136</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>258</td>
</tr>
</tbody>
</table>
### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1086012</td>
<td>1402</td>
<td>58 %</td>
<td>36 %</td>
<td>46 %</td>
</tr>
<tr>
<td>1105011</td>
<td>551</td>
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<td>20 %</td>
<td>14 %</td>
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<td>1105013</td>
<td>824</td>
<td>16 %</td>
<td>17 %</td>
<td>40 %</td>
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<td>1105021</td>
<td>1057</td>
<td>13 %</td>
<td>34 %</td>
<td>30 %</td>
</tr>
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<td>1105022</td>
<td>1216</td>
<td>28 %</td>
<td>19 %</td>
<td>23 %</td>
</tr>
<tr>
<td>1106001</td>
<td>1027</td>
<td>29 %</td>
<td>17 %</td>
<td>34 %</td>
</tr>
<tr>
<td>1106003</td>
<td>801</td>
<td>27 %</td>
<td>29 %</td>
<td>49 %</td>
</tr>
<tr>
<td>1106004</td>
<td>1456</td>
<td>47 %</td>
<td>27 %</td>
<td>3 %</td>
</tr>
<tr>
<td>1171001</td>
<td>2126</td>
<td>10 %</td>
<td>15 %</td>
<td>10 %</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
<td></td>
</tr>
</tbody>
</table>
Liquor License Map: MONSOON MARKET

3508 N 7TH ST

Date: 10/12/2021
Liquor License - Ollie Vaughn's

Request for a liquor license. Arizona State License Application 152511.

Summary

Applicant
Lindsey Magee, Agent

License Type
Series 12 - Restaurant

Location
1536 E. McDowell Road
Zoning Classification: C-2 CNSPD
Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 6, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I am an upstanding community member and business owner for the last 8 years. I pay my taxes and provide a caring place for neighbors to gather and for my employees to work. I am conscientious about the liability and responsibility of serving alcohol to the public and I always put people before profit.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“The restaurant industry is a very low profit-margin sector and liquor sales would help stabilize the prosperity and longevity of Ollie Vaughns. My business is a pillar in our neighborhood, providing employment opportunities as well as a fun and warm place for the community to gather. The financial success of the business will allow the business to continue to serve the community.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Ollie Vaughn's
Liquor License Map - Ollie Vaughn's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: OLLIE VAUGHN'S

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>14</td>
<td>5</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>17</td>
<td>5</td>
</tr>
<tr>
<td>Craft Distiller</td>
<td>18</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>111.30</td>
<td>137.57</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>29.64</td>
<td>28.66</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>127</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>213</td>
</tr>
</tbody>
</table>
## Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1116022</td>
<td>2607</td>
<td>54 %</td>
<td>9 %</td>
<td>61 %</td>
</tr>
<tr>
<td>1116023</td>
<td>1963</td>
<td>21 %</td>
<td>19 %</td>
<td>82 %</td>
</tr>
<tr>
<td>1117001</td>
<td>1792</td>
<td>45 %</td>
<td>32 %</td>
<td>41 %</td>
</tr>
<tr>
<td>1117002</td>
<td>1243</td>
<td>39 %</td>
<td>12 %</td>
<td>28 %</td>
</tr>
<tr>
<td>1117003</td>
<td>1057</td>
<td>64 %</td>
<td>2 %</td>
<td>10 %</td>
</tr>
<tr>
<td>1132011</td>
<td>1312</td>
<td>29 %</td>
<td>26 %</td>
<td>48 %</td>
</tr>
<tr>
<td>1132031</td>
<td>1473</td>
<td>30 %</td>
<td>20 %</td>
<td>57 %</td>
</tr>
<tr>
<td>1132032</td>
<td>638</td>
<td>28 %</td>
<td>7 %</td>
<td>70 %</td>
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<tr>
<td>1133001</td>
<td>2490</td>
<td>40 %</td>
<td>12 %</td>
<td>49 %</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
<td></td>
</tr>
</tbody>
</table>
Liquor License Map: OLLIE VAUGHN'S

1526 E MCDOWELL RD

Date: 10/13/2021

City Clerk Department
Liquor License - Jimmies Market

Request for a liquor license. Arizona State License Application 164157.

Summary

Applicant
Jamal Jabbar, Agent

License Type
Series 10 - Beer and Wine Store

Location
5127 N. 43rd Ave.
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Dec. 5, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the
State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

La Mexicana Super Carniceria (Series 10)  
5045 W. Thomas Road, Ste. 103-105, Phoenix  
Calls for police service: 21  
Liquor license violations: None

Carniceria Los Vaqueros (Series 10)  
6440 W. Van Buren St., Phoenix  
Calls for police service: 16  
Liquor license violations: None

Public Opinion  
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement  
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
“I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
“This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in convenience store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality beer and wine.”

Staff Recommendation  
Staff recommends approval of this application.

Attachments  
Liquor License Data - Jimmies Market
Liquor License Map - Jimmies Market

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
**Liquor License Data: JIMMIES MARKET**

### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesaler</td>
<td>4</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>11</td>
<td>4</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>85.72</td>
<td>148.83</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>21.17</td>
<td>31.95</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius *** Average per square mile within ½ mile radius

### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>73</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>120</td>
</tr>
</tbody>
</table>
## Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>0931014</td>
<td>1203</td>
<td>83 %</td>
<td>25 %</td>
<td>63 %</td>
</tr>
<tr>
<td>0931044</td>
<td>521</td>
<td>0 %</td>
<td>12 %</td>
<td>47 %</td>
</tr>
<tr>
<td>1071011</td>
<td>1603</td>
<td>77 %</td>
<td>10 %</td>
<td>21 %</td>
</tr>
<tr>
<td>1071021</td>
<td>1531</td>
<td>50 %</td>
<td>17 %</td>
<td>42 %</td>
</tr>
<tr>
<td>1071022</td>
<td>2275</td>
<td>45 %</td>
<td>20 %</td>
<td>45 %</td>
</tr>
<tr>
<td>1071023</td>
<td>2082</td>
<td>32 %</td>
<td>14 %</td>
<td>38 %</td>
</tr>
<tr>
<td>1092001</td>
<td>1455</td>
<td>52 %</td>
<td>10 %</td>
<td>45 %</td>
</tr>
<tr>
<td>1092003</td>
<td>1593</td>
<td>11 %</td>
<td>26 %</td>
<td>32 %</td>
</tr>
<tr>
<td>1093001</td>
<td>1129</td>
<td>74 %</td>
<td>7 %</td>
<td>26 %</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License - ARCO AM PM

Request for a liquor license. Arizona State License Application 162708.

Summary

Applicant
Lauren Merrett, Agent

License Type
Series 10 - Beer and Wine Store

Location
1201 E. Northern Ave.
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is Dec. 13, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“As owner I meet all requirements for capability and qualifications identified in ARS Title 4. The owner has been a responsible business owner of a home healthcare network since 2013.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“This location has had a beer and wine license for many years. Maintaining continuing service meets the convenience of the community.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - ARCO AM PM
Liquor License Map - ARCO AM PM

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
## Liquor License Data: ARCO AM PM

### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Club</td>
<td>14</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>61.62</td>
<td>70.59</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>6.84</td>
<td>10.61</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>73</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>115</td>
</tr>
</tbody>
</table>
### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1051023</td>
<td>1135</td>
<td>72 %</td>
<td>23 %</td>
<td>12 %</td>
</tr>
<tr>
<td>1052001</td>
<td>877</td>
<td>71 %</td>
<td>25 %</td>
<td>24 %</td>
</tr>
<tr>
<td>1052002</td>
<td>1702</td>
<td>63 %</td>
<td>7 %</td>
<td>23 %</td>
</tr>
<tr>
<td>1052004</td>
<td>2577</td>
<td>44 %</td>
<td>5 %</td>
<td>15 %</td>
</tr>
<tr>
<td>1063001</td>
<td>867</td>
<td>51 %</td>
<td>40 %</td>
<td>17 %</td>
</tr>
<tr>
<td>1063002</td>
<td>1099</td>
<td>67 %</td>
<td>24 %</td>
<td>17 %</td>
</tr>
<tr>
<td>1063003</td>
<td>1910</td>
<td>50 %</td>
<td>11 %</td>
<td>42 %</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
</tr>
</tbody>
</table>
Liquor License Map: ARCO AM PM

1201 E NORTHERN AVE

Date: 10/19/2021
Liquor License - The Hub

Request for a liquor license. Arizona State License Application 165063.

Summary

Applicant
David Bee, Agent

License Type
Series 12 - Restaurant

Location
14205 S. 50th St.
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Dec. 7, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations
on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Union Grill and Tap (Series 12)
1686 N. Higley Road, #101, Gilbert
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

The Hub Grill & Bar (Series 12)
1925 S. Sossaman Road, #101, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Hub Grill and Bar (Series 12)
1860 S. Stapley Drive, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have owned sports bars for over 15 years. I have been liquor certified that entire time. At The Hub our food sales make up over 65% of total sales so we are a restaurant first and bar second. We close at 10pm Sunday thru Thursday and 12am Friday and Saturday. We take our responsibilities as a liquor establishment seriously to protect our customers and our community.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“We call ourselves The Hub because our goal was to be the center of the community that everything revolves around. We provide a clean friendly environment for our guest and connect people within the community.”
Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - The Hub
Liquor License Map - The Hub

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
# Liquor License Data: THE HUB

## Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microbrewery</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>11</td>
<td>3</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>9</td>
<td>4</td>
</tr>
<tr>
<td>Hotel</td>
<td>11</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>46</td>
<td>24</td>
</tr>
</tbody>
</table>

## Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>64.78</td>
<td>114.75</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>6.71</td>
<td>7.96</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>0</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td></td>
</tr>
</tbody>
</table>
### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1167171</td>
<td>1769</td>
<td>0 %</td>
<td>25 %</td>
<td>11 %</td>
</tr>
<tr>
<td>1167181</td>
<td>2685</td>
<td>40 %</td>
<td>10 %</td>
<td>9 %</td>
</tr>
<tr>
<td>1167191</td>
<td>1679</td>
<td>87 %</td>
<td>3 %</td>
<td>2 %</td>
</tr>
<tr>
<td>1167192</td>
<td>1023</td>
<td>3 %</td>
<td>7 %</td>
<td>22 %</td>
</tr>
<tr>
<td>1167193</td>
<td>1688</td>
<td>72 %</td>
<td>17 %</td>
<td>14 %</td>
</tr>
<tr>
<td>8104002</td>
<td>314</td>
<td>3 %</td>
<td>25 %</td>
<td>12 %</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License - Special Event - Growhouse Urban Agriculture Center, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Kenneth Barrett, Agent

Location
429 W. Jackson St.
Council District: 7

Function
Breakfast

Date(s) - Time(s) / Expected Attendance
Dec. 5, 2021 - 9 a.m. to 1 p.m. / 80 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
**Liquor License - Egyptian Motor Hotel**

Request for a liquor license. Arizona State License Application 006070011512.

**Summary**

**Applicant**  
Andrea Lewkowitz, Agent

**License Type**  
Series 6 - Bar

**Location**  
765 Grand Ave.  
Zoning Classification: C-3 CMOD ACOD  
Council District: 7

This request is for an ownership and location transfer of a liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 12, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

**Other Active Liquor License Interest in Arizona**  
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“The Egyptian Motor Hotel will feature a retro modern design with 48 guest rooms, a restaurant, and an outdoor space for dining and entertainment. Applicant would like to offer alcoholic beverages to guests 21 and over.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
- Liquor License Data - Egyptian Motor Hotel
- Liquor License Map - Egyptian Motor Hotel

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: EGYPTIAN MOTOR HOTEL

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microbrewery</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Government</td>
<td>5</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>40</td>
<td>6</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>11</td>
<td>1</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>8</td>
<td>2</td>
</tr>
<tr>
<td>Hotel</td>
<td>11</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>85</td>
<td>9</td>
</tr>
<tr>
<td>Club</td>
<td>14</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>142.64</td>
<td>159.66</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>48.64</td>
<td>62.10</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>261</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>478</td>
</tr>
</tbody>
</table>
## Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1129002</td>
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<td>37 %</td>
<td>22 %</td>
<td>24 %</td>
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<tr>
<td>1129003</td>
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<td>18 %</td>
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<td>1129004</td>
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<td>24 %</td>
<td>52 %</td>
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<td>1130001</td>
<td>1218</td>
<td>23 %</td>
<td>16 %</td>
<td>11 %</td>
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<td>1131001</td>
<td>1015</td>
<td>7 %</td>
<td>8 %</td>
<td>28 %</td>
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<td>1131002</td>
<td>1242</td>
<td>3 %</td>
<td>7 %</td>
<td>33 %</td>
</tr>
<tr>
<td>1141001</td>
<td>2299</td>
<td>16 %</td>
<td>37 %</td>
<td>44 %</td>
</tr>
<tr>
<td>1143011</td>
<td>1389</td>
<td>22 %</td>
<td>15 %</td>
<td>57 %</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
<td></td>
</tr>
</tbody>
</table>
Liquor License - Envoy/American Airlines

Request for a liquor license. Arizona State License Application 161181.

Summary

Applicant
Tracey Gorman, Agent

License Type
Series 8 - Conveyance - Sales of all Liquor on Board Planes

Location
3800 E. Sky Harbor Blvd.
Zoning Classification: A-1, R-3
Council District: 8

This request is for a new liquor license for an airline. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 15, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations
on file with the AZ Department of Liquor Licenses and Control and, for locations within
the boundaries of Phoenix, the number of aggregate calls for police service within the
last 12 months for the address listed.

Admirals Club (Series 14)
3800 E. Sky Harbor Blvd., T4/N1N2N3, Phoenix
Calls for police service: 1,744
Liquor license violations: None

American Airlines (Series 8)
3400 E. Sky Harbor Blvd., Phoenix
Calls for police service: 519
Liquor license violations: None

American Airlines (Series 8)
7250 S. Tucson Blvd., #202, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling,
grammar and punctuation in the statement are shown exactly as written by the
applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Applicant is committed to upholding the highest standards for business and to
maintaining compliance with applicable laws. Managers and staff will be trained in the
techniques of legal and responsible alcohol sales and service.”

The public convenience requires and the best interest of the community will be
substantially served by the issuance of the liquor license because:
“Applicant is an American regional airline operating 1,000 daily flights to over 150
destinations in the U.S. The airline will offer flights out of Phoenix Sky Harbor and
would like to offer alcoholic beverages to passengers 21 and over.”

Staff Recommendation
Staff recommends approval of this application.
Attachments
Liquor License Data - Envoy/American Airlines
Liquor License Map - Envoy/American Airlines

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
## Liquor License Data: ENVOY/AMERICAN AIRLINES

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
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</thead>
<tbody>
<tr>
<td>Microbrewery</td>
<td>3</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Conveyance</td>
<td>8</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Club</td>
<td>14</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

## Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.77</td>
<td>47.10</td>
<td>78.34</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.21</td>
<td>2.94</td>
<td>3.39</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>0</td>
</tr>
<tr>
<td>Total Violations</td>
<td>95</td>
<td></td>
</tr>
</tbody>
</table>

## Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1138021</td>
<td>0</td>
<td>0 %</td>
<td>0 %</td>
<td>0 %</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License - On The Roxx

Request for a liquor license. Arizona State License Application 162572.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 4 - Wholesaler

Location
2153 E. Jones Ave.
Zoning Classification: A-1
Council District: 8

This request is for a new liquor license for a wholesaler. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 14, 2021.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications and not the location.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Nielsen Spirits (Series 4)
2153 E. Jones Ave., Phoenix
Calls for police service: 3
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “Applicant is committed to upholding the highest standards for business and maintaining compliance applicable laws.”

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
Liquor License - Sky Club Coffee Food & Wine

Request for a liquor license. Arizona State License Application 165482.

Summary

Applicant
Kurt Mangum, Agent

License Type
Series 12 - Restaurant

Location
3400 E. Sky Harbor Blvd., T4 S1
Zoning Classification: A-1
Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec.13, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations
on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Refuge Coffee Food Wine (Series 12)
3800 E. Sky Harbor Blvd., T4 N3 F39, Phoenix
Calls for police service: 1,166
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“As an existing restaurant owner serving customers in Phoenix Sky Harbor Airport I have demonstrated that I have the capability, reliability and qualifications to hold to hold a Arizona State Liquor License responsibly. We have maintained exceptional business practices with no violations.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“As a restaurant owner in Phoenix Sky Harbor Airport - American's Friendliest Airport this license will allow Sky Club Coffee Food & Wine to provide service to the 44 million passange traveling to and through Phoenix Sky Harbor Airport.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Sky Club Coffee Food & Wine
Liquor License Map - Sky Club Coffee Food & Wine

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: SKY CLUB COFFEE FOOD & WINE

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Conveyance</td>
<td>8</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>19</td>
<td>6</td>
</tr>
<tr>
<td>Club</td>
<td>14</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>40.65</td>
<td>66.34</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>1.88</td>
<td>1.48</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>0</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td></td>
</tr>
</tbody>
</table>

#### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1138021</td>
<td>0</td>
<td>0 %</td>
<td>0 %</td>
<td>0 %</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License - El Pecador Taco Shop

Request for a liquor license. Arizona State License Application 162314.

Summary

Applicant
Lauren Merrett, Agent

License Type
Series 12 - Restaurant

Location
2948 E. Bell Road, Ste. 102
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Dec. 11, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.
Public Opinion
At the time this agenda was finalized, no protest or support letters had been received, however the 20-day public comment period had not yet concluded.

Applicant’s Statement
The applicant chose not to submit a statement supporting this application.

Staff Recommendation
Staff recommends disapproval of this application based on a Police Department recommendation for disapproval due to the applicant's failure to complete the required City questionnaire and for failure to pay the application fee.

Attachments
Liquor License Data - El Pecador Taco Shop
Liquor License Map - El Pecador Taco Shop
Liquor License Police Department Recommendation - El Pecador Taco Shop

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
# Liquor License Data: EL PECADOR TACO SHOP

## Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>15</td>
<td>9</td>
</tr>
</tbody>
</table>

## Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>90.89</td>
<td>95.54</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>17.96</td>
<td>22.50</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>112</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>259</td>
</tr>
</tbody>
</table>
## Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1033032</td>
<td>1103</td>
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<td>9 %</td>
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<td>1033041</td>
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<td>1033042</td>
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<td>38 %</td>
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<tr>
<td>1033043</td>
<td>1952</td>
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<tr>
<td>1033051</td>
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<td>47 %</td>
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<td>35 %</td>
</tr>
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<td>1033052</td>
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<td>6195002</td>
<td>1716</td>
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<td>6195003</td>
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<td>6196001</td>
<td>2094</td>
<td>72 %</td>
<td>11 %</td>
<td>3 %</td>
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<tr>
<td><strong>Average</strong></td>
<td><strong>61 %</strong></td>
<td><strong>13 %</strong></td>
<td><strong>19 %</strong></td>
<td></td>
</tr>
</tbody>
</table>
Police Department Liquor License Disapproval Recommendation

Application Information

<table>
<thead>
<tr>
<th>Business Name</th>
<th>El Pecador Taco Shop</th>
<th>District</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Location</td>
<td>2948 E. Bell Road, Suite 102</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Name</td>
<td>Lauren Merritt</td>
<td>Series Type</td>
<td>12</td>
</tr>
</tbody>
</table>

The Police Department recommends disapproval of this liquor license application for the following reason:

The applicant, Mr. Tal Farhi, failed to submit the required City forms and information required to make an informed recommendation.

Due to Mr. Farhi's failure to provide the required City forms and information in a timely manner the Police Department was unable to conduct a thorough review of the application. Therefore, the Police Department is recommending disapproval of this liquor license application because he has not shown that he is capable, qualified or responsible to hold a liquor license in the City of Phoenix.

This recommendation for disapproval is submitted by: Ida Alonge A4289

<table>
<thead>
<tr>
<th>SIGNATURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Licensing Investigator</td>
</tr>
<tr>
<td>Liquor Enforcement Detail Supervisor</td>
</tr>
</tbody>
</table>
Liquor License - La Hefa Cerveceria y Botanas

Request for a liquor license. Arizona State License Application 163529.

Summary

Applicant
Francisco Gaucin, Agent

License Type
Series 12 - Restaurant

Location
7710 W. Lower Buckeye Road, Ste. 107
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Dec. 4, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations
on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Cash Nightclub & Lounge (Series 6)  
1730 E. McDowell Road, Phoenix  
Calls for police service: 3  
Liquor license violations: None

Public Opinion  
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement  
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “I have completed both the Basic and Management training required in addition to having the proper business management experience.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “As a local small business the location will provide jobs.”

Staff Recommendation  
Staff recommends disapproval of this application due to a Finance Department recommendation for disapproval.

Attachments  
Liquor License Data - La Hefa Cerveceria y Botanas  
Liquor License Map - La Hefa Cerveceria y Botanas

Responsible Department  
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: LA HEFA CERVECERIA Y BOTANAS

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>6</td>
<td>4</td>
</tr>
</tbody>
</table>

#### Crime Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average *</th>
<th>1 Mile Average **</th>
<th>1/2 Mile Average***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>48.11</td>
<td>70.32</td>
<td>125.47</td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>9.06</td>
<td>9.39</td>
<td>10.61</td>
</tr>
</tbody>
</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

#### Property Violation Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Average</th>
<th>1/2 Mile Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>57</td>
<td>2</td>
</tr>
<tr>
<td>Total Violations</td>
<td>94</td>
<td>2</td>
</tr>
</tbody>
</table>

#### Census 2010 Data 1/2 Mile Radius

<table>
<thead>
<tr>
<th>BlockGroup</th>
<th>2010 Population</th>
<th>Owner Occupied</th>
<th>Residential Vacancy</th>
<th>Persons in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1125101</td>
<td>3939</td>
<td>67 %</td>
<td>5 %</td>
<td>4 %</td>
</tr>
<tr>
<td>1125102</td>
<td>931</td>
<td>93 %</td>
<td>10 %</td>
<td>39 %</td>
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<tr>
<td>1125111</td>
<td>2081</td>
<td>76 %</td>
<td>7 %</td>
<td>11 %</td>
</tr>
<tr>
<td>1125112</td>
<td>3036</td>
<td>75 %</td>
<td>12 %</td>
<td>13 %</td>
</tr>
<tr>
<td>Average</td>
<td>3036</td>
<td>61 %</td>
<td>13 %</td>
<td>19 %</td>
</tr>
</tbody>
</table>
Liquor License Map: LA HEFA CERVECERIA Y BOTANAS

7710 W LOWER BUCKEYE RD

Date: 10/12/2021

City Clerk Department
PAYMENT ORDINANCE (Ordinance S-48133) (Items 19-27)

Ordinance S-48133 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

19 North American Region of the Airports Council International doing business as Airports Council International - North America

For $149,629.60 in payment authority for 2022 Airports Council International - North America (ACI-NA) membership dues for the Aviation Department. ACI-NA is an organization that represents state, local, and regional governing bodies that own and operate commercial airports in North America and the world, with a focus on industry issues such as finance, safety, operations, business, and regulatory issues, as well as the Federal Aviation Administration, Department of Homeland Security and Customs and Border Protection. The item was approved by the Transportation, Infrastructure and Planning Subcommittee on Nov. 17, 2021.

20 Safeware INC.

For $59,132.70 in payment authority to purchase a Mini Caliber Robot for tactical missions for the Police Department. The portable one-man robot is simple to operate and quick to deploy. The Phoenix Police Department's Bomb Squad is tasked with the responsibility to identify and mitigate potential hazardous devices and items. The remote firing system is a mechanism to detonate explosive charges from a safe distance. Robots are a critical component in this identification and mitigation. The
small platform robot is quickly and easily deployable and can access small areas-spaces.

21 **Timothy F. Hendershott, doing business as Tartan Associates**

For $45,000.00 in additional payment authority under Contract 148405 for dispatcher chairs for the Fire Department. The ergonomic work chairs provide the Dispatch Center with physical support to minimize any health and physical issues to personnel by regulating body temperature and comfort for lengthy work schedules. The additional funds will afford the Fire Department the ability to purchase new dispatch chairs for the Alarm Headquarters - AHQ1 to replace older chairs that have exceeded their useful life.

22 **CMI Inc**

For $42,279 in payment authority to purchase four CMI Intoxlyxer 1R9000 instrument devices for the Police Department. The Traffic Bureau was awarded funding from the Governor's Office of Highway Safety grant to purchase four CMI Intoxlyxer 1R9000 Breath Testing Instruments. These devices have been used in DUI investigations when a suspect cannot successfully complete a blood draw analysis to determine a blood alcohol concentration. The Traffic Bureau's function is to keep the streets safe by conducting DUI investigations, vehicle collision investigations, and traffic enforcement. The number one cause of traffic collisions is speed and impairment. These breath testing devices are critical to obtain a legal breath sample to determine alcohol concentration of a suspected impaired driver. Therefore, they are essential to the Traffic Bureau and the City of Phoenix.

23 **Radix Metasystems, Inc**

For $34,632.00 in payment authority to purchase 16 Nighthawk Leo vision licenses for the Police Department. The Department’s Crime Gun Intelligence Unit is requesting to purchase the Nighthawk interface to improve the capabilities and efficiencies to solve violent crimes. Nighthawk is a web-based proprietary information aggregator that organizes user submitted files to include call detail records, Cellebrite data, social media and other information sources into a cross-checked timeline that allows investigators to watch how a crime, or a series of
crimes, had unfolded using evidence collected from involved parties. The data uploaded to Nighthawk is owned by a licensing agency and would be from lawfully seized devices or internet companies like Facebook and Google.

24 **Transcend Robotics Inc.**

For $58,300.00 in payment authority to purchase a robotic multi-mission arm and remote burn safe system for the Phoenix Police Department (PPD). The PPD’s Special Assignments Unit is responsible for handling all potentially violent incidents, particularly involving barricaded subjects. Armed subjects often barricade and hide inside structures and fail to comply with officer’s commands to surrender. The multi-mission arm and remote burn safety system will be mounted on the previously purchased Vantage Robot. These attachments will assist officers in locating armed subjects by allowing officers to remotely open doors with knobs, grab and move suspicious debris, and precisely deliver gas munitions. The remote capabilities and proven success of these attachments are essential to provide maximum safety to officers, suspects, and the public.

25 **American Water Works Association - Annual Payment Authorization**

For $23,875.00 in payment authority for membership renewal to the American Water Works Association for the Water Services Department. The American Water Works Association develops most of the standards and specifications used in the drinking water industry. Membership allows access to these standards, as well as current water industry research reports, professional training opportunities, public outreach efforts, access to a network of industry leaders, and ongoing updates regarding regulatory issues.

26 **Arizona Forward Membership Renewal**

For $25,000.00 in payment authority for the City's membership renewal and continued participation as a Visionary member of Arizona Forward for Fiscal Year 2021-22 for the City Manager's Office. Arizona Forward's 200 members include businesses, governmental agencies, nonprofit organizations and 17 municipalities including the City of Phoenix, which has been a member of Arizona Forward since 1990 and a Visionary member since 2007.
27 Settlement of Claim(s) Metro v. City of Phoenix

To make payment of up to $450,000.00 in settlement of claim(s) in Metro v. City of Phoenix, 19-0487-001, BI, GL, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of bodily injury claim arising out of a transport safety incident on June 4, 2019 involving the Fire Department.
Request City Council approval of amendments to Pay Ordinance S-47689 to authorize payment under the American Rescue Plan Act of 2021 (ARPA) of five hundred dollars ($500) in premium pay to eligible full-time employees and two hundred fifty dollars ($250) in premium pay to eligible non-seasonal part-time employees in Units 1, 2, 3, 4, 5, 6, 7, and 8, and authorize payment under ARPA of one thousand five hundred dollars ($1,500) to eligible full-time employees and seven hundred fifty ($750) to eligible non-seasonal part-time employees in Units 1, 2, 3, 4, 5, 6, 7, and 8, who are fully vaccinated for COVID-19 by January 18, 2022 (Attachment A).

Summary
The City was awarded approximately $396 million in ARPA funds. The City received its first payment ($198 million) in May 2021. The City is currently scheduled to receive approximately $198 million in additional ARPA funds for Fiscal Year 2022-23.

The City is permitted to use ARPA funds to pay additional compensation, or “premium pay,” to eligible workers performing essential work during the COVID-19 public health emergency. Premium pay is intended for the workers who have been and continue to be relied on to maintain continuity of operations of essential critical infrastructure sectors, including those who are critical to protecting the health and wellbeing of their communities.

Under the Interim Final Rule, “essential work” is work that is not performed by teleworking from a residence that involves regular in-person interactions with the public or co-workers of the individual who is performing the work or regular physical handling of items that were handled by or are to be handled by the public or the individual’s co-workers.

The proposed change to Section 11 [Assignment Pay, Differential, Standby and Other Additional Compensation] of the current Pay Ordinance (S-47689) would permit the payment of five hundred dollars ($500) in “premium pay” under ARPA to eligible full-time City employees in Units 1, 2, 3, 4, 5, 6, 7, 8 and the payment of two hundred fifty
($250) in “premium pay” under ARPA to eligible non-seasonal part-time City employees in Units 1, 2, 3, 4, 5, 6, 7, and 8. This proposed change would also permit the payment of one thousand five hundred dollars ($1,500) in “premium pay” under ARPA to eligible full-time City employees in Units 1, 2, 3, 4, 5, 6, 7, 8 and permit the payment of seven hundred fifty dollars ($750) in “premium pay” under ARPA to eligible non-seasonal part-time City employees in Units 1, 2, 3, 4, 5, 6, 7, 8, if the employee is fully vaccinated for COVID-19 by January 18, 2021.

These payments are expected to total approximately $25 million to $29 million.

Financial Impact
The cost of all actions taken related to this ordinance would be paid for from ARPA funds allocated to the City.

Concurrence/Previous Council Action
The Pay Ordinance (S-47689) was approved by Council on June 16, 2021.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.
To: Jeff Barton  
City Manager  

Date: November 30, 2021  

From: Lori Bays  
Assistant City Manager  

Subject: REQUEST TO CONTINUE ITEM 28, AMENDMENT TO PAY ORDINANCE S-47689 TO AUTHORIZE PREMIUM PAY UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 TO ELIGIBLE CITY EMPLOYEES (ORDINANCE S-48170), FROM THE DECEMBER 1, 2021 FORMAL AGENDA  

This memo requests approval to continue Item 28, Amendment to Pay Ordinance S-47689 to Authorize Premium Pay Under the American Rescue Plan Act of 2021 to Eligible City Employees (Ordinance S-48170), from the Dec. 1, 2021 Formal agenda to the Dec. 15, 2021 Formal agenda.  

Lori Bays, Assistant City Manager
ATTACHMENT A

PURPOSE – The proposed amendments to Section 11 of the Pay Ordinance (S-47689) is designed to authorize the payment of “premium pay” under ARPA to eligible City employees in Units 1, 2, 3, 4, 5, 6, 7, and 8.

New language to be included in the Pay Ordinance is identified in all capital letters. Deletions are indicated by strikethrough. Proposed language is as follows:

SECTION 11. Assignment Pay, Differential, Standby and Other

Additional Compensation

(Z) THE CITY MANAGER IS AUTHORIZED TO PROVIDE PREMIUM PAY AS SET FORTH IN THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA) IN THE AMOUNT OF FIVE HUNDRED DOLLARS ($500) TO ELIGIBLE FULL-TIME EMPLOYEES IN UNITS 1, 2, 3, 4, 5, 6, 7, AND 8 WHO ARE NOT TELEWORKING MORE THAN TWO DAYS PER WEEK AS OF JANUARY 18, 2022 AND TWO HUNDRED FIFTY DOLLARS ($250) TO ELIGIBLE NON-SEASONAL PART-TIME EMPLOYEES IN UNITS 1, 2, 3, 4, 5, 6, 7, AND 8 WHO ARE NOT TELEWORKING MORE THAN TWO DAYS PER WEEK AS OF JANUARY 18, 2022. ALL PAYMENTS MUST CONFORM WITH THE ARPA, AS AMENDED.

THE CITY MANAGER IS AUTHORIZED TO PROVIDE PREMIUM PAY AS SET FORTH IN THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA) IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS ($1500) TO ELIGIBLE FULL-TIME EMPLOYEES IN UNITS 1, 2, 3, 4, 5, 6, 7, AND 8 WHO ARE NOT TELEWORKING MORE THAN TWO DAYS PER WEEK, AND ARE FULLY VACCINATED FOR COVID-19 BY JANUARY 18, 2022, AND SEVEN HUNDRED FIFTY DOLLARS TO ELIGIBLE NON-SEASONAL PART-TIME EMPLOYEES IN UNITS 1, 2, 3, 4, 5, 6, 7, AND 8 WHO ARE NOT TELEWORKING MORE THAN TWO DAYS PER WEEK, AND ARE FULLY VACCINATED FOR COVID-19 BY JANUARY 18, 2022. ALL PAYMENTS MUST CONFORM WITH THE ARPA, AS AMENDED.
Amendment to Pay Ordinance S-47689 to Authorize a Retention Incentive Cash Award Program for Eligible City Employees (Ordinance S-48168)

Request City Council approval of amendments to Pay Ordinance S-47689 to authorize a retention cash award program of up to seven thousand five hundred dollars ($7,500.00) to eligible employees in critical positions, positions that are difficult to retain, or positions that require a rare skill set (Attachment A).

Summary
The proposed change to Section 12 [Awards Programs] of the current Pay Ordinance (S-47689) would permit the payment of up to seven thousand five hundred dollars ($7,500.00) to retain trained and qualified employees meeting performance standards in critical positions, positions that are difficult to retain, or positions that require a rare skill set in this highly competitive labor market.

Financial Impact
The cost of the Retention Incentive Cash Award would be absorbed in the requesting department’s operating budget.

Concurrence/Previous Council Action
The Pay Ordinance (S-47689) was approved by Council on June 16, 2021.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.
PURPOSE – The proposed amendments to Section 12 of the Pay Ordinance (S-47689) is designed to authorize a retention cash award program for eligible employees in critical positions, positions that are difficult to retain, or positions that require a rare skill set.

New language to be included in the Pay Ordinance is identified in all capital letters. Deletions are indicated by strikethrough. For convenience all amendments, including formatting changes, are highlighted in yellow. Proposed language is as follows:

SECTION 12. Awards Programs

(H) THE CITY MANAGER IS AUTHORIZED TO ESTABLISH A RETENTION INCENTIVE CASH AWARD NOT TO EXCEED SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00) TO RETAIN EMPLOYEES IN CRITICAL POSITIONS, POSITIONS THAT ARE DIFFICULT TO RETAIN, OR POSITIONS THAT REQUIRE A RARE SKILL SET, WHEN IT IS IN THE BEST INTEREST OF THE CITY AS DETERMINED BY THE HUMAN RESOURCES DIRECTOR AND THE CITY MANAGER. EMPLOYEES RECEIVING THIS AWARD MUST MEET PERFORMANCE STANDARDS AS DETERMINED BY THE CITY MANAGER. RETENTION INCENTIVES MAY NOT BE AWARDED TO AN EMPLOYEE MORE THAN ONCE EVERY TWO YEARS AND EMPLOYEES MAY BE REQUIRED TO REPAY AWARDS IF THEY LEAVE THE CITY SOONER THAN TWO YEARS AFTER RECEIVING AN AWARD.
Acceptance and Dedication of a Deed and Easements for Public Utility, Roadway or Sidewalk Purposes (Ordinance S-48144)

Request for the City Council to accept and dedicate a deed and easements for public utility, roadway or sidewalk purposes; further ordering the ordinance recorded.

Summary
Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: ACG-Arancia, LLLP, its successor and assigns
Purpose: Public Utility
Location: 2610 and 2620 N. 52nd St.
File: FN 210094
Council District: 6

Deed (b)
Applicant: ACG-Arancia, LLLP, its successor and assigns
Purpose: Roadway
Location: 2610 and 2620 N. 52nd St.
File: FN 210094
Council District: 6

Easement (c)
Applicant: ACG-Arancia, LLLP, its successor and assigns
Purpose: Sidewalk
Location: 2610 and 2620 N. 52nd St.
File: FN 210094
Council District: 6

Easement (d)
Applicant: Sheffa II, LLC, its successor and assigns
Purpose: Sidewalk
Location: 6120 W. Buckeye Road  
File: FN 210085  
Council District: 7

**Easement (e)**  
Applicant: Shane Hamberg and Jeremy Capis, its successor and assigns  
Purpose: Public Utility  
Location: 1709 and 1713 E. Madison St.  
File: FN 210088  
Council District: 8

**Easement (f)**  
Applicant: WLD Housing, LLC, its successor and assigns  
Purpose: Sidewalk  
Location: 1701 and 1717 E. McDowell Road  
File: FN 210091  
Council District: 8

**Responsible Department**  
This item is submitted by Deputy City Manager Ginger Spencer, the Planning and Development and Finance departments.
Acceptance of an Easement for Drainage Purposes (Ordinance S-48146)

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded.

Summary
Accepting the property interest below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: Sheffa II, LLC, its successor and assigns
Purpose: Drainage
Location: 6120 W. Buckeye Road.
File: FN 210085
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer, the Planning and Development and Finance departments.
Acquisition of Real Property for Street Light Improvements along North 27th Avenue between West Maryland Avenue and West Claremont Street (Ordinance S-48150)

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for street light improvements along North 27th Ave. between West Maryland Ave. and West Claremont St. Further request to authorize dedication of land with roadway improvements to public use for right-of-way purposes via separate recording instrument. Additionally, request to authorize the City Controller to disburse all funds related to this item.

Summary
The acquisition of real property is needed for the installation of an aerial electrical wire and three street light poles along North 27th Ave. between West Maryland Ave. and West Claremont St. This corridor has been identified as a safety priority requiring additional street lighting because of a high number of collisions involving both pedestrians and vehicles.

The parcel affected by this project and included in this request is identified by Maricopa County Assessor's parcel number 156-03-001A located at 6351 N. 27th Ave.

Financial Impact
Funding is available in the Street Transportation Department's Capital Improvement Program budget.

Location
27th Ave. between West Maryland Ave. and West Claremont St.
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation and Finance departments.
Authorization to Amend the Revocable License Agreements 137352 (P-50219) and 137379 (P-50189) with Maricopa County (Ordinance S-48154)

Request to authorize the City Manager, or his designee, to amend Revocable License Agreements 137352 and 137379 with Maricopa County, a political subdivision of the State of Arizona (County), to extend the term for one five-year period, and to add one five-year option. Further request authorization for the City Controller to disburse all funds related to this item. The license fee is $10.00 annually for each license agreement.

Summary
The City has occupied space at various County facilities for access and placement of portable security camera systems and equipment. This allows the Police Department's Homeland Defense Bureau to maintain the personal safety and security of the public and operational efficiencies of downtown events.

Each revocable license agreement will be amended to extend the term for one five-year period, commencing Jan. 1, 2022 through Dec. 31, 2026, and to add one five-year option through Dec. 31, 2031. All other terms and conditions will remain the same.

Contract Term
The agreements will be amended to extend the term for one five-year period, and to add one five-year option.

Financial Impact
The license fee is $10.00 annually for each license agreement.

Concurrence/Previous Council Action
- Ordinance S-43161 was adopted by City Council on Jan. 25, 2017 authorizing Agreement 137352.
- Ordinance S-43127 was adopted by City Council on Jan. 11, 2017 authorizing Agreement 137379.
**Location**
Various County facilities within downtown Phoenix.
Council District: 7

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays, and the Police and Finance departments.
Title, Escrow and Title Insurance Services for Citywide Projects (Ordinance S-48160)

Request to authorize the City Manager, or his designee, to enter into contracts with the title, escrow and title insurance vendors listed below. Further request authorization for the City Controller to disburse funds related to this item. The aggregate contract value shall not exceed $2,250,000.

Summary
The Finance Department Real Estate Division implements the use of a Qualified Vendor List (QVL) for title, escrow and title insurance services for Citywide projects on an as-needed basis for a contract period beginning Dec. 1, 2021, through Nov. 30, 2026. The Real Estate Division contracts with title, escrow and title insurance services for needs related to the acquisition of real property, as requested by City departments.

Procurement Information
The Finance Department released a Request for Qualifications (RFQu) for Title, Escrow and Title Insurance Services on Aug. 10, 2021. The RFQu was conducted in accordance with Administrative Regulation 3.10. Three proposals were received in response to the RFQu, all of which were deemed responsive to the requirements of the RFQu.

The Title, Escrow and Title Insurance Services providers on the QVL are:

1. Chicago Title Agency, Inc.
2. Pioneer Title Agency, Inc.

Contract Term
The five-year contract term will begin on or about Dec. 1, 2021. Provisions of the contract include that at the City’s discretion, additional procurements may be issued in order to expand the QVL.

Financial Impact
The aggregate contract value shall not exceed $2,250,000. Funds are available in
various departments' budgets.

**Responsible Department**
This item is recommended by City Manager Jeffrey Barton and the Finance Department.
Disaster Recovery Services (Ordinance S-48169)

Request to authorize the City Manager, or his designee, to execute an amendment under Contract 131627 with Sungard Availability Services, LP (Contractor) to allow for payment to the Contractor’s first taxable entity, Sungard AS New Holdings III, LLC. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed.

Summary
This contract provides disaster recovery services for citywide use. The Contractor informed the City of a change in its corporate tax structure, which established Sungard AS New Holdings III, LLC as its first taxable entity. Sungard AS New Holdings III, LLC is the Contractor’s new parent company, and the Contractor is now a disregarded entity within the meaning of U.S. Treasury Regulation § 301.7701-3. Accordingly, the City will remit payment due under the contract to the Contractor and Sungard AS New Holdings, LLC. The amendment will ensure that payment can be made to the Contractor and its first taxable entity following the change in its corporate tax structure.

Contract Term
Upon approval, the contract term shall remain the same. The contract term is valid through Dec. 31, 2021.

Financial Impact
Upon approval, the financial impact shall remain the same. No additional funds are needed.

Concurrence/Previous Council Action
This contract was originally approved by City Council on March 16, 2011.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Information Technology Services Department.
Authorization to Enter into Agreements for Investigative Services (Ordinance S-48140)

Request to authorize the City Manager, through the City Attorney, or his designee, to enter into investigative service agreements with various law firms and lawyers to provide investigation services to the City on an as-needed basis as determined by the City Attorney. Further request to authorize the City Controller to disburse funds in an amount not to exceed $300,000 in total over the five-year contract term.

Summary
The existing list of qualified firms and attorneys, that currently provide investigative research to the City on an as-needed basis, expires December 31, 2021. Although the Law Department is exempted in the City Code as to the requirement to issue a solicitation for these legal services, the Law Department issued a Request for Qualifications (RFQ) for law firms and lawyers to submit qualifications to be on a list to provide investigative services to the City. The Law Department received 4 responses to the RFQ and determined that 4 firms met the minimum requirements and have been approved to be placed on the list to be engaged to represent the City on a case-by-case basis, as follows:

Investigative Research, Inc.
Kolb, Stewart, & Associates, Inc.
Outback Adjusting and Investigative Services, Inc.
Venti Investigations, Inc.

The City Code authorizes the City Attorney to enter into agreements to provide legal services for the City of Phoenix. Upon approval of this request by the City Council, the City Attorney will enter into agreements, as needed, with firms of approved respondents to the RFQ. As needed, the City Attorney may also contract for other legal services, including services of attorneys, expert witnesses, and other legal advisors or consultants consistent with the authority granted in the Phoenix City Code, sections 2-10 and 43-2.

Contract Term
Each contract term will be for a period of two years with three one-year options for a...
maximum of five years.

**Financial Impact**

Funds are available in various department budgets, including Law Department and the Self-Insurance Fund. The individual contracts will set forth the specific fees for each service. Payments will be made from affected funding sources, primarily the Self-Insurance Fund, or the general fund on an individual case or assignment basis. Total expenditures over the life of all contracts will not exceed $300,000.

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and the Law Department.
COVID-19 Community and Mobile Testing and Vaccination Health Events - Amendment (Ordinance S-48162)

Request to authorize the City Manager, or his designee, execute amendments to contracts: 152654 with Family Tree Health Care, LLC; 152430 with Equality Health Foundation, Sonora Quest Laboratories, LLC and Equality Care Center; 152825 with Vincere Physician's Group PLLC; and 153733 with Premier Lab Solutions to provide additional funding. Further request to authorize the City Controller to disburse all funds related to this item. This item will have an aggregate amount of $2.4 million.

Summary
The City Council declared a local emergency due to COVID-19 pandemic on March 20, 2020. Staff continues to work with COVID-19 testing vendors and ensure that community testing and vaccination efforts for residents are available through the duration of the public health emergency. The Public Works Department continues to coordinate COVID-19 testing and vaccination service capability to the general public at community testing health care events.

The American Rescue Plan Act (ARPA) Strategic Plan includes $5 million in funding to continue COVID-19 community testing and vaccine services. This request seeks authorization to expend the balance of City resources allocated to Better Health Outcomes and Community Testing and Vaccines.

Contract Term
The agreements began on July 1, 2021, for a six-month period, with one option to extend for an additional six months.

Financial Impact
This additional funding will not exceed an aggregate value of $5 million. Funding for this item is available through the ARPA Strategic Plan as an approved program for Better Health Outcomes and Community Testing and Vaccines.

Concurrence/Previous Council Action
The City Council approved:

- Agreement 152430 (S-46775) with Equality Health Foundation on June 17, 2020;
• Agreement 152654 (S-46848) with Family Tree Health Care LLC on July 1, 2020;
• Agreement 152825 (S-46849) with Vincere Physicians Group on July 1, 2020;
• Agreements: 152430 with Equality Health Foundation, Sonora Quest Laboratories LLC, and Equality Care Center; 152654 with Family Tree Health Care LLC; and 152825 with Vincere Physicians Group - Amendments (S-47158) on Dec. 2, 2020;
• Agreement 153733 with Premier Lab Solutions (S-47219) on Jan. 6, 2021;
• ARPA Strategic Plan for Allocation 1 on June 8, 2021;
• Agreements: 152430 with Equality Health Foundation, Sonora Quest Laboratories LLC, and Equality Care Center; 152654 with Family Tree Health Care LLC; 152825 with Vincere Physicians Group; and 153733 Premier Lab Solutions - Amendments (S-47827) on July 1, 2021; and
• ARPA Strategic Plan Update on Sept. 21, 2021.

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Karen Peters, and the Public Works Department.
Request Authorization to Enter Into Agreement with Justa Center, Inc. for COVID-19 Supportive Services for Seniors Experiencing Homelessness (Ordinance S-48143)

Request to authorize the City Manager, or his designee, to enter into an agreement with Justa Center, Inc. to provide COVID-19 supportive services for seniors experiencing homelessness. Further request to authorize the City Controller to disburse all funds related to this item. The total contract value will not exceed $1 million over the life of the agreement.

Summary
Justa Center, Inc. provides outreach, housing placement and supportive services for seniors (55+) who are experiencing homelessness. These funds will expand outreach and engagement services, non-urgent facility-based care and housing supportive services such as move in-kits (linens, towels, kitchen items, bedding, etc.), classes on independent living, weekly check-in visits from a social worker, assistance with scheduling health care related appointments, and transportation to health care appointments, if needed.

Contract Term
The initial term of the agreement will begin on or about Dec. 1, 2021, and end June 30, 2022, with two one-year options to extend through June 30, 2024, and one six-month option to extend through Dec. 31, 2024. Any extension option may be exercised by the City Manager or his designee.

Financial Impact
Expenditures are not to exceed $1 million over the life of the contract. Funding is available through the City’s allocation of the American Rescue Plan Act funding received from the federal government and is under the City’s Mitigation and Care for Vulnerable Populations category of the strategic plan.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.
CARES Act Community Development Block Grant Reallocation (Ordinance S-48164)

Request the City Council to approve the reallocation of $6 million of available Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security (CARES) Act funding, and approval to take all necessary actions and execute all documents and agreements required by the U.S. Department of Housing and Urban Development (HUD) as authorized by CARES Act, Public Law 116-136, enacted March 27, 2020, for the specific purpose of preventing, preparing for, and responding to the COVID-19 public health crisis, including amending the 2015-20 Consolidated Plan’s 2019-20 Annual Action Plan as needed. Further request authorization to utilize a portion of the funds to enter into agreements with the Salvation Army and Central Arizona Shelter Services (CASS) in an aggregate amount not to exceed $1,692,315. Further request to authorize the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary
The City of Phoenix received two rounds of CARES Act CDBG funding to help Phoenix residents, businesses, and neighborhoods prevent, prepare for, and respond to the COVID-19 pandemic. Since May 2020, the City Council has authorized the Neighborhood Services Department (NSD) to implement multiple programs by allocating the CARES Act CDBG funds towards support services and shelters for people experiencing homelessness, COVID-19 relief grant awards to microenterprise businesses, assistance to local non-profit organizations, and funding Owner Occupied Rehabilitation shelter-in-place services.

In May 2021, NSD posted a $14 million Request-for-Proposals (RFP) for Shelter Acquisition and Facility Improvements resulting in two awards for a total of $8 million, leaving $6 million available to allocate towards new programs to continue to assist our community to further prevent the spread and respond to the COVID-19 pandemic.

Staff proposes to allocate the available CARES Act CDBG funds into the following activities to help the community further prevent the spread and respond to the COVID-19 pandemic.
Open Application RFP for Shelter Acquisition Projects
$2 million will be used to fund real property acquisitions of emergency or transitional shelter facilities to provide expanded shelter beds for individuals and families experiencing homelessness in the City of Phoenix to prevent, prepare for, and respond to the COVID-19 pandemic. An open application RFP will provide the applicants adequate time to identify a project site and be prepared for acquisition prior to application.

Open Application RFP for COVID-19 Clean Public Facility Improvements and Upgrades
$2,307,685 will be used to fund improvements to heating, ventilation, air conditioning (HVAC) systems, antimicrobial surfaces, and touchless fixtures in public facilities to reduce airborne transmission risks to prevent, prepare for, and respond to the COVID-19 pandemic, focusing on individuals and families with low- and moderate incomes in the City of Phoenix. The facility must be publicly owned or owned by a nonprofit and open to the general public. Facilities may include, but are not limited to public schools, libraries, recreation centers, nursing homes and group homes for persons with a disability.

Further City Council action will be required to enter into any new agreements, or to modify any existing contracts, with applicants selected for funding through the open application process.

Funding for ESG-CV Shelter Operations Proposals
In May of 2021, the Human Services Department (HSD) posted an RFP for Emergency Solutions Grant (ESG) CARES Act (ESG-CV) funding. Thirteen of the proposals received were recommended for award, but there was sufficient funding available for only 10 of those recommended proposals. $1,692,315 of available CDBG-CV funds will be used to fund the three unawarded ESG-CV proposals in an effort to prevent, prepare for, and respond to the COVID-19 pandemic amongst individuals and families who are homeless or receiving homeless assistance. The three recommended but un-awarded are:

- The Salvation Army in the amount of $1,184,767 for Emergency Shelter;
- The Salvation Army in the amount of $307,548 for Street Outreach; and
- CASS in the amount of $200,000 for Rapid Re-housing.

Procurement Information
Services may be procured, as needed, by utilizing procurement in accordance with Administrative Regulation 3.10 to implement and administer HUD funded programs
intended to prevent, prepare for, and respond to the COVID-19 pandemic. Proposals will be accepted until all available funds have been awarded.

**Contract Term**
The term for the Salvation Army and CASS contracts will begin on or about Feb. 1, 2022, and end on or about May 1, 2023. The term for all other contracts will be determined at the time of award.

**Financial Impact**
These programs are funded by HUD through the CARES Act. There is no impact to the General Fund.

**Concurrence/Previous Council Action**
On May 6, 2020, City Council authorized a Substantial Amendment to the 2015-20 Consolidated Plan's 2019-20 Annual Action Plan to include the first release of allocations and waivers authorized by the CARES Act.

On Jan. 21, 2021, the Land Use and Livability Subcommittee recommended City Council approval of broad allocations of ESG-CV2 allocations to prevent, prepare for, and respond to the COVID-19 pandemic, focusing on individuals and families who are experiencing homelessness or receiving homeless assistance, and to support homelessness prevention activities to mitigate the impacts of COVID-19.

On Feb. 17, 2021, the City Council authorized a Substantial Amendment to the 2015-20 Consolidated Plan's 2019-20 Annual Action Plan to include the second release of allocations and waivers authorized by the CARES Act.

On Nov. 3, 2021, the Community and Cultural Investment Subcommittee recommended approval of this item by a 4 to 0 vote.

**Public Outreach**
As part of the CARES Act, HUD approved an expedited public outreach process to allow flexibility to institute more streamlined requirements to address immediate needs relative to COVID-19. The HUD abbreviated process includes the following:

- The reduction of a 30-day public comment period and the implementation of a public comment period of no less than five days in an effort to expedite the Consolidated Plan Substantial Amendment process and allow the City to respond as quickly as possible to the immediate needs in the community; and
- The elimination of the in-person public hearings and the implementation of virtual
public hearings when: National and/or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and virtual hearings provide reasonable notification and access for citizens in accordance with Phoenix certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

**Responsible Department**
This item is submitted by Deputy City Manager Gina Montes and the Human Services and Neighborhood Services departments.
Head Start Birth to Five Program Hearing Screening Assessment Training Services Qualified Vendors List - RFQu-21-EDU-48 (Ordinance S-48155)

Request to authorize the City Manager, or his designee, to approve a Qualified Vendors List (QVL) and enter into agreements with eligible contractors to provide hearing screening assessment training services for the Head Start Birth to Five program. Further request to authorize the City Controller to disburse all funds related to this item for the life of the contracts. The aggregate value of all agreements will not exceed $125,000 over the life of the QVL.

Summary
The Head Start Birth to Five program provides free comprehensive early childhood development, school readiness, and family support services to eligible low-income families with children aged zero to five years old and at-risk pregnant women. Head Start Program Performance Standards require enrolled children to receive an age-appropriate Early Periodic Screening Diagnosis and Treatment (EPSDT) screening annually. Hearing screening is an essential portion of the EPSDT screening, as hearing loss does occur in young children and is often not evident to parents. As a Head Start grantee, the City of Phoenix Head Start Birth to Five program ensures all enrolled children receive an evidence-based hearing screening within 45 days of enrollment, conducted by Head Start Birth to Five staff.

The State of Arizona has passed legislation implementing strict standards for hearing screening performed by schools and preschools (including Head Start programs). The legislation requires hearing screenings be performed by trained staff who have obtained a certificate of completion by a trainer certified by the Arizona Department Health Services (AZDHS). Head Start must follow strict standards in reporting hearing screening results to AZDHS on an annual basis.

The Qualified Vendor List is meant to identify highly qualified professionals with the certification, training and experience to provide the required hearing screening training to Head Start Birth to Five staff.

Procurement Information
On Aug. 12, 2021, RFQu-21-EDU-48 for Head Start Birth to Five Program Hearing
Screening Assessment Training Services was issued to solicit qualified trainers for hearing screening assessments. The solicitation was conducted in accordance with City of Phoenix Administrative Regulation 3.10 to establish a QVL. One offer was received on Sept. 24, 2021. The offer was determined to be responsive and responsible to the solicitation requirements.

The Evaluation Committee evaluated the offer based on the evaluation criteria, responsiveness to all specifications, terms and conditions, and responsibility to provide the required services. The Evaluation Criteria was as follows:

**Criteria and Possible Points**

- Method of Approach and Delivery of Training - 500 possible points;
- Experience and Qualifications of Proposed Trainers - 300 possible points; and
- Cost Per Session - 200 possible points.

The Evaluation Committee recommends the following offeror be added to the QVL:

- Family and Community Educational Services of AZ, LLC.

**Contract Term**

The contract term will begin on or about Dec. 1, 2021, and will end on Nov. 30, 2026, with no option to extend.

**Financial Impact**

Expenditures are not to exceed $125,000 over the life of the QVL. Funding is available from the U.S. Department of Health and Human Services, Administration of Children, Youth and Families. No additional General Funds are required.

**Concurrence/Previous Council Action**


**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.
Authorization to Amend Contract with Midwest Language Banc, Inc., dba The Language Banc, Inc. (Ordinance S-48157)

Request to authorize the City Manager, or his designee, to amend Contract 142704 with Midwest Language Banc, Inc. dba The Language Banc, Inc. to extend the term of the contract until Feb. 28, 2022. The remaining contract total will not exceed $90,185. Further request to authorize the City Controller to disburse all funds related to this item.

Summary
This contract provides translation services for families enrolled in the City of Phoenix Head Start Birth to Five Home-Based program who speak languages other than English and Spanish. Participants of the program are required to participate in weekly 90-minute home visits, attend biweekly socialization events and monthly parent education opportunities. Services are transitioning from virtual to in-person by Jan. 1, 2022 to align with the Head Start Program’s Performance Standards. The contract extension will allow families who speak languages other than English and Spanish to remain engaged in the program while a new contract is being solicited.

There are approximately 11 languages other than English and Spanish spoken by enrolled families. Translation services are needed to communicate effectively to ensure families understand the social services offered and receive the maximum benefit of the educational component.

Contract Term
The original contract term was for three years beginning July 1, 2016, through June 30, 2019, with one two-year renewal option to be exercised by the City Manager. The City exercised the two-year renewal option on March 6, 2019, with a contract end date of June 30, 2021. City Council approved a six-month extension on May 19, 2021, by Ordinance S-47574 extending the term to Dec. 31, 2021. Approval of this request would extend the term to Feb. 28, 2022.

Financial Impact
The total contract value remains the same, as no additional funding is requested. Funds are available from the U.S. Department of Health and Human Services,
Administration of Children, Youth and Families. There is no impact to the General Fund.

**Concurrence/Previous Council Action**
The contract was originally approved by City Council on April 4, 2016, by Ordinance S-42448 in an amount not to exceed $250,000, $90,185 of which remains available. City Council approved a two-year contract extension on March 6, 2019 by Ordinance S-45416. City Council approved a six-month extension on May 19, 2021, by Ordinance S-47574.

**Responsible Department**
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.
Authorization to Enter into an Intergovernmental Agreement with Maricopa County Community College District for American Rescue Plan Act Workforce Program (Ordinance S-48163)

Request to authorize the City Manager, or his designee, to enter into an intergovernmental agreement with Maricopa County Community College District (MCCCD) to provide training, education and workforce navigation services to Phoenix residents enrolled in an American Rescue Plan Act (ARPA)-eligible program with MCCCD colleges. The total agreement amount will not exceed $1.5 million over the life of the agreement. Further, request to authorize the City Controller to disburse all funds related to this item.

Summary
MCCCD’s Workforce and Economic Development Office will provide Phoenix residents with opportunities to advance in their careers while addressing barriers to accessing training and employment such as childcare and transportation. Training, education and workforce navigation services will be provided to Phoenix residents enrolled in an ARPA-eligible program at the Maricopa County Community Colleges.

Contract Term
The term of the contract will begin on or about Jan. 1, 2022, and end on Dec. 31, 2024.

Financial Impact
There is no impact to the General Fund. Funding is available through the City’s allocation of ARPA funding and is under the City’s Workforce Wraparound Tuition Assistance/Apprentice Program category of the strategic plan.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.
Fitness Equipment Purchase, Repair and Preventative Maintenance- MESC 17H-GSRC-0930 (A) (Ordinance S-48166)

Request to authorize the City manager, or his designee, to allow additional expenditures under Contract 147449 with Gym Source USA, LLC for fitness equipment purchase and preventative maintenance services for the Parks and Recreation Department. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $150,000.

Summary
The Parks and Recreation Department operates multiple community centers that provide City residents the use of various fitness equipment, such as free and circuit weights and miscellaneous cardio fitness machines. The additional funding request is needed to furnish the new Cesar Chavez Community Center. These fitness centers are essential to the operations of the Parks and Recreation Department, in continuing to provide core services to City residents.

Contract Term
The contract term is May 15, 2018 through May 14, 2023.

Financial Impact
Upon approval of $150,000 in additional funds, the revised aggregate value of the contract will not exceed $300,000. Funds are available in the Parks and Recreation Department's budget.

Concurrence/Previous Council Action
This contract was originally approved by City Council on April 18, 2018.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.
USA Swimming Foundation Grant (Ordinance S-48167)

Request to authorize the City Manager, or his designee, to apply for and, if awarded, accept funds in an amount of up to $25,000 and enter into an agreement with USA Swimming Foundation, to offer reduced or free swimming lessons at various City pool locations. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, any grant monies awarded. There is no impact to the General Fund.

Summary
Annually, the Parks and Recreation Department provides close to 20,000 residents swimming lessons at 29 facilities. The Parks and Recreation Department is seeking to apply for the USA Swimming Foundation grant to help provide reduced or free swimming lessons for both children and adults. If awarded the full $25,000 grant, funding would provide sufficient funds to offer free or reduced swim lessons for up to 2,000 participants. If awarded, funding would be distributed to offer free or reduced swim lessons at select swimming pools ensuring geographic coverage in all parts of the City. The 2021 grant cycle is currently open and closes Dec. 15, 2021.

Financial Impact
There is no impact to the General Fund. There is no match requirement.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.
Request to authorize the City Manager, or his designee, to replace and redesign the security camera system in the City’s downtown core. These cameras are critical to the City’s overall security posture, protect the City’s critical infrastructure, and support the public’s safety and security during large-scale events in the downtown core. As the City of Phoenix prepares for the upcoming Super Bowl in February 2023, existing cameras continue to fail and have exceeded end of life and must be replaced. The downtown camera project is scalable and will be implemented in phases. Further request authorization for the City Controller to disburse all funds related to this item. The first phase is expected to cost approximately $600,000, while the entire project is expected to cost approximately $1.6 million to complete.

Summary
Between 2008-2012, the Phoenix Police Department's Homeland Defense Bureau's Threat Mitigation Unit utilized grant funding to begin incrementally building a downtown camera capability within the City’s downtown core complex (defined as Jackson Street to the I-10 Freeway, 7th Avenue to 7th Street). Over time, the Homeland Security Grant Program funding was reduced and remains a highly competitive process. The Department of Justice/Federal Emergency Management Agency has also placed an increased emphasis on ensuring a regional benefit of all projects funded. This change in guidance no longer makes it possible for the City of Phoenix to utilize Urban Area Security Initiative (UASI) funding to sustain and grow the downtown camera system.

Of the original 60 cameras installed only about 25 remain in varying states of operational condition. As the City of Phoenix prepares for the upcoming Super Bowl and multiple high-profile activities that will take place in the downtown core, access to a comprehensive camera network is critical to effectively manage public safety and the preservation of our City’s critical infrastructure.

The proposed project includes:

- The replacement of approximately 33 Homeland Defense Bureau cameras (approximate cost $200,000).
• Installation of 15 cameras in the downtown core on a wireless transmission system (approximate cost $200,000).
• Adding necessary IT infrastructure, servers and storage (approximate cost $200,000).

Once funding is approved, the Homeland Defense Bureau’s Threat Mitigation Unit will partner with Public Works and Information Technology Services (ITS) for specific quotes and development of a deployment and installation plan. ITS is aware of this project; however, there is no current impact until the purchasing phase for the requested equipment.

**Procurement Information**
The items required for this project will be purchased utilizing existing City of Phoenix contract vendors. No competitive process will be required however, amendments to increase contract spending limits may be required in the future with dates to be determined.

**Financial Impact**
The initial cost of this project is $600,000. The total project projected investment costs are estimated to be $1.6 million to complete. Funds are available in the Phoenix Police Department's budget.

**Concurrence/Previous Council Action**
This item was recommended for City Council approval by the Public Safety and Justice Subcommittee on Nov. 10, 2021 by a vote of 3-1.

**Location**
Downtown core, Jackson Street to the I-10 Freeway, 7th Avenue to 7th Street.
Council Districts: 7 and 8

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays and the Police Department.
Donation from Phoenix Police Foundation (Ordinance S-48137)

Request to authorize the City Manager, or his designee, to accept a donation from the Phoenix Police Foundation of $24,750 for the purchase of new scheduling software provided by InTime Services Inc. for the Communications Bureau. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary
The purchase of a new scheduling software would allow the Communications Bureau to be more efficient with scheduling and overtime spending. InTime Services Inc. is software which allows for automated staffing to reduce human error, overtime expenditures, and the amount of time supervisors spend on staffing assignments, so more time is focused on operational oversight. The software allows for analyzing staffing trends and better projection of future staffing allocation needs. If this grant is approved, the funding would pay the first-year subscription fee and the Communications Bureau would budget for future years.

The Phoenix Police Foundation is a 501(c)(3) charitable organization. The Foundation is committed to addressing unmet needs of the Phoenix Police Department, providing financial assistance in crisis situations and recognizing those who protect our community.

Procurement Information
InTime Services Inc. was identified as a sole source vendor due to the auto-scheduling feature, which will significantly reduce the amount of time it takes to process staffing for a given interval. Currently it takes a FTE to complete staffing for a single day where InTime can do that in minutes with a click of a button.

Contract Term
The contract will begin on or about Nov. 17, 2021, and will be for one year. After that, the Phoenix Police Department will come back to City Council to seek a five year extension.
Financial Impact
The cost for the first year is $24,750 and $19,200 each year after that. The donation from the Police Foundation will pay for the first year and the Communications Bureau will budget for future years.

Concurrence/Previous Council Action
This item was recommended for approval by the Public Safety and Justice Subcommittee by a vote of 3-0 at the Sept. 8, 2021 meeting.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.
Helicopter Pilot Training and Certification - Requirements Contract - RFP 22-016 (Ordinance S-48141)

Request to authorize the City Manager, or his designee, to enter into a contract with Delta Leasing LLC dba Quantum Helicopters to purchase Helicopter Pilot Training and Certification for the Phoenix Police Department. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed $800,000.

Summary
The Phoenix Police Department's Air Support Unit provides effective airborne surveillance and patrol support to bureaus and precincts of the Police Department for critical occurrences and emergency response requirements. A critical component of meeting the Air Support's mission is to ensure that personnel is adequately trained to operate and mechanically maintain its fleet of helicopters safely and effectively. In addition, pilots are continually being assessed to determine how their skills are progressing and what further training they may need. This contract will provide helicopter pilot training by a facility certified by the Federal Aviation Administration (FAA) in accordance with title 14 of Code of Federal Regulations (CFR) parts 61, 141, and 147.

Procurement Information
RFP 22-016 was conducted in accordance with Administrative Regulation 3.10. There were four (4) offers received by the Procurement Division on Aug. 19, 2021. The notification was sent to forty-two (42) suppliers and was publicly posted and available for download from the City's website.

The proposal was scored by a three-member evaluation panel based on the following criteria:

Experience and Qualifications - 400
Method of Approach - 375
Price - 225

The Assistant Finance Director recommends that the offer from Delta leasing LLC dba
Quantum Helicopters be accepted as the highest scored, responsive, and responsible offer most advantageous to the City.

**Contract Term**
The five-year contract will begin on or about Dec. 1, 2021.

**Financial Impact**
The aggregate contract value will not exceed $800,000. Funds are available in the Phoenix Police Department's budget.

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays and the Phoenix Police Department.
RADAR and LIDAR Units Repair and Maintenance - Requirements Contract RFA 18-143A (Ordinance S-48152)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 148378 with Arizona Law Enforcement Radar Tech for the purchase of annual inspections, testing, calibration and repairs of RADAR units and LIDAR units for the Phoenix Police Department. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $60,000.

Summary
This contract was originally adopted to account for the cost of repairs/certifications for the equipment belonging to the Traffic Bureau. The Police Department is requesting to add funding to expand coverage to repair and certify the entire Police Department's RADAR/LIDAR inventory.

Contract Term

Financial Impact
Upon approval of the $60,000 in additional funds, the revised aggregate value of the contract will not exceed $150,000. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action
This contract was originally approved by City Council on Aug. 29, 2018.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.
Purchase of One Airfield Rescue and Fire Fighting Truck (Ordinance S-48156)

Request to authorize the City Manager, or his designee, to enter into a contract with OshKosh Airport Products, LLC for the purchase of one Airfield Rescue and Fire Fighting (ARFF) truck. Further request to authorize the City Controller to disburse all funds related to this item. This item will have an aggregate expenditure of up to $2,159,385.

Summary
The Public Works Department seeks authorization to purchase an 8x8 ARFF striker truck to replace an aging unit that has exceeded its 15-year life cycle. This unit will be used in conjunction with five additional trucks at Phoenix Sky Harbor Airport in accordance with Federal Aviation Administration (FAA) regulation Part 139 that mandates the City's certification of the fleet. ARFF trucks are essential to airfield rescue and required to support air carrier operations.

Procurement Information
Administrative Regulation 3.10 was waived in lieu of a determination memo, citing sole source. OshKosh Airport Products is the only manufacturer of an 8x8 ARFF striker. The following price is for the purchase of one 8x8 striker:

OshKosh Airport Products: $2,013,353.94

Contract Term
This contract will be for the one-time purchase of an 8x8 ARFF truck, that will begin on or about City Council approval on Dec. 1, 2021.

Financial Impact
This item will have a one-time aggregate value of up to $2,159,385. The Public Works Department is seeking additional aggregate pay authority above the vendor's quoted price to plan for possible build changes.

Funding is available in the Aviation Department's Capital Improvement Program budget.
Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and Deputy City Manager Karen Peters, and the Fire and Public Works departments.
***REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Fire Hydrant Repair and Replacement Program - Job Order Contracting Services - 4108JOC189 (Ordinance S-48134)

Request to authorize the City Manager, or his designee, to enter into separate master agreements with three contractors to provide Fire Hydrant Repair and Replacement Job Order Contracting (JOC) services for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $19.23 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical; water; sewer; natural gas; telecommunications; cable television; railroads; and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary
The JOC contractors' services will be used on an as-needed basis to provide Fire Hydrant Repair and Replacement Job Order Contracting services for assessment, maintenance, repair and/or replacement of fire hydrants and other associated work citywide. The Water Services and Fire departments presented to the Transportation, Infrastructure and Planning Subcommittee on Nov. 17, 2021 regarding the Fire Hydrant Repair and Replacement Program and the planned use of this contract to address the existing backlog in fire hydrant replacements. All three contractors will be used to ensure that the backlog is completed as soon as possible. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information
The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S.
section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Four firms submitted proposals and are listed below.

**Selected Firms**
- Rank 1: WaCo, LLC
- Rank 2: Hydra Contracting, LLC
- Rank 3: Talis Construction Corporation

**Additional Proposers**
- Rank 4: Blucor Contracting, Inc.

**Contract Term**
The term of each master agreement is for up to five years, or up to $6.41 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

**Financial Impact**
The master agreement values for each of the JOC contractors will not exceed $6.41 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $19.23 million. The value for each Job Order Agreement (JOA) performed under this master agreement will be up to $2 million each. In no event will any JOA exceed this limit without Council approval to increase the limit.

Funding is available in the Water Services Department Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Concurrence/Previous Council Action**
The Transportation, Infrastructure and Planning Subcommittee received a presentation on the Fire Hydrant Maintenance, Repair and Replacement Program on Nov. 17, 2021.

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays, Deputy City Managers Karen Peters and Mario Paniagua, the Water Services and Fire departments, and the City Engineer.
To: Jeffrey J. Barton
   City Manager

From: Karen L. Peters
   Deputy City Manager

Subject: REQUEST TO CONTINUE ITEMS: 50, FIRE HYDRANT REPAIR AND REPLACEMENT PROGRAM – JOB ORDER CONTRACTING SERVICES – 4108JOC189; AND 51, FIRE HYDRANT REPAIR AND REPLACEMENT PROGRAM – CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES WS85500394, FROM THE DEC. 1, 2021 FORMAL AGENDA

FOR CONTINUANCE: The City Manager’s Office requests approval to continue Items: 50, Ordinance S-48134, Fire Hydrant Repair and Replacement Program – Job Order Contracting Services – 4108JOC189; and 51, Ordinance S-48135, Fire Hydrant Repair and Replacement Program – Construction Administration and Inspection Services – WS85500394, from the Dec. 1, 2021 formal agenda to the Dec. 15, 2021 formal agenda. These continuances are requested to allow time for additional briefings.

Approved by:

Karen L. Peters
Deputy City Manager

Date: 11/30/21
***REQUEST TO CONTINUE (SEE ATTACHED MEMO)***

Fire Hydrant Repair and Replacement Program - Construction Administration and Inspection Services - WS85500394 (Ordinance S-48135)

Request to authorize the City Manager, or his designee, to enter into an agreement with Tristar Engineering and Management, Inc. to provide Fire Hydrant Repair and Replacement Program Construction Administration and Inspection Services for the Water Services Department. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $1.5 Million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide support for the Fire Hydrant Repair and Replacement Job Order Contracting (JOC) program by ensuring the JOC contractor's assessment, maintenance, repair and/or replacement of fire hydrants is completed to the required standards and to document all activities performed by the JOC. The Water Services and Fire departments presented to the Transportation, Infrastructure and Planning Subcommittee on Nov. 17, 2021 regarding the Fire Hydrant Repair and Replacement Program and the planned use of the JOC to address the backlog in fire hydrant replacements.

Tristar Engineering and Management, Inc.'s services include, but are not limited to: weekly inspection of fire hydrant replacements and repairs; lab and field materials testing; resident engineering services; contract administration; monitoring job progress; review and certification of progress payments and Job Order Agreements; collecting asset management data from the JOC and providing it to staff per City requirements;
preparation of records; public information and public relations services, and other services as required for a complete project.

**Procurement Information**
The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Two firms submitted proposals and are listed below.

**Selected Firm**  
Rank 1: Tristar Engineering and Management, Inc.

**Additional Proposer**  
Rank 2: GHD, Inc.

**Contract Term**  
The term of the agreement is five years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**  
The agreement value for Tristar Engineering and Management, Inc. will not exceed $1.5 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Concurrence/Previous Council Action**  
The Transportation, Infrastructure and Planning Subcommittee received a presentation on the Fire Hydrant Maintenance, Repair and Replacement Program on Nov. 17, 2021.

**Responsible Department**  
This item is submitted by Assistant City Manager Lori Bays, Deputy City Managers Karen Peters, and Mario Paniagua, the Fire and Water Services departments, and the City Engineer.
To: Jeffrey J. Barton  
   City Manager  

From: Karen L. Peters  
   Deputy City Manager  

Date: Nov. 30, 2021  

Subject: REQUEST TO CONTINUE ITEMS: 50, FIRE HYDRANT REPAIR AND REPLACEMENT PROGRAM – JOB ORDER CONTRACTING SERVICES – 4108JOC189; AND 51, FIRE HYDRANT REPAIR AND REPLACEMENT PROGRAM – CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES WS85500394, FROM THE DEC. 1, 2021 FORMAL AGENDA

FOR CONTINUANCE: The City Manager’s Office requests approval to continue Items: 50, Ordinance S-48134, Fire Hydrant Repair and Replacement Program – Job Order Contracting Services – 4108JOC189; and 51, Ordinance S-48135, Fire Hydrant Repair and Replacement Program – Construction Administration and Inspection Services – WS85500394, from the Dec. 1, 2021 formal agenda to the Dec. 15, 2021 formal agenda. These continuances are requested to allow time for additional briefings.

Approved by:

Karen L. Peters  
   Deputy City Manager  

11/30/21  
   Date
Airport Security Badge Identification Management System - Request to Issue a Request for Proposals

Request to authorize the City Manager, or his designee, to issue a Request for Proposals for an Airport Security Badge Identification Management System at Phoenix Sky Harbor International Airport.

Summary
The Airport Security Badge Identification System will be used by the Aviation Department’s Security Badging Office to manage documentation and information related to more than 20,000 badge holders at the airport. The system provides a streamlined interface to airport companies and badge applicants to ensure compliance with all federal regulatory requirements such as TSA-mandated airport security badge requirements, Security Threat Assessments and Criminal History Records Checks.

Contract Term
The current contract expires on June 14, 2023. The successful proposer will be responsible for implementing a new Security Badging Identity Management System by June 2023 to replace the department’s existing system, and providing five years of system maintenance and support.

Financial Impact
The total estimated cost including initial implementation and five-year maintenance and support is $5,117,000.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board recommended approval on Oct. 21, 2021, by a vote of 7-0.

Location
Council Districts: 8
Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.
Air Service Consulting Services - Request to Issue a Request for Proposals

Request to authorize the City Manager, or his designee, to issue a Request for Proposals for Air Service Consulting Services at Phoenix Sky Harbor International Airport.

Summary
In order to maintain strong international and domestic air service, and to mitigate the impact of COVID-19, the Aviation Department requires experienced air service development firms to assist with the implementation of its air service strategy. Such firms provide detailed route, airline, and market data; analysis and recommendations; industry intelligence; airline meeting facilitations scenario assessments; and support with local, state and federal issues relating to air service.

Contract Term
The contract is expected to begin on about Aug. 10, 2022 for an initial three-year term, with two one-year options to extend for a five-year aggregate contract term.

Financial Impact
The contract value is not expected to exceed $2 million for the five-year aggregate contract term.

Funding is available in the Aviation Department's Operating budget.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board recommended approval on Oct. 21, 2021, by a vote of 7-0.

Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.
Facility Lease with CAE Civil Aviation Training Solutions, Inc. at Phoenix Sky Harbor International Airport - Amendment (Ordinance S-48161)

Request to authorize the City Manager, or his designee, to amend Lease 153742 with CAE Civil Aviation Training Solutions, Inc. (CAE) to specify the maximum amount of square footage available to lease is 164,870.

Summary
On Feb. 5, 2021, the City and CAE entered into a Facility Lease Agreement 153742 to lease 48,498 square feet of office, parking and simulator bay space located at 1950 East Buckeye Road, Phoenix, Arizona for the purpose of commercial pilot training. The City and CAE wish to specify that 164,870 is the maximum amount of square footage available to lease on an as needed basis in the facility effective Feb. 5, 2021.

Contract Term
The contract term will remain unchanged, ending Feb. 4, 2026.

Financial Impact
Any additional square footage added to the leasehold will be billed at the current lease rent rate of $18.70 per square foot annually, $0.48 per square foot monthly for electricity, and $0.04 per square foot monthly for water.

Concurrence/Previous Council Action
The City Council approved Lease 153742 (Ordinance S-47022) on Oct. 21, 2020.

Location
Phoenix Sky Harbor International Airport - 1950 East Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.
Purchase of Three Cuda Part Washers (Ordinance S-48153)

Request to authorize the City Manager, or his designee, to enter into a contract with Boyd Equipment, Inc. for the purchase of three Cuda part washers. Further request to authorize the City Controller to disburse all funds related to this item. This item will have an aggregate amount of $35,784.

Summary
The Public Works Department, Fleet Services Division currently uses Cuda part washers at all service locations to remove grease and oil from automotive and heavy-duty truck parts before reinstalling on City vehicles and equipment. The City currently has a preventative maintenance contract with Boyd Equipment to keep the Cuda part washers in good working order and to replace the highly concentrated detergent found in the machines. City technicians use these washers to clean core parts before returning to equipment vendors.

Procurement Information
Administrative Regulation 3.10 was waived in lieu of a determination memo citing without competition due to special circumstances. Currently, the City has a maintenance contract for part washers, and to keep the regular preventative maintenance schedule in place, Cuda washers are being requested. The below price is for one washer.

Boyd Equipment: $11,928 including tax.

Contract Term
This item will be for the one-time purchase of three washers starting on or about City Council approval, Dec. 1, 2021.

Financial Impact
The item will have an aggregate value of $35,784 for the one-time purchase of three Cuda part washers. Funds are available in the Public Works Department's budget.

Location
Salt River Service Center - 3045 S. 22nd Ave.
Southern Command Service Center - 3443 S. Central Ave.
Okemah Service Center - 3838 E. Anne St.
Council Districts: 7 and 8

**Responsible Department**
This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.
Two-Way Radios - Requirements Contract Cooperative Agreement ADSPO13-00213 (Ordinance S-48159)

Request to authorize the City Manager, or his designee, to extend and continue using Ordinance S-43078 under Contract 144157 with Motorola Solutions, Inc. for the purchase of two-way radios, accessories, services, and support. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed.

Summary
The contract provides departments Citywide with the ability to purchase two-way radios and a wide range of accessories, services and support. Industry standards mandate five- to seven-year replacement cycles for radios and approximately 75 percent of the radio equipment is for public safety purposes. City departments also have ongoing two-way radio equipment needs to ensure reliable communication for their daily operations. This extension is necessary to allow additional time to establish a new cooperative purchasing agreement for these products and services.

Contract Term
Upon approval, the contract term will be extended through Nov. 28, 2022.

Financial Impact
The aggregate value of this contract is $27,500,000 and no additional funds are needed for the extension. Funds are available in the various City departments' budgets.

Concurrence/Previous Council Action
The contract was originally approved by City Council on March 6, 2013; supplemental actions include Ordinance S-40375 approved on Nov. 20, 2013 and Ordinance S-43078 approved on Dec. 14, 2016.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.
Building and Plumbing Materials - Requirements Contract - ADSPO14-074943 (Ordinance S-48138)

Request to authorize the City Manager, or his designee, to execute an amendment to extend the term and to allow additional expenditures under Contract 147240 Browns Partsmaster, Inc; 147235 Ferguson Enterprises, LLC; 147239 Six Points Hardware, Inc; 147256 Paul's Ace Lumber & Hardware, and 147344 Border Construction Specialties, LLC for the purchase of Building and Plumbing Parts and Supplies for Citywide use. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $3,000,000.

Summary
These contracts provide a broad range of building supplies, such as concrete, composites, cement, masonry, carpentry, lumber, drywall, fasteners, hardware, plumbing supplies, metals, tools, electrical, and other facility operation products and equipment. The contracts are available for Citywide use and primary users are the Aviation, Fire, Parks and Recreation, Public Works, Street Transportation, Housing and Water Services departments. Locations are throughout the City and the requested products are critical to Citywide facility operations. The extension of these contracts will ensure continued supply of necessary products.

Contract Term
Upon approval, the contract term will be extended through Dec. 31, 2022.

Financial Impact
Upon approval of $3,000,000 in additional funds, the revised aggregate value of the contract will not exceed $13,500,000. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The contracts were originally approved by City Council on Apr. 4, 2018.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.
Polymer-Modified MasterSeal and Tire Rubber Modified Surface Sealer - Requirements Contract - RFA 18-133 - Amendment 2 (Ordinance S-48139)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 146879 with Sealmaster Arizona to provide additional funding for the purchase of PMMS & TRMS for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $4 million.

Summary
The purpose of this amendment is to provide additional funds needed to continue with currently planned street maintenance paving projects. Additional funding is required due to the increase in use due to the program's effectiveness and popularity with Council and residents.

The Street Transportation Department regularly uses emulsified asphalt surface sealers for the maintenance of City streets. The implementation of a robust pavement preservation program, the Accelerated Pavement Maintenance Program, along with the acquisition of new equipment, has increased the requirements for this contract.

Contract Term
The contract term will remain unchanged, ending on Jan. 31, 2023.

Financial Impact
The initial authorization for the contract was for an expenditure not-to-exceed $1.5 million. An amendment increased the authorization for the contract by $3 million. This amendment will increase the authorization for the contract by an additional $4 million, for a new total not-to-exceed contract value of $8.5 million.

Funding is available in the Street Transportation Department’s budget.

Concurrence/Previous Council Action
The City Council approved:
- Polymer-Modified MasterSeal and Tire Rubber Modified Surface Sealer Contract 146879 (Ordinance S-44230) on Jan. 24, 2018; and
- Polymer-Modified MasterSeal and Tire Rubber Modified Surface Sealer Contract 146879 - Amendment (Ordinance S-46838) on July 1, 2020.

**Responsible Department**
This item is submitted by Deputy City Manager Mario Paniagua, and the Street Transportation Department.
City Council Formal Meeting

Report

Agenda Date: 12/1/2021, Item No. 59

Request Authorization to Enter into Intergovernmental Agreement with Flood Control District of Maricopa County for Tree Salvage and Relocation (Ordinance S-48136)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County (FCDMC) for Tree Salvage and Relocation from Central Station to FCDMC property near 19th Avenue in Sunnyslope.

Summary
The project consists of relocating approximately ten trees from the Central Station redevelopment site located at Central Avenue and Van Buren Street, to an area along the FCDMC flood control structure near 19th Avenue in Sunnyslope. The Street Transportation Department will cover all upfront costs associated with salvaging, transporting and planting the trees, and the FCDMC will cover the costs of providing irrigation and long-term maintenance of the trees.

Financial Impact
Funds are available in the Community and Economic Development Department (CEDD) budget to cover City costs related to this project.

Location
Trees will be relocated from Central Avenue and Van Buren Street to the Sunnyslope area along the Arizona Central Diversion Channel near 19th Avenue. Council Districts: 3 and 7.

Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and Ginger Spencer and the Street Transportation and the Community and Economic Development departments.
Materials Testing and Construction Administration and Inspection On-Call Services for Light Rail Extensions - Amendment (Ordinance S-48151)

Request to authorize the City Manager, or his designee, to execute amendments to agreements with the 15 consultants listed in Attachment A to provide continued Materials Testing and Construction Administration and Inspection On-Call Services for Light Rail Extension projects. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. There are no additional fees for services.

Summary
The purpose of these amendments is to provide continued Materials Testing and Construction Administration and Inspection On-Call Services for the following Light Rail Extension projects: South Central Extension/Downtown Hub, Northwest Extension Phase II, and the Capitol/I-10 Extension. The amendments are necessary because of the unforeseen and unprecedented impacts to the construction industry due to COVID-19. The amendments are needed to avoid potential delays due to factors outside of the contractors'/City's control, consulting firms' impact on staffing requirements, and increased workloads. Flexible contract spending capacity is needed to maintain testing and inspection levels consistent with the amount of work resulting from the active progression of ongoing Light Rail Extension projects. These amendments will provide flexible spending capacity and add time to the agreements. There is no financial impact to the budget as the aggregate spending authorities for these agreements will not exceed the Council-approved total aggregate amounts set for these two areas of on-call services.

Contract Term
These amendments will extend the term of each agreement by one year for a total agreement term of five years. Work scopes identified and incorporated into the agreements prior to the end of their terms may be agreed to by the parties and work may extend past agreement termination. No additional changes may be executed after the end of the term.
Financial Impact

- The initial agreement for each of the Materials Testing On-Call Services was executed for a fee not-to-exceed $5 million, including all subconsultant and reimbursable costs.
- The initial agreement for each of the Construction Administration and Inspection On-Call Services was executed for a fee not-to-exceed $5,625,000, including all subconsultant and reimbursable costs.
- These amendments will establish an overall aggregate capacity of the Materials Testing On-Call Services agreements for a total aggregate not-to-exceed amount of $35 million. The original budget remains the same.
- These amendments will establish an overall aggregate capacity of the Construction Administration and Inspection On-Call Services agreements for a total aggregate not-to-exceed amount $45 million. The original budget remains the same.

Funding for these amendments is available in the Public Transit Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any assignments of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past agreement termination.

Concurrence/Previous Council Action

The City Council approved Materials Testing On-Call Services Agreements 150937 through 150943 and Construction Administration and Inspection On-Call Services Agreements 150944 through 150951 (Ordinance S-46008) on Sept. 18, 2019.

Location

Council Districts: 1, 3, 5, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua, the Public Transit Department, and the City Engineer.
ATTACHMENT A

Materials Testing On-Call Services
1. Wright Geotechnical of Arizona, LLC dba ALTA Arizona – 150937
2. Quality Testing, LLC – 150938
3. ATL, Inc. dba CMT Engineering Laboratories – 150939
4. Speedie & Associates, Inc. – 150940
5. Wood Environment & Infrastructure Solutions, Inc. – 150941
6. Ninyo & Moore, Geotechnical Consultants, Inc. – 150942
7. Smith & Annala Engineering, Co. (SAECO) – 150943

Construction Administration and Inspection On-Call Services
1. Consultant Engineering, Inc. (CEI) – 150944
2. Tristar Engineering and Management, Inc. – 150945
3. Infenix, LLC – 150946
4. WSP USA, Inc. – 150947
5. Structural Grace, Inc. – 150948
6. Ritoch-Powell & Associates Consulting Engineers – 150949
8. ATL, Inc. dba CMT Engineering Laboratories - 150951
Palintest Chlordiox Equipment, Reagents and Consumables Agreement - Request for Award (Ordinance S-48142)

Request to authorize the City Manager, or his designee, to enter into an agreement with Aqua Service Distributors to provide Palintest Chlordiox Plus and Palintest Kemio water quality testing kits for the purpose of conducting water testing in the field to meet the requirements of U.S. Environmental Protection Agency Disinfection Byproducts Rules. Further request to authorize the City Controller to disburse all funds related to this item. The agreement will not exceed $20,000.

Summary
The purpose of this agreement is to purchase Palintest Chlordiox and Palintest Kemio test kits for performing Chlorine Dioxide and Chlorite compliance testing. The U. S. Environmental Protection Agency (EPA) and Arizona Department of Environmental Quality (ADEQ) require Chlorine Dioxide and Chlorite samples to be analyzed within 15 minutes of sample collection. Due to this time constraint, testing in the laboratory is not an option, therefore in-field testing is required.

This direct selection is necessary because Palintest products are the only testing products approved by the EPA and ADEQ for Chlorine Dioxide and Chlorite testing.

Aqua Service Distributor’s services include but are not limited to: Authorized distributor of Palintest Chlordiox and Palintest Kemio testing equipment.

Procurement Information
An exception to the procurement process was determined to select the Contractor set forth in City of Phoenix Administrative Regulation 3.10. A direct selection was made because there exists lack of qualified/available contractors/consultants which makes a competitive selection process impracticable, unnecessary, or contrary to the public interest.

Contract Term
The agreement will begin on or about Jan. 1, 2022 for a five-year aggregate term with no options to extend.
Financial Impact
The agreement value for Aqua Service Distributors will not exceed $20,000 for the five-year aggregate term.

Funding is available in the Water Services Department's Operating budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Bypass Spools and Tailpieces - Request for Award (Ordinance S-48145)

Request to authorize the City Manager, or his designee, to enter into an agreement with Ferguson Enterprises, LLC., to provide bypass spools and tailpieces on an as-needed basis. Further request to authorize the City Controller to disburse all funds related to this item. This agreement will not exceed $1,115,993.

Summary
The purpose of this agreement is to procure bypass spools and tailpieces, which are plumbing parts used in the construction, installation, repair and replacement of large water meters and bypasses within the Water Meter Division of the Water Services Department. The bypass spools and tailpieces are necessary infrastructure parts and the water meters and bypasses would not function properly without them.

Ferguson Enterprises, LLC's services include but are not limited to the supply of various sizes of bypass spools and tailpieces.

Procurement Information
The recommendation was made using an Invitation for Bids procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids and are listed below. One bid was found to be non-responsive.

Selected Bidder
Ferguson Enterprises, LLC: $719,524.33

Non-Responsive Bidder
Kelly Pipe: No-Bid/Non-Responsive

Contract Term
The agreement will begin on or about Dec. 1, 2021, for a five-year aggregate term with no options to extend.
Financial Impact
The agreement value for Ferguson Enterprises, LLC will not exceed $1,115,993.

Funding is available in the Water Services Department budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Intergovernmental Agreement with the City of Peoria Butler Drive Water Reclamation Facility Wastewater Bypass to the 99th Avenue Interceptor and City of Phoenix 91st Avenue Wastewater Treatment Plant (Ordinance S-48147)

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) by and between the City of Peoria, the City of Phoenix and the City of Glendale to provide the City of Peoria the ability to use the Bypass Structure to divert wastewater flows to the 99th Avenue Interceptor that normally go to its Butler Facility as may be necessary during an Emergency Bypass Event or a Planned Bypass Event. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary
The City of Peoria has ownership capacity in the 99th Avenue Interceptor from 99th and Olive avenues to the diversion structure located near 99th Avenue and Van Buren Street. At the diversion structure, Peoria’s wastewater flows were diverted to the Tolleson Wastewater Treatment Plant for treatment. Peoria constructed the Butler Drive Reclamation Facility to take its wastewater flows out of the 99th Avenue Interceptor. During construction of the Butler Facility, a Bypass Structure was purposely installed at 99th and Olive avenues to bypass the Butler Facility for Emergency and Planned Bypass Events.

Peoria retained its ownership capacity in the 99th Avenue Interceptor after the Butler Facility was constructed. However, Peoria does not have ownership capacity downstream of the diversion structure to transport wastewater flows to the 91st Avenue Wastewater Treatment Plant. Glendale agrees to allow Peoria to use Glendale’s capacity in the 99th Avenue Interceptor from the diversion structure to the 91st Avenue Wastewater Treatment Plant during Emergency and Planned Bypass Events.

The City of Phoenix (Phoenix) also agrees to receive and treat the Peoria wastewater flows at the 91st Avenue Wastewater Treatment Plant during these Emergency and Planned Bypass Events. Phoenix has available excess treatment capacity at the 91st Avenue Wastewater Treatment Plant and is willing to provide temporary treatment services to Peoria during Emergency and Planned Bypass Events.
Contract Term
The term of the Intergovernmental Agreement shall be for 20 years from the Effective Date. Upon mutual agreement and formal written amendment, the parties may extend this Agreement for one additional 20-year term provided the initial term has not yet expired, which may be exercised by the City Manager or designee.

Financial Impact
Funding is available in the Water Services Department's Capital Improvement Program budget using Sub-Regional Operating Group (SROG) funds. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination. SROG will be reimbursed by the City of Peoria for all costs associated with bypass events.

Concurrence/Previous Council Action
The SROG Advisors recommended acceptance of this IGA to the SROG Committee on Sept. 16, 2021, by a vote of 5-0.

The City of Peoria City Council approved this IGA on Nov. 9, 2021, by a vote of 7-0.

The SROG Committee accepted this IGA on Nov. 10, 2021, by a vote of 5-0.

The City of Glendale City Council is scheduled to vote on this IGA on Dec. 14, 2021.

Location
The Bypass Structures is located at 99th Avenue and Olive Avenue. The 99th Avenue Interceptor alignment extends from 99th and Olive avenues to 87th Avenue and Broadway Road.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Hoists and Cranes Maintenance and Repair Services Agreement - Request for Award (Ordinance S-48148)

Request to authorize the City Manager, or his designee, to enter into an agreement with Orbit Industrial Services & Maintenance to provide hoist and crane maintenance and repair services for the purpose of avoiding equipment failures that could cause interruptions in daily operations that require lifting of large objects. Further request to authorize the City Controller to disburse all funds related to this item. The agreement will not exceed $933,710.

Summary
The purpose of this agreement is to provide hoist and crane maintenance and repair services. There are approximately 100 heavy-duty hoists and cranes located at multiple Water Services facilities, including: water and wastewater treatment plants; key lift stations, remote facilities, maintenance buildings and stockrooms. They have a lifting capacity from one to 15 tons and are used to: move chlorine cylinders; lift and remove pumps and motors for maintenance; and to move other heavy pieces of equipment and infrastructure that cannot otherwise be moved by a forklift or staff. Hoists and cranes require specialized maintenance and repair by certified contractors for the safety of City staff and to prolong the life of equipment.

Orbit Industrial Services & Maintenance services include, but are not limited to: lifting and lowering large and heavy objects from one location to another with the assistance of cables and pulleys, and performing annual preventative maintenance, repairs and replacement of parts as needed, for various manufacturers' hoists and cranes.

Procurement Information
The recommendation was made using a Request for Proposal procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted proposals and are listed below, and all proposals were found to be responsive and responsible.

The evaluation panel recommendation was reached by consensus in consideration of published selection criteria with total points ranging from 0 to 1,000. The categories
were as follows:

**Company History, Experience and Qualifications:** 0 to 400 points  
**Method of Approach:** 0 to 350 points  
**Cost of Services:** 0 to 250 points

The following Offeror is selected for award:

**Selected Vendor:**  
Orbit Industrial Services & Maintenance: 700 points

**Other Offeror:**  
Arlington Sales and Rental: 310 points

**Contract Term**  
The agreement will begin on or about Jan. 1, 2022, for a seven-year aggregate term.

**Financial Impact**  
The agreement value for Orbit Industrial Services & Maintenance will not exceed $933,710.

Funding is available in the Water Services Department Operating budget.

**Responsible Department**  
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Parts and Equipment for Chlorine Analyzers - Amendment (Ordinance S-48149)

Request to authorize the City Manager, or his designee, to execute amendments to Agreements 150344 and 150345 with Precision Integrated Systems, LLC and PC Links, LLC, to provide additional funding to the agreements. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures for services and goods included in these amendments will not exceed $875,600.

Summary
The purpose of this amendment is to provide for the continued monitoring of chlorine and pH levels when treating water and wastewater to ensure chlorine levels stay within the required parameters specified by the U.S. Environmental Protection Agency (EPA), Arizona Department of Environmental Quality (ADEQ), and the National Pollutant Discharge Elimination System (NPDES).

Wastewater Treatment has approximately 30 chlorine analyzers and related equipment that require replacement due to the manufacturer of the current analyzers and parts becoming obsolete.

Contract Term
The agreements' terms will remain unchanged, ending on June 30, 2024.

Previous Council Action
The City Council approved Parts and Equipment for Chemical Analyzers Agreements 150344 and 150345 (Ordinance S-45792) on June 19, 2019.

Financial Impact
The initial authorization for the agreements were for an expenditure not to exceed $638,308. This amendments will increase the authorization for the agreements by an additional $875,600, for a new total not to exceed $1,513,908.

Funding is available in the Water Services Department's Operating budget.
Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Agreement to Share Costs for the Feasibility Study of Bartlett Dam Modification Alternatives Among Cost-Share Partners and Salt River Project Agricultural Improvement and Power District (SRP) (Ordinance S-48158)

Request to authorize the City Manager, or his designee, to enter into an agreement with the Salt River Project Agricultural Improvement and Power District (SRP) and others (Parties) to share the costs of a feasibility study to construct a new Bartlett Dam. Further request to authorize the City Controller to disburse all funds related to this item. The cost of the feasibility study will not exceed $600,000.

Summary
Sedimentation in Horseshoe Reservoir on the Verde River is adversely impacting the storage capacity in the reservoir, reducing the amount of water available to SRP customers. The City is particularly impacted because it has additional separate water storage rights in the reservoir based on a 1950 Phoenix investment in gates installed on Horseshoe Dam (Gatewater supplies). The Bureau of Reclamation (BOR) is about to begin a feasibility study to consider a modification of the existing Bartlett Dam downstream of Horseshoe Dam and Reservoir to create a single larger reservoir in Bartlett Lake. The larger reservoir would restore the lost storage capacity of Horseshoe Reservoir for SRP customers and the City, in addition to adding storage capacity which would make additional water resources available for interested parties.

SRP estimates the non-federal portion of the feasibility study will cost $5 million to evaluate the size of a modified Bartlett Dam, the cost, the need for additional water resources in the area, local interest in a modified dam and investigate the environmental impact. SRP has asked the City and other interested parties to share the non-federal costs of the feasibility study. Due to the City's existing rights in Horseshoe Reservoir, the City would contribute funding and participate in the study as a member of the Steering Committee. There are approximately 20 other entities participating in the cost share agreement, including, but not limited to the cities of Avondale, Buckeye, Chandler, Glendale, Goodyear, Mesa, Peoria, Scottsdale, Surprise and Tempe, as well as private water companies, such as EPCOR USA and Arizona Water Company.
Contract Term
This Agreement terminates when the feasibility study is completed or when the Bureau of Reclamation otherwise terminates the study. It is expected that the feasibility study will be completed in approximately four years.

Financial Impact
Due to the City's existing rights in Horseshoe Reservoir, the City will contribute funding $150,000 each year for an anticipated four years. The total value of this Agreement will not exceed $600,000.

Funding for this agreement is available from the Colorado River Resiliency Fund, a part of the Water Services Department’s Capital Improvement budget.

Location
Bartlett Lake, Arizona
District: Out of City

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.
Final Plat - 1003 East Indian School - PLAT 200591 - 10th Street and Indian School Road

Plat: 200591  
Project: 06-1340  
Name of Plat: 1003 East Indian School  
Owner: Fairway Colima AZ Four, LLC  
Engineer: John Hook, RLS  
Request: A 1 Lot Commercial Plat  
Reviewed by Staff: Oct. 22, 2021  
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at 10th Street and Indian School Road.  
Council District: 4

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - Embrey - 7th & Oak - PLAT 210050 - Northwest Corner of 7th Street and Oak Street

Plat: 210050
Project: 20-2296
Name of Plat: Embrey - 7th & Oak
Owner: Seven Oaks PHX, LLC
Engineer: Kirk J. Pangus, RLS
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Oct. 27, 2021
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at northwest corner of 7th Street and Oak Street.
Council District: 4

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - Bibars Properties 1 Industrial Office Building - PLAT 210059 - 3641 East Van Buren Street

Plat: 210059  
Project: 20-3566  
Name of Plat: Bibars Properties 1 Industrial Office Building  
Owner: Masyno Magic Shave Building, LLC  
Engineer: Anthony Zaugg, RLS  
Request: A 1 Lot Commercial Plat  
Reviewed by Staff: Oct. 28, 2021  
Final Plat requires Formal Action Only

**Summary**  
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**  
Generally located at 3641 East Van Buren Street.  
Council District: 8

**Responsible Department**  
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - LIV Laveen - PLAT 210025 - Southeast Corner of 39th Avenue and Dobbins Road

Plat: 210025  
Project: 20-342  
Name of Plat: LIV LAVEEN  
Owner: RG LIV LAVEEN, LLC  
Engineer: Terrascape Consulting, LLC  
Request: A 3 Lot Subdivision Plat  
Reviewed by Staff: Oct. 19, 2021  
Final Plat requires Formal Action Only

Summary  
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location  
Generally located at southeast corner of 39th Avenue and Dobbins Road.  
Council District: 8

Responsible Department  
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - 32nd Place and Washington St - PLAT 210019 - Northwest Corner of 32nd Place and Washington Street

Plat: 210019  
Project: 21-1244  
Name of Plat: 32nd Place and Washington St  
Owner: Eagle Properties, LLC  
Engineer: Bruce R. Heyse, RLS  
Request: A 1 Lot Commercial Plat  
Reviewed by Staff: Nov. 1, 2021  
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at northwest corner of 32nd Place and Washington Street.  
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - Estrella Crossing - Phase 3 - PLAT 200611 - Southwest Corner of Dobbins Road and 55th Avenue

Plat: 200611  
Project: 19-722  
Name of Plat: Estrella Crossing - Phase 3  
Owner: Brookfield Holdings (Estrella 2), LLC and City of Phoenix, a Municipal Corporation  
Engineer: Robert Johnston, RLS  
Request: A 177 Lot Detached Single Family Subdivision Plat  
Reviewed by Staff: Oct. 26, 2021  
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the southwest corner of Dobbins Road and 55th Avenue.  
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Final Plat - Circle K Store NWC 19th Avenue & Southern Avenue - PLAT 210033 - Northwest Corner of 19th Avenue and Southern Avenue

Plat: 210033  
Project: 99-4729
Name of Plat: Circle K Store NWC 19th Avenue & Southern Avenue  
Owner: Circle K Stores, Inc.  
Engineer: Anthony Slater, RLS  
Request: A 1 Lot Commercial Plat  
Reviewed by Staff: Oct. 10, 2021  
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the northwest corner of 19th Avenue and Southern Avenue.  
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Historic Preservation Exterior Rehabilitation Grants (Ordinance S-48165)

Request for approval of 12 Historic Preservation Exterior Rehabilitation Grants for the 2021-22 Fiscal Year totaling $186,997.45. In exchange for receiving grant funds, the property owner agrees to sell the city a 15-20 year conservation easement to protect the historic character of the property's exterior. Further request authorization for the City Controller to disburse all funds related to this item.

Summary
The City Council approved $200,000 in the General Fund for the 2021-22 Fiscal Year budget for exterior rehabilitation grants for residential properties listed on the Phoenix Historic Property Register. On Nov. 1, a panel consisting of staff, a member of the Historic Preservation Commission and a past grant recipient evaluated 62 applications for rehabilitation grants. The panel evaluated the requests with scoring criteria based on the following historic preservation standards: addressing critical needs, visual impacts, revitalization impacts and effort.

The panel recommended the following 12 grant applications for the work and grant amounts listed below:

- John A. Martin; 310 W. Monte Vista Rd.; Willo; Reroof - wood shingle; Score: 55.5; Amount: $20,000.
- Jason and Alissa Mazanek; 40 E. Hoover Ave.; Ashland Place; Foundation repair, brick repoint; Score: 48.0; Amount: $6,372.50.
- Andrew Algo and James Wosachio; 136 W. Almeria Rd.; Willo; Stucco repair, painting, window repair, reroof; Score: 47.5; Amount: $9,800.50.
- Jonathan Kuipers; 1322 W. Portland St.; F.Q. Story; Foundation repair; Score: 46.3; Amount: $20,000.
- Stephen G. and Antoinette M. Dreiseszun; 1125 W. Culver St.; F.Q. Story; Roof replacement with diamond-shaped metal to match asbestos shingles; Score: 46.0; Amount: $20,000.
- Denise and Michael March; 1133 W. Holly St.; Encanto-Palmcroft; Reroof - asphalt to replicate shake; Score: 44.8; Amount: $10,875.
- Charles Fertal and MaKayla Fertal; 525 W. Portland St.; Roosevelt; Roof repair,
wood window restoration; Score: 44.3; Amount: $20,000.
- Jason Cotter; 1912 W. Holly St.; Villa Verde; Foundation repair, window reproduction; Score: 44.0; Amount: $20,000.
- Eileen Imbus; 1348 W. Portland St.; F.Q. Story; Wood window repair; Score: 43.8; Amount: $20,000.
- Jeff Scott Densic; 1644 Palmcroft Way SW; Encanto-Palmcroft; Stucco removal, window replacement with vintage steel casement; Score: 43.5; Amount: $9,820.
- Jaime Ewald; 2217 N. Laurel Ave.; Fairview Place; Foundation repair; Score: 41.5; Amount: $10,129.45.
- James Judge and Andrew Albrecht; 301 W. Almeria Rd.; Willo; Tile roof repair/replacement, window restoration, stucco repair, paint; Score: 41.5; Amount: $20,000.

In exchange for receiving the grant funds, the property owner agrees to sell the city a conservation easement to protect the historic character of the property's exteriors.

Financial Impact
The twelve grant awards total $186,997.45. Funds are available in the General Fund Historic Preservation operating budget. The grant funds will be disbursed to applicants as reimbursement after the work is completed and inspected by staff.

Concurrence/Previous Action
- The Historic Preservation Commission recommended approval of this item on Nov. 15, 2021, by a vote of 9-0.
- The City Council Economic Development and Equity Subcommittee heard the item on Nov. 16, 2021 and voted to approve the Historic Preservation Commission recommendation and recommend City Council approval, by a vote of 4:0.

Location
Ten of the residential property addresses listed above are located in District 4, two are located in District 7.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
Amend City Code - Official Supplementary Zoning Map 1226 (Ordinance G-6920)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1226. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-13-88-8 and the entitlements are fully vested.

Summary
To rezone a parcel located on the northeast corner of 16th and Portland streets
Application No.: Z-13-88-8
Zoning: C-2
Owner: 16th & East Papago Partnership/Will Saul
Acreage: 5.20

Location
Northeast corner of 16th and Portland streets
Address: n/a
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1226.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1226, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 1st day of December, 2021.

____________________________________
M A Y O R

ATTEST:

Denise Archibald, City Clerk
APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: ___________________________

________________________________

REVIEWED BY:

________________________

Jeffrey J. Barton, City Manager

PL:tml:LF21-2734:12-1-2021
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1226

ORDINANCE NO. _______ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this ___1st__ day of ___December__ 2021.

Attachment B

Z-13-88
CORRECTIONS TO SUPP NO. 1063

Drawn by: ___KS___

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: --- ---
Amend City Code - Ordinance Adoption - Rezoning Application Z-51-21-1 - Southeast Corner of 33rd Avenue and Peoria Avenue (Ordinance G-6926)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-51-21-1 and rezone the site from C-O (Commercial Office - Restricted Commercial District) to C-2 (Intermediate Commercial District) to allow commercial uses.

Summary
Current Zoning: C-O
Proposed Zoning: C-2
Acreage: 3.45 acres
Proposed Use: Commercial

Applicant: Neil Feaser, RKAA Architects, Inc.
Owner: Brian Page, Page Holdings, LLC
Representative: Neil Feaser, RKAA Architects, Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this case on Oct. 20, 2021 and recommended approval, per the staff recommendation with a technical correction, by a vote of 14-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the North Mountain Village Planning Committee recommendation with an additional stipulation, by a vote of 7-0.

Location
Southeast corner of 33rd Avenue and Peoria Avenue.
Council District: 1
Parcel Address: 3225, 3233, 3255, and 3255 W. Peoria Ave.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-51-21-1) FROM C-O (COMMERCIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 3.45-acre site located at the southeast corner of 33rd Avenue and Peoria Avenue, in a portion of Section 26, Township 3 North, and Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from “C-O” (Commercial Office – Restricted Commercial District) to “C-2” (Intermediate Commercial 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:
1. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.

2. The public sidewalk along Peoria Avenue shall be a minimum width of 5 feet, shall be detached with a minimum 10-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
   a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
   b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
   c. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

3. One bicycle parking space shall be provided per 25 vehicle parking spaces, near building entrances, shaded to 50 percent, and installed per the requirements of Section 1307(H) of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

5. 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.

6. Prior to preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

_________________________
MAYOR

ATTEST:

_________________________
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________

REVIEWED BY:

_________________________
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-51-21-1

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

Tract "C" METRO PLAZA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 194 of Maps, page 12 and located in the Northwest quarter of Section 26, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT BEGINNING at the Westerly most Southwest corner of said Tract "C";

THENCE North 00 degrees 00 minutes 53 seconds West (recorded North) along the Westerly line of said Tract "C", a distance of 158.20 feet to a point which intersects an existing masonry wall;

THENCE North 89 degrees 26 minutes 31 seconds East, along the centerline of said masonry wall, a distance of 445.73 feet to a point on the Easterly line of said Tract "C";

THENCE South 01 degrees 41 minutes 09 seconds East (recorded South 01 degrees 37 minutes 12 seconds East) along the Easterly line of said Tract "C", a distance of 158.22 feet to a point on the arc of a circle, the center of which bears South 89 degrees 55 minutes 37 seconds West, a distance of 20.00 feet;

THENCE Southwesterly along the arc of said circle through a central angle of 89 degrees 31 minutes 58 seconds (recorded 89 degrees 30 minutes 00 seconds), a distance of 31.25 feet (recorded 31.24 feet) to the South line of said Tract "C";

THENCE South 89 degrees 28 minutes 01 seconds West, along said South line a distance of 410.35 feet (recorded 410.11 feet) to a point on the arc of a circle, the center of which bears 00 degrees 31 minutes 59 seconds, a distance of 20.00 feet;

THENCE Northwesterly along the arc of said circle through a central angle of 90 degrees 31 minutes 59 seconds (recorded 90 degrees 30 minutes 00 seconds), a distance of 31.60 feet (recorded 31.59 feet) to a point on the Westerly line of said Tract "C" said point also being the POINT OF BEGINNING.
Amend City Code - Ordinance Adoption - Rezoning Application Z-28-21-2 - Northeast Corner of the 29th Avenue Alignment and Sonoran Desert Drive (Ordinance G-6925)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-28-21-2 and rezone the site from PCD NBCOD, approved C-2 or CP M-R PCD NBCOD (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park District, Mid-Rise, Planned Community District, North Black Canyon Overlay District) to R-3 NBCOD (Multifamily Residential District, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential District, North Black Canyon Overlay), and C-2 NBCOD (Intermediate Commercial District, North Black Canyon Overlay District) to remove the PCD designation and allow multifamily residential and commercial uses.

Summary
Current Zoning: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
Proposed Zoning: R-3 NBCOD (17.84 acres), R-4 NBCOD (16.21 acres), C-2 NBCOD (5.99 acres)
Acreage: 40.04 acres
Proposed Use: Removal of PCD zoning and allow multifamily residential and commercial uses.

Owner: Peter Burch, Britmet Ventures
Applicant: Dan Duffus, Blueprint Capital
Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this case on Oct. 14, 2021 and recommended approval, per the staff recommendation, by a vote of 4-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the North Gateway Village Planning Committee recommendation with an additional stipulation, by a vote of 7-0.
Location
Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive.
Council District: 2
Parcel Address: 31402 N. 27th Ave.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREAFTER (CASE Z-28-21-2) FROM PCD NBCOD, APPROVED C-2 OR CP M-R PCD NBCOD (PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL OR COMMERCE PARK DISTRICT, MID-RISE, PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT) TO R-3 NBCOD (MULTIFAMILY RESIDENTIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT), R-4 NBCOD (MULTIFAMILY RESIDENTIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT), AND C-2 NBCOD (INTERMEDIATE COMMERCIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 40.04-acre site located at the northeast corner of the 29th Avenue alignment and Sonoran Desert Drive in a portion of Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from “PCD NBCOD (Approved C-2 of CP M-R PCD NBCOD” (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park District, Mid-Rise, Planned Community District, North
Black Canyon Overlay District) to 17.84 acres of “R-3 NBCOD” (Multifamily Residential District, North Black Canyon Overlay District), 16.21 acres of “R-4 NBCOD” (Multifamily Residential District, North Black Canyon Overlay District), and 5.99 acres of “C-2 NBCOD” (Intermediate Commercial District, North Black Canyon Overlay 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:

1. A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

2. A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

3. The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.

4. The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.

5. The C-2 NBCOD zoned portion of the site shall be limited to a maximum height of one story and 25 feet.

6. All building façades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies, as approved by the Planning and Development Department.

7. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and
blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

8. Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.

9. If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

10. All service areas in the C-2 zoned portion shall be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers, and other mechanical and or electrical equipment from eye level adjacent to public streets and private drives, as approved by the Planning and Development Department.

11. Pedestrian connectivity shall be provided between multifamily and commercial developments, as approved by the Planning and Development Department.

12. Secured bicycle parking shall be provided for multifamily development per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 18 bicycle parking spaces for the R-4 NBCOD zoned portion of the site and a minimum of 13 bicycle parking spaces for the R-3 NBCOD zoned portion of the site shall be provided for guests located near the offices or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

13. A minimum of six bicycle parking spaces for the C-2 NBCOD zoned portion of the site shall be provided near entrances of buildings or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

14. A minimum 10-foot-wide public multi-use trail (MUT) shall be constructed within the existing multi-use recreational trail easement (MURTE) along the north side of Sonoran Desert Drive in accordance with Section 429 of the City of Phoenix MAG Supplemental detail, as approved by the Planning and Development Department.

15. All sidewalks along public streets shall be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on
center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

16. A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.

17. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

18. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.

19. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.

20. The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.

21. The developer shall dedicate a minimum 80 feet of right-of-way and construct a City classified “E” section roadway for North Foothills Drive connecting to 29th Avenue, or as otherwise determined through the approved Traffic Impact Study. If constructed, a Shared-Use Path shall be provided along North Foothills Drive in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.

22. The developer shall provide a minimum of two shaded pedestrian connections from the development site to the wash and any designated trails, as approved by the Planning and Development Department.

23. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the
development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

25. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

26. 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.

27. Prior to preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

_________________________
MAYOR

ATTEST:

_________________________
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________

_________________________

REVIEWED BY:

_________________________

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (4 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-28-21-2:

29TH AVE & SONORAN DESERT DRIVE
PARCEL 16A
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3” Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32’56” West, 2639.42 feet;

Thence South 00°22’13” East, 1324.91 feet along the east line of said Southeast quarter to a found 1/2 inch rebar with cap, RLS 27239 accepted as the 1/16th corner (Northeast corner of the Southeast quarter of the Southeast quarter of said Section 14), being the POINT OF BEGINNING;

Thence continuing along said east line, South 00°22’13” East, 1324.91 feet to the Southeast corner of said Section 14;

Thence South 89°38’30” West, 659.90 feet along the south line of said Southeast quarter to the southwest corner of the East half of the Southeast quarter of said Southeast quarter;

Thence North 00°22’10” West, 70.00 feet along the west line of said East half to the intersection of said west line and the north line of the south 70.00 feet of said Southeast quarter;

Thence leaving said west line, North 00°07’02” West, 325.13 feet;

Thence North 60°01’38” East, 283.65 feet;

Thence North 33°37’52” West, 242.86 feet;

Thence North 15°19’46” West, 200.69 feet;

Thence North 06°58’06” West, 394.79 feet to the north line of the Southeast quarter of the Southeast quarter of said Section 14;

Thence along said north line, North 89°35’43” East, 642.20 feet to the POINT OF BEGINNING.
The above described parcel contains a computed area of 786,484 sq. ft. (18.0552 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

29TH AVE AND SONORAN DESERT DRIVE
PARCEL 16B
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32'56" West, 2639.42 feet;

Thence South 00°22'13" East, 2649.82 feet along the east line of said Southeast quarter to the Southeast corner of said Section 14;

Thence South 89°38'30" West, 659.90 feet along the south line of said Southeast quarter to the southeast corner of the West half of the Southeast quarter of said Southeast quarter, being the POINT OF BEGINNING;

Thence continuing along said south line, South 89°38'30" West, 659.90 feet to the southwest corner of the West half of the Southeast quarter of said Southeast quarter;

Thence along said west line, North 00°22'06" West, 394.42 feet;

Thence leaving said west line, North 89°34'48" East, 661.33 feet;

Thence South 00°07'02" East, 325.13 feet to the intersection of the north line of the south 70.00 feet of said Southeast quarter and the east line of the West half of the Southeast quarter of said Southeast quarter;

Thence along said east line, South 00°22'10" East, 70.00 feet to the POINT OF BEGINNING.

The above described parcel contains a computed area of 260,744 sq. ft. (5.9859 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.
29TH AVE AND SONORAN DESERT DRIVE
PARCEL 16C
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32'56" West, 2639.42 feet;

Thence South 00°22'13" East, 1324.91 feet along the east line of the Southeast quarter of said Section to a found 1/2 inch rebar with cap, RLS 27239 accepted as the 1/16th corner (Northeast corner of the Southeast quarter of the Southeast quarter) of said Section;

Thence South 89°35'43" West, 642.20 feet along the north line of the Southeast quarter of the Southeast quarter of said Section to the POINT OF BEGINNING;

Thence leaving said north line, South 06°58'06" East, 394.79 feet;

Thence South 15°19'46" East, 200.69 feet;

Thence South 33°37'52" East, 242.86 feet;

Thence South 60°01'38" West, 283.65 feet;

Thence South 89°34'48" West, 661.33 feet to the west line of the Southeast quarter of the Southeast quarter of said Section;

Thence North 00°22'06" West, 929.42 feet along said west line to a found 1/2 inch rebar with cap, RLS 21081 accepted as the 1/16th corner (Northwest corner of the Southeast quarter of the Southeast quarter) of said Section;

Thence North 89°35'43" East, 677.56 feet along said north line of the Southeast quarter of the Southeast quarter to the POINT OF BEGINNING.
The above described parcel contains a computed area of 700,655 sq. ft. (16.0848 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: 

Zoning Case Number: Z-28-21-2
Zoning Overlay: North Black Canyon Corridor Plan & Overlay District
Planning Village: North Gateway

Drawn Date: 11/1/2021

NOT TO SCALE
Amend City Code - Ordinance Adoption - Rezoning Application Z-33-21-4 - Northeast corner of 1st Avenue and Holly Street (Ordinance G-6921)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-33-21-4 and rezone the site from P-2 TOD-1 (Parking, Interim Transit-Oriented Zoning Overlay District One) to WU Code T4:2 MT (Walkable Urban Code, Transect 4:2 District, Transit Midtown Character Area) to allow single-family attached development.

Summary
Current Zoning: P-2 TOD-1
Proposed Zoning: WU Code T4:2 MT
Acreage: 0.71 acres
Proposed Use: Single-Family attached

Applicant: Holly 6, LLC
Owner: City of Phoenix
Representative: Studio MA, Inc

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee heard this case on Oct. 4, 2021 and recommended approval, per the staff recommendation with a modification, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Encanto Village Planning Committee recommendation, with an additional stipulation, by a vote of 7-0.

Location
Northeast corner of 1st Avenue and Holly St.
Council District: 4
Parcel Address: 36 and 42 W. Holly St.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-33-21-4) FROM P-2 TOD-1 (PARKING, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO WU CODE T4:2 MT (WALKABLE URBAN CODE, TRANSECT 4:2 DISTRICT, TRANSIT MIDTOWN CHARACTER AREA).

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

SECTION 1. The zoning of a 0.71 acre site located at the northeast corner of 1st Avenue and Holly Street, in a portion of Section 32, Township 2 North and Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from “P-2 TOD-1” (Parking, Interim Transit-Oriented Zoning Overlay District One) to “WU Code T4:2 MT” (Walkable Urban Code, Transect 4:2 District, Transit Midtown Character Area).

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:

1. The maximum building height shall be 30 feet
2. The project shall not exceed 6 lots and/or 6 dwelling units.
3. The existing streetscape landscape area between the curb and sidewalk shall be replenished, as required by Chapter 13, Section 1309.B of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
4. The required landscape setback along the western property boundary shall be planted with shade trees placed 20 feet on center or in equivalent groupings, excluding driveway entrances, and all required trees shall be a minimum 3-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.
5. The developer shall provide permeable and/or cool pavement in the alley of no greater width than existing today from the subject site to Cypress Avenue, as approved by the Planning and Development Department.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. 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.
8. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
9. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
10. 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.
11. Prior to preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

________________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________
_________________________

REVIEWED BY:

_________________________
Jeff Barton, City Manager

Exhibits:
36 + 42 W. HOLLY STREET, PHOENIX, ARIZONA 85003
APN: 118-51-046, 118-51-047
Lots 6 and 7, block 2, las palmas, a subdivision recorded in book 4 of maps, page 15, records of maricopa county, arizona. Except that part of lot 7, block 2, las palmas, according to the plat of record in the office of the county recorder of maricopa county, arizona, in book 4 of maps, at page 15 lying southwesterly of the arc of a circular curve, concave northeasterly, having a radius of 12 feet, and being tangent to the west and south lines of said lot.
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ---

Zoning Case Number: Z-33-21-4
Zoning Overlay: N/A
Planning Village: Encanto

WU T4.2*

HOLLY ST

NOT TO SCALE

Drawn Date: 11/15/2021
Staff Report Z-33-21-4
September 27, 2021

Encanto Village Planning Committee Meeting Date: October 4, 2021
Planning Commission Hearing Date: November 4, 2021

Request From: P-2 TOD-1 (Parking, Interim Transit-Oriented Zoning Overlay One)
Request To: WU Code T4:2 MT (Walkable Urban Code, Transect 4:2, Transit Midtown Character Area)

Proposed Use: Single-Family Attached
Location: Northeast corner of 1st Avenue and Holly Street
Owner: City of Phoenix
Applicant: Holly 6, LLC
Representative: Studio MA, Inc

Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Map Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
</tr>
</tbody>
</table>

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The development includes design and development standards to encourage walking, bicycling, and transit use. These standards include a shaded streetscape, units fronting onto the public sidewalk, parking situated away from the public street, and on-site amenities.
**CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE:** Development should include convenient bicycle parking. The development includes bicycle facilities to encourage bicycling and transit use to become a way of life. Features include secure bicycle parking for residents, convenient racks for guests which will complement nearby bikeway improvements including the 3rd and 5th Avenue project.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE:** Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The development includes robust tree plantings between the back of curb and the building fronts and a detached sidewalk that will be shaded to 75 percent as stipulated. These improvements will serve not only the residents of the development but will also make the walk from the adjacent neighborhood to the light rail and other nearby amenities more comfortable.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist. The proposal will introduce ownership housing opportunities in Central Phoenix with close access to two light rail stations, a major community park, and the Encanto Village Core. These additional housing opportunities supports goals contained in the Housing Phoenix Plan to preserve and create 50,000 units by 2030.

### Applicable Plans, Overlays, and Initiatives

- **Transit Oriented Development Strategic Policy Framework**: Background Item No. 4.
- **Midtown Transit Oriented Development Policy Plan**: Background Item No. 5.
- **Tree and Shade Master Plan**: Background Item No. 9.
- **Complete Streets Guidelines**: Background Item No. 10.
- **Housing Phoenix**: Background Item No. 11.
- **Zero Waste PHX**: Background Item No. 12.
### Surrounding Land Uses and Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>On Site</td>
<td></td>
</tr>
<tr>
<td>East Parking Structure</td>
<td>P-2 TOD-1</td>
</tr>
<tr>
<td>West Single-Family Residence</td>
<td>P-2 HRI TOD-1</td>
</tr>
<tr>
<td>North Surface Parking</td>
<td>P-1 HRI TOD-1</td>
</tr>
<tr>
<td>South (across Holly Street)</td>
<td>P-1 TOD-1</td>
</tr>
</tbody>
</table>

### Walkable Urban Code

**Transect 4:2 MT**

**Single Family Attached Development**

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Provisions on the Proposed Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Acreage</td>
<td>No Minimum</td>
<td>0.71</td>
</tr>
<tr>
<td>Total Number of Units</td>
<td>Maximum of 11</td>
<td>6</td>
</tr>
<tr>
<td>Density</td>
<td>No Maximum</td>
<td>8.45</td>
</tr>
<tr>
<td>Height</td>
<td>3 stories or 40 feet for first 150 feet; 1 foot in 1 foot increase to 48-foot height, 4-story maximum. 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback</td>
<td>2 stories and 25 feet (Met)</td>
</tr>
</tbody>
</table>

### Site Standards

**Perimeter Standards**

- **South (Holly Street)**: Minimum 10-foot landscape tract (waived when within 2,000 feet of a light rail station)
- **Interior (East and North)**: Minimum 5-foot landscape setback
- **Interior (West, Adjacent to Single-Family Zoning)**: Minimum 10-foot landscape setback
Maximum Block Length | 200-foot maximum | 120 feet (Met)
Open Space | Minimum 5 percent | 5.8 percent (Met)
StreetScape | 5-foot landscape detachment with 5-foot wide sidewalk | 5 feet and 5 feet (Met)

**Lot Standards**
Minimum Width | 20 feet | 20 feet (Met)
Alley Access | Within infill development district: alley access allowed | (Met)
Frontage Treatment | Entryway shall be elevated, depressed, or designed to accentuate the primary entrance | Feature to accentuate entrance (Met)
Lot Coverage | 100 percent, per Section 615 | 71 percent (Met)
Parking Requirement | 9 covered spaces required | 9 garage spaces and 6 on-street guest spaces. (Met)

*Variance or plan revision required

**Background/Issues/Analysis**

**SUBJECT SITE**
1. This request is to rezone 0.71 acres located at the northeast corner of 1st Avenue and Holly Street from P-2 TOD-1 (Parking, Interim Transit-Oriented Zoning Overlay One) to Walkable Urban Code, Transect 4:2 MT (WU Code T4:2, Interim Transit Midtown Character Area) for the purpose of single-family attached development.

**SURROUNDING LAND USES AND ZONING**
2. The site is vacant and, per historic aerial photographs, has been entirely vacant since at least 1986. The Zoning Sketch Map, included as an exhibit to this report, depicts zoning entitlements for the subject site and the surrounding area.

To the north, east, and south of the subject site are existing parking areas with zoning entitlements that limit the properties exclusively to parking uses. To the west of the subject site is a single-family residence zoned R1-6 HP TOD-1 (Single-Family Residence District, Historic Preservation, Interim Transit-Oriented Zoning Overlay One) located in the Willo Historic District Neighborhood.
GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts a land use designation of Residential 3.5 to 5.0 dwelling units per acre. The proposed density of 8.45 dwelling units per acre is not consistent with the designation but a General Plan Amendment is not required because the site does not exceed 10 acres.

The subject site is also located within the study areas for the Transit Oriented Strategic Policy Framework and the Midtown Transit Oriented Development Policy Plan areas.

4. **Transit Oriented Development Strategic Policy Framework:**
The Transit Oriented Development Strategic Policy Framework is part of the City’s General Plan. The framework identifies planning typologies to describe urban environments.

The subject site is located within 800 feet of the light rail station located at Encanto Boulevard which is identified as a Medium Urban Center Place Type.
The Medium Urban Center Place Type provides policy support for three to six story buildings with allowances up to ten when incentive criteria are met. The project's proposed intensity and scale are appropriate for this location given the proximity of single-family homes.

5. **Midtown TOD Policy Plan:**
   The site is located within the Midtown TOD Planning Area which is bound by 7th Avenue on the west, 7th Street on the east, McDowell Road on the south, and Indian School Road on the north. The policy plan for the Midtown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner.

Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

The Midtown TOD District Plan projects a shortfall of 17,520 housing units by 2035 and articulates a goal for more housing and employment in proximity to high-capacity transit. The proposed project will produce six single-family homes, adjacent to existing single-family homes, in close proximity to light rail.

6. The Encanto Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The project advances the following items identified in the Encanto Village Character Plan:
   - Land Use Principle: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
   - Design Principle: Enhance the compatibility of residential infill projects by
carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.

- Design Principle: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

PROPOSAL
7. Site Plan
The applicant is proposing six single-family attached dwelling units that will front on Holly Street and have garages which are loaded from the north. Between each of the dwelling units and their respective garage will be a small private yard. In addition to the two car garages accessible from the rear, several guest spaces will be provided on the street as allowed in the Infill Development District and a series of guest bicycle parking spaces near the front building entrances.

To promote compatibility with the Willo Historic District, staff is recommending Stipulation Nos. 1 – 4 as follows:

- Stipulation No. 1 to require a maximum building height of 30 feet.
- Stipulation No. 2 to limit the development to six lots or dwelling units.
- Stipulation No. 3 to require the landscape area between the back of curb and the sidewalk be replenished with shade trees.
- Stipulation No. 4 to require enhanced landscape plantings along the west property line.
8. **Conceptual Building Elevations**

The applicant is proposing a design which features wood, metal wall panels, and stucco. Oriented to Holly Street, all six units feature prominent entrances as which function as a focal point for each unit and all feature semi-private porches enclosed by a passive solar screen wall made of wood. To reduce potential privacy concerns from the property owner to the west, the western orientation of the building includes a limited number of windows.

*Conceptual Building and Streetscape Renderings; Source: Studio MA*
STUDIES AND POLICIES

9. **Tree and Shade Master Plan:**
The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. To re-establish the tree canopy in complement to the existing canopy in the Willo Historic District Neighborhood, staff is recommending Stipulation No. 4 to replenish the landscape area between the back of curb and sidewalk with shade trees.

10. **Complete Streets Guidelines:**
The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The Walkable Urban Code is designed to facilitate pedestrian, bicycle, and transit-oriented development and includes provisions to advance the goals of the policy guide.

11. **Housing Phoenix:**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix’s rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan’s goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

12. **Zero Waste Phoenix PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and
mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE
13. As of the writing of this report, several letters of community correspondence have been received but were classified by their authors as general inquiries and did not rise to the point of either support or opposition.

INTERDEPARTMENTAL COMMENTS
14. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

15. The Street Transportation Department comments that the existing landscape planter between the back of curb and the sidewalk should be replenished with shade trees. Additionally, the department provided stipulations to: require a right-of-way dedication, require the alley be paved to the nearest streets, require all streets and improvements in the right-of-way be constructed to ADA standards; these are included in Stipulation Nos. 5 and 6 respectively.

16. The Public Transit Department commented on the need for a robust system of pedestrian pathways on the site to efficiently convey new residents toward the light rail and bus routes. These are addressed within the provisions of the Walkable Urban Code.

OTHER
17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 10.

18. The Aviation Department requires the disclosure of the existence and operational characteristics of Phoenix SkyHarbor Airport be disclosed to tenants and buyers, an avigation agreement be recorded, and that a no-hazard determination be obtained from the FAA. These are addressed in Stipulation Nos. 7 - 9.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

**Findings**

1. The proposal is compatible with the context of the area and utilizes setbacks and other design considerations to create a transition from the highest intensity near Central Avenue to the lower residential intensities located within the Willo Historic District Neighborhood.

2. The development advances the vision and recommendations contained in the Midtown TOD Policy Plan by redeveloping a vacant site with new residential units in a scale compatible with the adjacent neighborhood.

3. The proposal will create additional housing options in line with the Housing Phoenix Plan’s goal of preserving or creating 50,000 housing units by 2030.

**Stipulations**

1. The maximum building height shall be 30 feet

2. The project shall not exceed 6 lots and/or 6 dwelling units.

3. The existing streetscape landscape area between the curb and sidewalk shall be replenished, as required by Chapter 13, Section 1309.B of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.

4. The required landscape setback along the western property boundary shall be planted with shade trees placed 20 feet on center or in equivalent groupings, excluding driveway entrances, and all required trees shall be a minimum 3-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.

5. The developer shall provide 20 feet of paving per the local street standards for the full length of the alley to the two nearest cross streets unless otherwise modified by a technical appeal, as approved by the Planning and Development Department.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. 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.

8. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

9. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

10. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**
Nick Klimek
September 27, 2021

**Team Leader**
Samantha Keating

**Exhibits**
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped August 19, 2021 (3 pages)
Conceptual Building Elevations date stamped August 19, 2021 (4 pages)
Conceptual Renderings date stamped August 19, 2021 (3 pages)
APPLICANT'S NAME: Holly 6 LLC

APPLICATION NO. Z-33-21

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.71 Acres

MULTIPLES PERMITTED
- P-2 TOD-1
- WU Code T4:2

REQUESTED CHANGE:
FROM: P-2 TOD-1 (0.71 a.c.)
TO: WU Code T4:2 (0.71 a.c.)

CONVENTIONAL OPTION
N/A

* UNITS P.R.D. OPTION
N/A

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

ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core Functions\Zoning\sketch_maps\2021\Z-33-21.mxd
Page 211
APPLICANT'S NAME: Holly 6 LLC

APPLICATION NO. Z-33-21

REQUESTED CHANGE:

FROM: P-2 TOD-1 (0.71 a.c.)

TO: WU Code T4:2 (0.71 a.c.)

0.71 Acres

MULTIPLES PERMITTED

P-2 TOD-1
WU Code T4:2

CONVENTIONAL OPTION

N/A
N/A

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

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

ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4

City of Phoenix
DEPARTMENT OF PLANNING AND DEVELOPMENT

6/15/2021

AERIAL PHOTO & QUARTER SEC. NO.

QS 13-27

ZONING MAP

G-8

INDIAN SCHOOL RD
THOMAS RD
MC DOWELL RD

1ST AVE
HOLLY ST

Transit Overlay District (TOD-1)
<table>
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<tr>
<th>District</th>
<th>Description</th>
<th>Standard</th>
<th>Exception</th>
</tr>
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<tbody>
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<td>□ 1 or more garages</td>
<td>□ Assisted □ Detached</td>
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</table>

**G010**

- **Load-bearing walls**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Non-load-bearing walls**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Roofing**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Stairs**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Windows**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Doors**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Fireplaces**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Heating**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Cooling**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Electrical**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Plumbing**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Structural**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Operable windows**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Fire safety**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Sound isolation**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached

- **Other**:
  - □ Location  □ Assisted □ Detached
  - □ 3 or more bedrooms  □ Assisted □ Detached
  - □ 2 or more bathrooms  □ Assisted □ Detached
  - □ Attached □ Detached
  - □ 1 or more stories  □ Assisted □ Detached
  - □ 1 or more parking spaces  □ Assisted □ Detached
  - □ 1 or more garages  □ Assisted □ Detached
Amend City Code - Ordinance Adoption - Rezoning Application Z-50-21-6 - Approximately 275 Feet East of the Northeast Corner of 51st Street and Elliot Road (Ordinance G-6923)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-50-21-6 and rezone the site from C-2 (Intermediate Commercial) to C-2 DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver) to allow multifamily residential with a height and density waiver.

Summary
Current Zoning: C-2
Proposed Zoning: C-2 DNS/WVR HGT/WVR
Acreage: 3.26 acres
Proposed Use: Multifamily residential

Owner: Josh Wartlieb
Applicant: Larry Lazarus, Lazarus & Silvyn, P.C.
Representative: Larry Lazarus, Lazarus & Silvyn, P.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Ahwatukee Foothills Village Planning Committee heard this case on Oct. 25, 2021 and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Ahwatukee Foothills Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 275 feet east of the northeast corner of 51st Street and Elliot Road.
Council District: 6
Parcel Address: 5121 E. La Puente Ave.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-50-21-6) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 DNS/WVR HGT/WVR (INTERMEDIATE COMMERCIAL, DENSITY WAIVER, HEIGHT WAIVER).

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

SECTION 1. The zoning of a 3.26-acre site located approximately 275 feet east of the northeast corner of 51st Street and Elliot Road in a portion of Section 8, Township 1 South, Range 4 East, as described more specifically in Exhibit “A”, is hereby changed from “C-2” (Intermediate Commercial) to “C-2 DNS/WVR HGT/WVR” (Intermediate Commercial, Density Waiver, Height Waiver).

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:

1. The development shall be limited to a maximum of 110 dwelling units and utilize the R-5 zoning district development standards.

2. Additions to existing buildings or new buildings constructed on the site shall be developed to the following standards, as approved by the Planning and Development Department:
   
a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.

b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.

3. The required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree. Existing trees may be used to meet this requirement, as approved by the Planning and Development Department.

4. The development shall include the following amenities and elements at a minimum, distributed between the open space area(s) throughout the site, as approved by the Planning and Development Department:
   
a. Swimming pool.

b. Clubhouse, community room or gym.

c. One picnic area that includes one barbecue grill, shade ramada and a picnic table.

d. Two benches or seating features.

5. A shade exhibit shall be submitted with the preliminary site plan submittal, with shade calculations based on the summer solstice at 12:00pm (noon), as approved by the Planning and Development Department.

6. Pedestrian walkways, including the sidewalk along La Puente Avenue and 50th Place, shall be shaded to a minimum of 75 percent using large canopy
drought-tolerant shade trees at maturity and/or architectural shade, as approved or modified by the Planning and Development Department.

7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

8. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

9. Traffic calming measures shall be provided at all vehicular points of ingress and/or egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.

10. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

   a. “Secure/Covered Facilities” bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 20 spaces, as defined in Appendix K of the Comprehensive Bicycle Master Plan.

   b. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic bicycle racks located near the building entrance of each residential building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

   c. One bicycle repair station (“fix it station”) shall be provided and maintained on the site within a central amenity area or along a centralized pedestrian pathway. 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: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

11. A sidewalk shall be constructed along La Puente Avenue and 50th Place property lines, as approved by the Planning and Development Department.

12. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by
the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

13. 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.

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 Council of the City of Phoenix this 1st day of December, 2021.

________________________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

________________________________________

REVIEWED BY:

Jeffrey J. Barton, City Manager
Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-50-21-6

5121 E. La Puente Ave Phoenix
APN#'s 301-41-338D & 301-41-338H
6.64 Acres
T1S R4E S8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT B, KOLL/ELLIOIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY, RECORDER OF MARICOPA COUNTY, ARIZONA. RECORDED AS BOOK 244 OF MAPS, PAGE 9, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE MONUMENT LINE OF ELLIOT ROAD AND 51 ST STREET, THENCE NORTH 00 DEGREES 20 MINUTES 18 SECONDS WEST, ALONG THE MONUMENT LINE OF 51ST STREET, 425.00 FEET(RECORDED), 424.71 FEET(MEASURED) TO THE BEGINNING OF A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 45 SECONDS AND HAVING A RADIUS OF 500.00 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, 55.38 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 83 DEGREES 58 MINUTES 13 SECONDS EAST(RECORED) SOUTH 83 DEGREES 59 MINUTES 47 SECONDS EAST(MEASURED), 284.60 FEET TO A POINT ON THE CENTERLINE OF A PREVIOUSLY DEDICATED ACCESS ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST(RECORED) SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST(MEASURED), A DISTANCEOF 198.00 FEET,THENCE NORTH 88 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF 144.64 FEET, THENCE NORTH 82 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 288.64 FEET, THENCE NORTH 22 DEGREES 39 MINUTES 18 SECONDS EAST, A DISTANCE OF 281.08 FEET, THENCE NORTH 72 DEGREES 57 MINUTES 59 SECONDS WEST(RECORD) NORTH 72 DEGREES 58 MINUTES 19 SECONDS WEST(MEASURED), A DISTANCE OF 401.91 FEET, TO A POINT ON THE CENTERLINE OF A PREVIOUSLY DESCRIBED ACCESS ROAD EASEMENT;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30 DEGREES 47 MINUTES 57 SECONDS AND A RADIUS OF 236.10 FEET, AND A CHORD OF 125.39 FEET BEARING SOUTH 01 DEGREES 54 MINUTES 16 SECONDS WEST,126.91 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 17 DEGREES 20 MINUTES 27 SECONDS WEST, (RECORD) SOUTH 17 DEGREES 20 MINUTES 29 SECONDS WEST (MEASURED) 30.19 FEET (RECORD) 30.21 FEET (MEASURED) TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 78 DEGREES 41 MINUTES 12 SECONDS AND A RADIUS OF 100.00 FEET,

THENCE ALONG SAID CURVE TO THE RIGHT, 137.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 83 DEGREES 58 MINUTES 13 SECONDS WEST (RECORD) NORTH 83 DEGREES 59 MINUTES 47 SECONDS WEST (MEASURED), A DISTANCE OF 37.23 FEET (RECORD) 37.36 FEET (MEASURED) TO THE TRUE POINT OF BEGINNING.
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-50-21-6
Zoning Overlay: N/A
Planning Village: Ahwatukee Foothills

NOT TO SCALE

Drawn Date: 10/29/2021
Amend City Code - Ordinance Adoption - Rezoning Application Z-42-21-8 - Southwest Corner of 59th Avenue and South Mountain Avenue (Ordinance G-6922)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-42-21-8 and rezone the site from S-1 (Ranch or Farm Residence District) to C-2 (Intermediate Commercial District) to allow detached multifamily residential.

Summary
Current Zoning: S-1
Proposed Zoning: C-2
Acreage: 2.05 acres
Proposal: Multifamily residential

Owner: Kleck Rodney and Donna Tr., Deka Company
Applicant: Shelby Duplessis, The Empire Group of Companies
Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Laveen Village Planning Committee heard this case on Oct. 11, 2021 and recommended approval, per the staff recommendation, by a vote of 8-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Laveen Village Planning Committee recommendation and an additional stipulation, by a vote of 7-0.

Location
Southwest corner of 59th Avenue and South Mountain Avenue.
Council District: 8
Parcel Address: N/A

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-42-21-8) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

________

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

SECTION 1. The zoning of a 2.05-acre site located at the southwest corner of 59th Avenue and South Mountain Avenue in a portion of Section 5, Township 1 South, Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from “S-1” (Ranch or Farm Residence District) to “C-2” (Intermediate Commercial 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:

1. The development of the area is subject to the submittal of required master plans and compliance with the following stipulations:

Each developer shall submit Master Development Plans for review and approval by appropriate city departments prior to preliminary site plan submittal of such developer's development unit. The plans to be submitted are as follows:

(a) General Development Plan that shall include:

(1) Boundaries and approximate acreage of the developer's development unit.

(2) Proposed zoning and land use of the developer's development unit.

(3) The approximate location of arterial and collector streets which are adjacent to or a part of the developer's development unit.

(4) The approximate location, if provided, of any applicable public uses proposed, such as schools, parks, trails, drainage ways, or other recreational facilities. Also shown shall be proposed private open space reservations or trails adjacent to and/or within the developer's development unit.

(5) Development Phasing Schedule for the developer's development unit that includes the anticipated initiation of development for each phase and the anticipated completion of development.

(6) Project data for the developer's development unit for specific types of uses to include: a schedule of intensity of uses for each phase indicating the proposed land uses, the maximum number of dwelling units, the approximate gross leasable area, the proposed height and floor area ratio (FAR) limits, and the projected school enrollment.

(b) Master Infrastructure Plans: Each developer shall submit for review by the Water Services Director, master infrastructure plans for potable water, wastewater, and reclaimed water facilities (if applicable) for the developer's development unit. Such plans shall meet the terms and conditions set forth in the Water Services Department's master water, wastewater, and reclaimed water master plans for the area.
(c) Master Street Circulation Plan: Each developer shall dedicate all necessary rights-of-way and required easements for the developer’s development unit (for streets, utilities, trails systems, and other open space where required). Each applicable developer shall dedicate a multi-use trail easement along the South Mountain Avenue alignment as approved by the Parks and Recreation Department to provide connectivity through the site to adjacent open space and trail connections. Other multi-use trail easements shall be dedicated by the applicable developer in the vicinity of the Olney Avenue alignment, and to generally criss-cross through the core area to connect with planned or existing trails in the Laveen Trails Plan.

(d) Master Grading and Drainage Plan: Each developer shall submit a Master Grading and Drainage Plan for the developer’s development units to be approved by the City Engineer. The drainage plan shall include (but not be limited to) the following:

1. Proposed man-made drainage channels.
2. Any proposed flood control facilities, such as storm water detention dams.
3. Discuss any drainage concerns with the project and proposed methods of addressing these concerns, to include planning by the Flood Control District.

(e) Master Pedestrian / Bike / Trails Circulation Plan: Each developer shall submit a Master Pedestrian / Bike / Trails Circulation Plan for the developer’s development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to address the following:

1. Show all pedestrian walkways, equestrian trails, water features and watercourses, and bikeways within and/or abutting the site.
2. Coordinate the locations of trails to provide a trail network throughout the development.
3. Anticipated traffic impacts will be considered in reducing conflicts between vehicle and pedestrian/biking/etc. Alternative consideration for equestrian traffic may be considered.

(f) The Master Landscape and Conservation Plan: Each developer shall submit a Master Landscape and Conservation Plan for the developer’s development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to address the following:
(1) List of plants not allowed in the development due to their incompatibility.

(2) Define areas to be reserved as open space.

(g) The Master Site and Architectural/Urban Design Plan: Each developer shall submit a Master Site and Architectural/Urban Design Plan for the developer’s development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to develop a character framework for linkage systems of streets, trails, and other corridor through both residential and commercial parcels with landscape, signage and construction materials.

(h) The Master Open Space Plan: Each developer shall submit a Master Open Space Plan for the developer’s development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and shall address the relationship of the development to all open space.

2. There shall be a maximum of one vehicular access driveway on 59th Avenue within the boundaries of the rezoning request.

3. The required landscape setback along 59th Avenue shall include large canopy shade trees 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.

4. Perimeter walls along public streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

5. Bicycle parking shall be provided either as two secure spaces in lockers within the surface parking area, or four bicycle parking spaces via inverted U-bicycle racks, artistic style bicycle racks or “Outdoor/Covered Facilities” located near the vehicular entryway into the development, as approved by the Planning and Development Department. All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
6. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 59th Avenue south of the roadway that is labeled on the site plan as “secondary entry/exit.” The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from the intersection according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.

7. Trees shall be placed to provide 50% shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.

8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop pad, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

10. Trees shall be placed to provide 75% shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.

11. The developer shall dedicate minimum 55 feet of right-of-way and construct the west half of 59th Avenue to City of Phoenix CM Cross Section standards with a 14-foot-wide landscaped median island, as approved by the Planning and Development Department.

12. The developer shall provide $48,000 in escrow for a future traffic signal for the intersection of 59th Avenue and South Mountain Avenue.

13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

14. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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 preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

________________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: 

_________________________
REVIEWED BY:

Jeffrey J. Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-42-21-8

EMPIRE CARVER MOUNTAIN
EAST PARCEL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MARICOPA COUNTY ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS SOUTH 00°18'32" WEST, A DISTANCE OF 2,640.48 FEET;

THENCE NORTH 89°48'00" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 299.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 59TH AVENUE AS DEDICATED IN MAP OF DEDICATION P.U.H.S.D. #210 – COMPREHENSIVE HIGH SCHOOL AS RECORDED IN BOOK 846 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 42°53'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.42 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,055.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°00'25", A DISTANCE OF 442.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 00°18'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 457.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 56,640 SQUARE FEET OR 1.300 ACRES, MORE OR LESS.
Amend City Code - Ordinance Adoption - Rezoning Application Z-55-21-8 - Approximately 200 Feet East of the Northeast Corner of 11th Street and Washington Street (Ordinance G-6924)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-55-21-8 and rezone the site from C-1 TOD-1 (Neighborhood Retail District, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:5 EG (Walkable Urban Code, Transect 5:5 District, Transit Eastlake-Garfield Character Area) to allow a research and testing laboratory.

Summary
Current Zoning: C-1 TOD-1
Proposed Zoning: WU Code T5:5 EG
Acreage: 0.93
Proposed Use: Research and testing laboratory

Owner: Clide Calfa, QSS, LLC
Applicant: Kim Shaffer, Sky Analytical Laboratories, LLC
Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Central City Village Planning Committee heard this case on Oct. 11, 2021 and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 13-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 200 feet east of the northeast corner of 11th Street and Washington Street.
Council District: 8
Parcel Addresses: 1112 and 1122 E. Washington St.
Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-55-21-8) FROM C-1 TOD-1 (NEIGHBORHOOD RETAIL DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO WU CODE T5:5 EG (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT, TRANSIT EASTLAKE-GARFIELD CHARACTER AREA).

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

SECTION 1. The zoning of a 0.93-acre site located approximately 200 feet east of the northeast corner of 11th Street and Washington Street in a portion of Section 9, Township 1 North, Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from “C-1 TOD-1” (Neighborhood Retail District, Interim Transit-Oriented Zoning Overlay District One) to “WU Code T5:5 EG” (Walkable Urban Code, Transect 5:5 District, Transit Eastlake-Garfield Character Area).

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”.

Page 244
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,
vViolation of which shall be treated in the same manner as a violation of the City of
Phoenix Zoning Ordinance:

1. Upon site plan approval and permit issuance for any new building(s) or
structure(s) on the site, the new building or structure and adjacent landscaping
shall be developed in compliance with the Walkable Urban Code (Chapter 13
of the Phoenix Zoning Ordinance), as approved by the Planning and
Development Department.

2. The developer shall construct all streets within and adjacent to the
development with paving, curb, gutter, sidewalk, curb ramps, streetlights,
median islands, landscaping and other incidentals, as per plans approved by
the Planning and Development Department. All improvements shall comply
with all ADA accessibility standards.

3. The developer shall provide a No Hazard Determination for the proposed
development from the FAA pursuant to the FAA’s Form-7460 obstruction
analysis review process, prior to construction permit approval, as per plans
approved by the Planning and Development Department.

4. 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.

5. If determined necessary by the Phoenix Archaeology Office, the applicant shall
conduct Phase I data testing and submit an archaeological survey report of the
development area for review and approval by the City Archaeologist prior to
clearing and grubbing, landscape salvage, and/or grading approval.

6. If Phase I data testing is required, and if, upon review of the results from the
Phase I data testing, the City Archaeologist, in consultation with a qualified
archaeologist, determines such data recovery excavations are necessary, the
applicant shall conduct Phase II archaeological data recovery excavations.

7. 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.
8. The developer shall install a minimum of one inverted-u bicycle rack (two spaces) for guests, placed near building entrances to existing Building B as depicted on the site plan dated August 1, 2021 and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

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 Council of the City of Phoenix this 1st day of December, 2021.

_________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________
_________________________

REVIEWED BY:

_________________________
Jeffrey J. Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-55-21-8:

LOTS 23, 24, and 25, BLOCK 2, PORTER AND BAXTER’S SUBDIVISION OF TRACT "B" IN MURPHY’S ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 28.

EXCEPT THAT PART OF SAID LOT 25 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25;

THENCE EAST ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE WEST 35 FEET OF SAID LOT 25;

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE NORTH 15 FEET OF THE WEST 20 FEET OF SAID LOT 25;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 25;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF THE WEST 25 FEET OF SAID LOT 25; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING; AND

EXCEPT THE EAST 0.25 FEET OF LOT 23.
PCD Major Amendment - Rezoning Application Z-138-E-83-5 (Aldea Centre PUD) - Approximately 368 Feet South and 365 Feet West of the Southwest Corner of 99th Avenue and the Bethany Home Road Alignment

Request to approve Rezoning Application Z-138-E-83-5 and rezone the site from PUD PCD (Planned Unit Development, Planned Community District) to PUD PCD for a major amendment to the DC Ranch PCD to allow a major amendment to the Aldea Centre PUD to allow recreational vehicles sales, service and showroom.

Summary
Current Zoning: PUD PCD
Proposed Zoning: PUD PCD
Acreage: 125.30
Proposed Use: Major Amendment to the DC Ranch PCD to allow a major amendment to the Aldea Centre PUD to allow recreational vehicle sales, service and showroom.

Owner: John F. Long Family Revocable Living Trust
Applicant: David Richert, Richert and Associates
Representative: David Richert, Richert and Associates

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Maryvale Village Planning Committee heard the case on Aug. 11, 2021 for information only.
VPC Action: The Maryvale Village Planning Committee heard the case on Oct. 13, 2021 and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 6-4.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment.
Council District: 5
Parcel Addresses: 5627, 5628, 5700, 5750, 5800, and 5850 N. 101st Ave., 9927,
9928, 9975, 10,100, 10,200, and 10,250 W. Montebello Ave.; and 10,000 W. Missouri Ave.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ATTACHMENT A – Aldea Centre PUD, DC Ranch Planned Community District

Z-138-E-83-5

Planning Commission Approved Stipulations from November 4, 2021:

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 2, 2021, as modified by the following stipulations:

   a. Front cover: Revise the date information on the cover page to the following:

      Major Amendment Z-183-E-83
      Submitted: March 18, 2021
      2nd Submittal: June 30, 2021
      Hearing Draft: September 2, 2021
      City Council Adopted: [Add Adoption Date]

   b. Page 35, Performance Standards for Recreational Vehicle and Towable Trailer Sales, Standard No. 3: Update the minimum caliper size to 50% 2-inch caliper and 50% 3-inch caliper for the landscape setback.

   c. Page 36, Performance Standards for Recreational Vehicle and Towable Trailer Sales, add the following language as Standard No. 8: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

   d. Page 56, Approved Plant Material List: Remove “Date Palm” and “Mediterranean Fan Palm” from the tree and accents categories.

2. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 99th Avenue south of Montebello Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.

3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by
the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.

6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.

7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

8. 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.

**PCD Stipulations**

9. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.

10. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.

Exhibits:
A – Legal Description (2 Pages)
B – Major PCD Amendment Map (1 page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-138-E-83-5

That part of the East half of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of said Section 17;

Thence North 00 degrees 34 minutes 51 seconds West, along the North-South mid-section line of said Section 17, a distance of 3297.00 feet to the Point of Beginning;

Thence continuing North 00 degrees 34 minutes 51 seconds West 1109.70 feet to a point on the Easterly line of the property described in Book 218 of Deeds, Page 291, Records of Maricopa County, Arizona;

Thence North 34 degrees 02 minutes 17 seconds East along said Easterly line 158.95 feet;

Thence North 25 degrees 58 minutes 17 seconds East along said Easterly line 626.00 feet to the Northeast corner of said property;

Thence South 87 degrees 38 minutes 08 seconds West along the North line of the above described property 370.31 feet to a point on the North-South mid-section line of said Section 17;

Thence North 00 degrees 34 minutes 51 seconds West along said mid-section line 43.10 feet;

Thence North 87 degrees 23 minutes 07 seconds East a distance of 582.33 feet;

Thence North 86 degrees 06 minutes 07 seconds East a distance of 626.50 feet;

Thence North 86 degrees 15 minutes 07 seconds East a distance of 616.50 feet;

Thence North 85 degrees 47 minutes 07 seconds East a distance of 484.81 feet;

Thence South 00 degrees 00 minutes 24 seconds West a distance of 345.03 feet;

Thence North 88 degrees 34 minutes 07 seconds East a distance of 394.51 feet to a point on the East line of said Northeast quarter of Section 17;

Thence South 00 degrees 00 minutes 24 seconds West along said East line a distance of 2242.99 feet;

Thence South 88 degrees 44 minutes 55 seconds West, 195.26 feet to the beginning of a tangent curve whose radius point bears North 01 degrees 15 minutes 05 seconds West, 1000.00 feet;
Thence Westerly along the arc of said tangent curve through a central angle of 23 degrees 41 minutes 27 seconds and an arc length of 413.48 feet;

Thence North 67 degrees 33 minutes 38 seconds West, 161.99 feet to the beginning of a tangent curve whose radius point bears South 22 degrees 26 minutes 22 seconds West 500.00 feet;

Thence Westerly along the arc of said tangent curve through a central angle of 36 degrees 11 minutes 22 seconds and an arc length of 315.81 feet;

Thence South 76 degrees 15 minutes 00 seconds West 183.06 feet to a point on the monument line of 101st Avenue;

Thence along said monument line the following three(3) courses and distances

North 17 degrees 37 minutes 49 seconds West 280.68 feet to the beginning of a curve to the right, having a radius of 400.00 feet;

Thence along the arc of said curve to the right through a central angle of 17 degrees 20 minutes 37 seconds and an arc length of 121.08 feet;

Thence North 00 degrees 17 minutes 12 seconds West 132.82 feet to a point on the North boundary of “Pendergast Elementary School Unit 9”, a subdivision, recorded in Book 545 of Maps, Page 35, Records of Maricopa County;

Thence along said North boundary South 88 degrees 39 minutes 29 seconds West 1340.88 feet to the Point of Beginning.
MAJOR PCD AMENDMENT MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z 138 E 83 5
Zoning Overlay: N/A
Planning Village: Maryvale

Z 138 E 83 5

CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MC DOWELL RD
INTERSTATE 10

NOT TO SCALE

Drawn Date: 11/15/2021
Public Hearing and Resolution Adoption - General Plan Amendment GPA-EN-1-20-4 - Approximately 960 Feet West of the Southwest Corner of the SR-51 Freeway and Thomas Road (Resolution 21979)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on approximately 21.60 acres from Residential 10 to 15 dwelling units per acre and Commercial to Public/Quasi-Public. This is a companion case to Z-25-20-4 and should be heard first, followed by Z-25-20-4.

Summary
Application: GPA-EN-1-20-4
Current Designation: Residential 10 to 15 dwelling units per acre (19.07 acres) and Commercial (2.53 acres)
Proposed Designation: Public/Quasi-Public
Acreage: 21.60 acres
Proposed Use: Phoenix Children's Hospital campus

Owner: Phoenix Children's Hospital, et al.
Applicant: Phoenix Children's Hospital
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval.
VPC Action: The Encanto Village Planning Committee heard this case on Nov. 1, 2021 and recommended approval, per the staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Encanto Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road.
Council District: 4
Parcel Addresses: 2700 N. 18th Place; 1741, 1801, 1813, and 1829 E. Thomas Road;
1725, 1785, and 1810 E. Windsor Ave.; 1821, 1827, and 1919 E. Cambridge Ave.;
1822, 1826, 1828, 1830, and 1832 E. Virginia Ave.; and 1706, 1724, and 1726 E. Yale
St.

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and
Development Department.
RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-EN-1-20-4, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

___________

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

SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-EN-1-20-4, 21.60 acres located approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road is designated Public/Quasi-Public.

SECTION 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:
PROPOSED CHANGE:
Public/Quasi Public (21.60 +/- Acres)

PASSED by the Council of the City of Phoenix this 1st day of December, 2021.

________________________________________
MAYOR

ATTEST:

________________________________________
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

________________________________________
________________________________________

REVIEWED BY:

________________________________________
Jeffrey Barton, City Manager
Application: GPA-EN-1-20-4

Owner: Phoenix Children's Hospital, et al.

Applicant: Phoenix Children’s Hospital

Representative: Taylor Earl, Earl & Curley

Location: Approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road

Acreage: 21.60 acres

Current Plan Designation: Residential 10 to 15 dwelling units per acre (19.07 acres) and Commercial (2.53 acres)

Requested Plan Designation: Public/Quasi-Public (21.60 acres)

Reason for Requested Change: Minor General Plan Amendment for Public/Quasi-Public on the Phoenix Children's Hospital campus

Encanto Village Planning Committee Date: November 1, 2021

Staff Recommendation: Approval

FINDINGS:

1) The companion rezoning case (Z-25-20-4) proposes a Planned Unit Development to expand and consolidate zoning across the Phoenix Children’s Hospital Campus. Because the proposal exceeds 10 acres and is not entirely consistent with the existing General Plan Land Use Map designations a General Plan Amendment is required to amend the Land Use Map designation.

2) The proposed General Plan Land Use Map designation of Public/Quasi-Public is compatible with the Land Use Map designation to the north and east and is consistent with the existing and planned uses for the subject site.
3) The proposed General Plan Land Use Map designation of Public/Quasi-Public is appropriate at this location due to the proximity to an arterial street and State Route 51.

BACKGROUND
The subject site is located approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road. The request would amend the General Plan Land Use Map designation from Residential 10 to 15 dwelling units per acre and Commercial to Public/Quasi-Public. The subject site surrounds and excludes a property owned by the State of Arizona.

Rezoning case Z-25-20-4 is a companion case to this General Plan Amendment request and seeks to consolidate multiple zoning entitlements under a Planned Unit Development to allow for expansion and master planning of the Phoenix Children’s Hospital campus. A portion of the Phoenix Children’s Hospital Campus currently has the appropriate Public/Quasi-Public designation which has traditionally used for hospitals in the City of Phoenix. This request would consolidate the full campus under the Public/Quasi-Public designation.

SURROUNDING LAND USES
To the west of the subject site are two land uses and designations described as follows. Along Thomas Road and west of the subject site is developed as commercial and designated Commercial. The remainder of the properties are a mix of single-family residential and multifamily residential designated Residential 10 to 15 dwelling units per acre.

To the south of the subject site are a mix of single-family and multifamily properties designated Residential 10 to 15 dwelling units per acre.

To the north of the subject site but south of Thomas Road is the core of the Phoenix Children’s Hospital Medical Campus which is designated Public/Quasi-Public.

To the north of the subject site and north of Thomas Road are a mix of commercial properties designated Commercial. North of Thomas Road and adjacent to the Phoenix Children’s Hospital Campus (a portion not included in this GPA) is the Arizona Heart Hospital which is also designated Public/Quasi-Public.
RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

- **JOB CREATION (EMPLOYERS); LAND USE AND DESIGN PRINCIPLE:** Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

  The proposed General Plan Amendment will support ongoing investment and development of the Phoenix Children’s Hospital Campus which has been an medical-oriented employment center since the late 1960s.

- **JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE:** Support necessary changes to land use and zoning in and around bio-medical clusters.

  The proposed General Plan Amendment will support the master planning efforts of the Phoenix Children’s Hospital to create a cohesive medical campus

CONNECT PEOPLE AND PLACES CORE VALUE

- **LAND USE PRINCIPLE:** Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

  The proposed General Plan Amendment will support ongoing investment and development of the Phoenix Children’s Hospital Campus which is both a destination and an employment center. This campus is well served by State Route 51 and Thomas Road.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-EN-1-20-4. The approval of this request will support continued development at Phoenix Children’s Hospital.

**Writer**
Nick Klimek
October 28, 2021

**Team Leader**
Samantha Keating

**Exhibits**
Sketch Map
EXISTING:

Residential 10 to 15 du/ac (19.07 +/- Acres)
Commercial (2.53 +/- Acres)

PROPOSED CHANGE:

Public/Quasi Public (21.60 +/- Acres)
GENERAL PLAN AMENDMENT
CITY OF PHOENIX † PLANNING & DEVELOPMENT DEPARTMENT † 200 W WASHINGTON ST † PHOENIX, AZ † 85003 † (602) 262-6882

APPLICATION NO: GPA-EN-1-20-4_BW
ACRES: 21.60 +/-

VILLAGE: Encanto
COUNCIL DISTRICT: 4

APPLICANT: Phoenix Children's Hospital

EXISTING:
Residential 10 to 15 du/ac (19.07 +/- Acres)
Commercial (2.53 +/- Acres)

PROPOSED CHANGE:
Public/Quasi Public (21.60 +/- Acres)
Village Planning Committee Meeting Summary  
GPA-EN-1-20

Date of VPC Meeting: November 1, 2021
Request From: Residential 10 to 15 dwelling units per acre (19.07 acres) and Commercial (2.53 acres)
Request To: Public/Quasi-Public (21.60 acres)
Proposed Use: Minor General Plan Amendment for Public/Quasi-Public on the Phoenix Children’s Hospital campus
Location: Approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road
VPC Recommendation: Approve, per staff recommendation
VPC Vote: 12-0-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received on this item.

This agenda item was heard concurrently with Item No. 4 (Z-25-20-4 – Phoenix Children’s Hospital PUD)

Chair Kleinman stated that GPA-EN-1-20-4 and Z-25-20-4 be presented concurrently but that the two separate motions will be required with the General Plan Amendment first.

STAFF PRESENTATION

Klimek, staff, introduced the request for a minor amendment to the Phoenix General Plan for the Phoenix Children’s Hospital campus. Much of the campus is designated “Public/Quasi-Public” and this text amendment would change the designation on an additional 21.60 acres from “Residential 10-15 dwelling units per acre” and “Commercial” to “Public/Quasi-Public.” The request will advance the General Plan Core Values of “Strengthening the Local Economy” through job creation and by “Connecting People and Places” through an appropriate level of intensity that respects local conditions. Staff is recommending approval with no stipulations.

APPLICANT PRESENTATION
None.

[Note: the item was heard with its companion rezoning case, Z-25-20-4, to provide greater context of the requests.]

QUESTIONS FROM COMMITTEE
Mahrle asked how the process for a GPA differs from a typical rezoning case. Klimek responded that there are more notification requirements, and that the amendment is adopted by resolution rather than by ordinance.

PUBLIC COMMENTS
None.

APPLICANT RESPONSE
None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Mahrle moved to approve per the staff recommendation. Matthews seconded the motion.

DISCUSSION
None.

VOTE
12-0-0; motion passed with Benjamin, Coates, George, Jewett, Mahrle, Matthews, Procaccini, Rodriguez, Searles, Wagner, Vice Chair Bryck, and Chair Kleinman in support; none in dissent; and none in abstention.

STAFF COMMENTS
None.
## Attachment D

### REPORT OF PLANNING COMMISSION ACTION
November 4, 2021

<table>
<thead>
<tr>
<th>ITEM NO: 8</th>
<th>DISTRICT NO.: 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject:</td>
<td></td>
</tr>
<tr>
<td>Application #:</td>
<td>GPA-EN-1-20-4 (Companion Case Z-25-20-4)</td>
</tr>
<tr>
<td>Location:</td>
<td>Approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road</td>
</tr>
<tr>
<td>From:</td>
<td>Residential 10 to 15 dwelling units per acre and Commercial</td>
</tr>
<tr>
<td>To:</td>
<td>Public/Quasi Public</td>
</tr>
<tr>
<td>Acreage:</td>
<td>21.60</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Minor General Plan Amendment for Public/Quasi-Public on the Phoenix Children's Hospital campus.</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Phoenix Children's Hospital</td>
</tr>
<tr>
<td>Owner:</td>
<td>Phoenix Children's Hospital, et al.</td>
</tr>
<tr>
<td>Representative:</td>
<td>Taylor Earl, Earl &amp; Curley, P.C.</td>
</tr>
</tbody>
</table>

### ACTIONS:

**Staff Recommendation:** Approval.

**Village Planning Committee (VPC) Recommendation:**

**Encanto** 11/1/2021 Approval, per the staff recommendation. Vote: 12-0.

**Planning Commission Recommendation:** Approval, per the Encanto Village Planning Committee recommendation.

**Motion Discussion:** N/A

**Motion details:** Commissioner Howard made a MOTION to approve GPA-EN-1-20-4, per the Encanto Village Planning Committee recommendation.

- **Maker:** Howard
- **Second:** Johnson
- **Vote:** 7-0
- **Absent:** Gorraiz and McCabe
- **Opposition Present:** No

### Findings:

1. The companion rezoning case (Z-25-20-4) proposes a Planned Unit Development to expand and consolidate zoning across the Phoenix Children’s Hospital Campus. Because the proposal exceeds 10 acres and is not entirely consistent with the existing General Plan Land Use Map designations a General Plan Amendment is required to amend the Land Use Map designation.

2. The proposed General Plan Land Use Map designation of Public/Quasi-Public is compatible with the Land Use Map designation to the north and east and is consistent with the existing and planned uses for the subject site.
3. The proposed General Plan Land Use Map designation of Public/Quasi-Public is appropriate at this location due to the proximity to an arterial street and State Route 51.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.
Public Hearing and Ordinance Adoption - Rezoning Application Z-25-20-4 (Phoenix Children’s Hospital PUD) - Southwest Corner of the SR-51 Freeway and Thomas Road (Ordinance G-6928)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-25-20-4 and rezone the site from R-3 RI (Multifamily Residence District, Residential Infill District), R-5 RI (Multifamily Residence District, Residential Infill District), C-O (Commercial Office - Restricted Commercial District), C-O/G-O (Commercial Office - Restricted Commercial District / General Office), C-2 SP (Intermediate Commercial District, Special Permit), C-2 H-R (Intermediate Commercial District, High-Rise District), C-2 H-R (Approved C-2 HR SP) (Intermediate Commercial District, High-Rise District, Approved Intermediate Commercial District, High-Rise District, Special Permit), C-2 H-R SP (Intermediate Commercial District, High-Rise District, Special Permit), C-2 HGT/WVR (Intermediate Commercial District, Height Waiver), and P-1 (Passenger Automobile Parking, Limited District) to PUD (Planned Unit Development District) for the Phoenix Children’s Hospital PUD to allow a medical campus. This is a companion case and should be heard following GPA-EN-1-20-4.

Summary
Current Zoning: R-3 RI (3.46 acres), R-5 RI (1.25 acres), C-O (1.20 acres), C-O/G-O (1.30 acres), C-2 SP (2.85 acres), C-2 H-R (21.71 acres), C-2 H-R (Approved C-2 H-R SP) (1.00 acre), C-2 H-R SP (0.31-acres), C-2 HGT/WVR (7.70 acres), and P-1 (1.87 acres)
Proposed Zoning: PUD
Acreage: 42.65 acres
Proposed Use: Medical Campus

Applicant: Phoenix Children's Hospital
Owner: Phoenix Children's Hospital, et al.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Encanto Village Planning Committee heard this case on Sept. 13, 2021
for information only.
VPC Action: The Encanto Village Planning Committee heard this case on Nov. 1, 2021 and recommended approval, per the staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Encanto Village Planning Committee recommendation, with an additional stipulations, by a vote of 7-0.

Location
Southwest corner of the SR-51 Freeway and Thomas Road.
Council District: 4
Parcel Address: Parcel Addresses: 2700 N. 18th Place; 1741, 1801, 1813, 1829, and 1919 E. Thomas Road; 1725, 1785, and 1810 E. Windsor Ave.; 1821, 1827, 1919, 1920, and 1980 E. Cambridge Ave.; 1822, 1826, 1828, 1830, and 1832 E. Virginia Ave.; and 1706, 1724, and 1726 E. Yale St.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-25-20-4) FROM R-3 RI (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT), R-5 RI (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT), C-O (COMMERCIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT), C-O/G-O (COMMERCIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT / GENERAL OFFICE), C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT, SPECIAL PERMIT), C-2 H-R (INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE DISTRICT), C-2 H-R (APPROVED C-2 H-R SP) (INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE DISTRICT, APPROVED INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE DISTRICT, SPECIAL PERMIT), C-2 H-R SP (INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE DISTRICT, SPECIAL PERMIT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL DISTRICT, HEIGHT WAIVER), AND P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

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

SECTION 1. The zoning of a 42.65-acre site located at the southwest corner of the SR-51 Freeway and Thomas Road, in a portion of Section 34, Township 2 North, and Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from 3.46-acres of “R-3 RI” (Multifamily Residence District, Residential Infill District), 1.25-acres of “R-5 RI” (Multifamily Residence District, Residential Infill District),
1.20-acres of “C-O” (Commercial Office - Restricted Commercial District), 1.30-acres of “C-O/G-O” (Commercial Office - Restricted Commercial District / General Office), 2.85-acres of “C-2 SP” (Intermediate Commercial District, Special Permit), 7.70-acres of “C-2 HGT/WVR” (Intermediate Commercial District, Height Waiver), 21.71-acres of “C-2 H-R” (Intermediate Commercial, High-Rise H-R District—High-Rise and High Density District), 0.31-acres of “C-2 H-R SP” (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit), 1.00 acre of “C-2 H-R (Approved C-2 H-R SP)” (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Approved Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit), and 1.87-acres “P-1” (Parking District) to 42.65-acres of “PUD” (Planned Unit Development 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:

1. An updated Development Narrative for Phoenix Children’s Hospital PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 13, 2021, as modified by the following stipulations:

   a. Page 5: Table of Contents: Change the font color to black.

   b. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks: Add the following text “In the case of inconsistencies, the larger setback provision shall apply.”
c. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks, Exhibit 6 Landscape 6 Inset: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".

d. Page 15: Table 2.2: Landscape Standards Table, d. Parking Lot Areas and Structured Parking: Add a row titled “Surface Parking Shade” with the following standard “All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade.”

e. Page 41: Design Guidelines, h. Fences and Walls: Delete No. 1 “Shall comply with the City of Phoenix Zoning Ordinance, Section 703” and renumber the subsequent guidelines.

f. Page 54: Exhibit 6: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".

2. The developer shall retain the bus stop pad along eastbound Thomas Road east of the 18th Street Alignment. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Thomas Road and the 18th Street alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

3. The developer shall retain the bus stop pad along eastbound Thomas Road east of Children’s Way. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. 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.
7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. If 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.

12. Prior to preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

________________________________
MAYOR
ATTEST:

_________________________
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_________________________
_________________________

REVIEWED BY:

_________________________
Jeffrey J. Barton, City Manager

Exhibits:
A – Legal Description (4 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-20-4

LEGAL DESCRIPTION FOR LOTS A, B, C, D, E, F AND G

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE CENTER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 2636.25 FEET;

THENCE UPON AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34,SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 540.05 FEET;

THENCE DEPARTING THE AFORESAID EAST LINE, SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 18.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 20TH STREET;

THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 255.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 22 MINUTES 08 SECONDS, AN ARC LENGTH OF 18.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

THENCE DEPARTING THE AFORESAID WEST RIGHT OF WAY LINE, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 727.79 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 179.87 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 184.74 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.47 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

LEGAL DESCRIPTION FOR LOTS A, B, C, D, E, F AND G

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE CENTER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 2636.25 FEET;

THENCE UPON AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 540.05 FEET;

THENCE DEPARTING THE AFORESAID EAST LINE, SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 18.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 20TH STREET;

THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 255.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 22 MINUTES 08 SECONDS, AN ARC LENGTH OF 18.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

THENCE DEPARTING THE AFORESAID WEST RIGHT OF WAY LINE, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 727.79 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 179.87 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 184.74 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.47 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

LEGAL DESCRIPTION FOR COMBINED LOTS K, L, M, N, O, P AND Q

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE CENTER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 2636.25 FEET;

THENCE UPON AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 988.85 FEET TO THE INTERSECTION OF CAMBRIDGE AVENUE AND 20TH STREET;

THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 37.46 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE AFORESAID 20TH STREET AND BEING THE POINT OF BEGINNING;

THENCE UPON AND WITH SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 255.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 23 MINUTES 25 SECONDS, AN ARC LENGTH OF 18.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 396.65 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 155.68 FEET;
THENCE SOUTH 01 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 485.35 FEET;

THENCE DEPARTING THE AFORESAID RIGHT OF WAY LINE, NORTH 00 DEGREES 18 MINUTES 27 SECONDS EAST, A DISTANCE OF 279.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;
Staff Report Z-25-20-4
(Phoenix Children’s Hospital PUD)
October 28, 2021

Encanto Village Planning Committee Meeting Date: November 1, 2021
Planning Commission Hearing Date: November 4, 2021

Request From:
R-3 RI (Multifamily Residence District, Residential Infill District) (3.46 acres), R-5 RI (Multifamily Residence District, Residential Infill District) (1.25 acres), C-O (Commercial Office - Restricted Commercial District) (1.20 acres), C-O/G-O (Commercial Office - Restricted Commercial District / General Office) (1.30 acres), C-2 SP (Intermediate Commercial District, Special Permit) (2.85 acres), C-2 HGT / WVR (Intermediate Commercial District, Height Waiver) (7.70 acres), C-2 H-R (Intermediate Commercial, High-Rise H-R District—High-Rise and High Density District) (21.71 acres), C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit) (0.31 acres), C-2 H-R (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District) (1.00 acres) (Approved C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit (1.00 acres), and P-1 (Parking) (1.87 acres)

Request To: PUD (Planned Unit Development) (42.65 acres)

Proposed Use: PUD to allow for a medical campus

Location: Southwest corner of the SR-51 Freeway and Thomas Road

Owner: Phoenix Children's Hospital, et al.

Applicant: Phoenix Children's Hospital

Representative: Taylor Earl, Earl & Curley

Staff Recommendation: Approval, subject to stipulations
### General Plan Conformity

<table>
<thead>
<tr>
<th>General Plan Land Use Map Designation</th>
<th>Current Designation: Public/Quasi Public (21.59 acres), Residential 10 to 15 dwelling units per acre (19.07 acres), and Commercial (2.53 acres) Proposed (GPA-EN-1-20-4 for 21.06 acres):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas Road</td>
<td>Arterial, Varies, 42 to 54-foot south half street</td>
</tr>
<tr>
<td>Windsor Avenue</td>
<td>Local Street, 50-foot full street, 25-foot south half street</td>
</tr>
<tr>
<td>Cambridge Avenue</td>
<td>Local Street, 50-foot full street, Varies, 25 to 32-feet north half street, 25-foot south half street</td>
</tr>
<tr>
<td>Virginia Avenue</td>
<td>Local Street, Varies, 25 to 30-foot north half street</td>
</tr>
<tr>
<td>Yale Street</td>
<td>Local Street, 25-foot north half street</td>
</tr>
<tr>
<td>17th Place</td>
<td>Local Street, 10-foot east half street</td>
</tr>
<tr>
<td>20th Street</td>
<td>Local Street, Varies, 0 to 30-foot west half street</td>
</tr>
</tbody>
</table>

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

The PUD will support and facilitate ongoing investment and development of the Phoenix Children’s Hospital Campus, which serves as one of the area’s largest employers. By consolidating multiple zoning districts into a single PUD, the process for master planning and expanding will be streamlined. While the subject site is not located in a designated employment center, the Phoenix Children’s Hospital contains a cluster of complementary uses and employers with immediate access to a freeway and an arterial street.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

The Phoenix Children’s Hospital Campus includes a significant amount of structured parking and the vision provided in the PUD is for a compact and complete medical campus, that does not rely significantly on surface parking. The PUD includes provisions that all new surface parking lots will be shaded to 25 percent by vegetative shade and that 50 percent of the spaces will have structural shade.

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

The PUD includes provisions to create pedestrian friendly streetscape environments with shaded and detached sidewalks in new developments with a requirement for 75 percent shade. Additionally, the PUD includes enhanced tree planting standards for open space areas and along private pedestrian walkways.

### Applicable Plan, Overlays, and Initiatives

- **Piestewa Peak Parkway Specific Plan**: See Background Item No. 11.
- **Complete Streets Guiding Principles**: See Background Item No. 12.
- **Tree and Shade Master Plan**: See Background Item No. 13.
- **Zero Waste Phoenix**: See Background Item No. 14.

### Background/Issues/Analysis

**SUBJECT SITE**

1. This request is to rezone 42.65 acres located at the southwest corner of the State Route 51 Freeway and Thomas Road from R-3 RI (Multifamily Residence District, Residential Infill District) (3.46 acres), R-5 RI (Multifamily Residence District, Residential Infill District) (1.25 acres), C-O (Commercial Office - Restricted Commercial District) (1.20 acres), C-O/G-O (Commercial Office - Restricted Commercial District / General Office) (1.30 acres), C-2 SP (Intermediate Commercial District, Special Permit) (2.85 acres), C-2 HGT / WVR (Intermediate Commercial District, Height Waiver) (7.70 acres), C-2 H-R (Intermediate Commercial, High-Rise H-R District—High-Rise and High Density District) (21.71 acres), C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit) (0.31 acres), C-2 H-R (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District) (Approved C-2 H-R SP (Intermediate Commercial District, High-
Rise H-R District—High-Rise and High Density District, Special Permit (1.00 acres), and P-1 (Parking) (1.87 acres) to allow for the Phoenix Children’s Hospital medical campus. The subject site is located in an area generally bounded by Thomas Road on the north, Yale Street on the south, 17th Street on the west, and the State Route 51 on the east.

2. The General Plan Land Use Map designation for the subject site is a mixture of several designations including Public/Quasi Public, Residential 10 to 15 dwelling units per acre, and Commercial. A companion General Plan Amendment case, GPA-EN-1-20-4, has been filed to update the General Plan Land Use Map designation to consolidate the entire campus to Public/Quasi-Public.

SURROUNDING LAND USE AND ZONING

3. The subject site was first developed in 1961 as the Doctors Hospital and has since operated as Humana Hospital, the Phoenix Regional Medical Office, and then from 2000 as Phoenix Children’s Hospital. The subject site operates as a medical campus as the principal use and with accessory uses typical of a major hospital campus, such as offices. The existing campus includes a mix of building heights ranging from one and two stories up to the tower at the center of the campus which reaches a height of 192 feet.

West, south of Thomas Road and north of Cambridge Avenue:
Immediately adjacent to the subject site at the above location is primarily multifamily and office uses zoned for R-3 RI and R-5 RI. The R-5 RI site located along Thomas Road immediately west of the subject site is built to two-stories tall but is zoned to allow a maximum height of six-stories and 65 feet. The remainder of properties adjacent to the subject site are zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.

Non-Contiguous site, south of Cambridge Avenue and north of Yale Street: The non-contiguous parcel located in the most southwesterly portion of the subject site is adjacent to a mix of single-family and multifamily dwellings ranging in height from one to two stories but zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.
South of Cambridge Avenue and north of Virginia Avenue:
To the south and west of this portion of the site are a mix of single-family and multifamily dwellings ranging in height from one to two stories but zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements. To the east of this site is a four-level parking structure and conference center zoned C-2 HGT / WVR and built at an approximate height of 44 feet.

East, north of Cambridge Avenue:
Located immediately east of the subject site but north of Cambridge Avenue is 20th Street. Beyond 20th Street is the State Route 51 which is elevated at this location. In total, the right-of-way measures approximately 440 feet in width before the nearest private property.

North of Thomas Road:
Located north, across Thomas Road from the subject site are a mix of uses including surface parking, offices, multifamily residences, commercial, and healthcare. From the west near 17th Place, most of the parcels are developed in a single-story form which increases to three and four stories in height approaching State Route 51. This mix of land uses is achieved through a mix of zoning including R-5, C-1, C-2 HGT/WVR, and C-2 HGT/WVR SP.

Interior to Campus: There are two parcels located within the perimeter boundary of the subject site but not included in the rezoning case.

Located at the northeast corner of Cambridge Avenue and 18th Place is a City of Phoenix Fire Station. This site is one-story and zoned R-3 which allows a height of two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.

Located north of Windsor Avenue near the western edge of the rezoning boundary is a parcel owned and operated by the State of Arizona which is built to one-story in height but zoned R-5 RI which allows a maximum height of six-stories and 65 feet.

PROPOSAL
4. The proposal utilizes the PUD zoning district which is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant proposes standards and guidelines that are tailored to the context of the specific site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions are applied.
The proposal is to consolidate the 10 zoning districts that currently govern development on the campus into a comprehensive set of regulations, requirements, and design standards contained in the PUD Development Narrative, herein referred to as the “development narrative.”

5. **Site Plan**

The development narrative contains a series of site plans depicting the overall flow of the existing campus and their vision for how future development on the site may occur. Elements of this conceptual plan are incorporated into the body of the narrative to regulate certain elements of the campus, including building heights in addition to building and landscape setbacks.

*Exhibit 4: Land Use Exhibit, Source: PUD Narrative.*

6. **Land Use**

The development narrative is written to permit a mix of uses that will complement the overall mission of Phoenix Children’s Hospital through operational and locational synergies.

Permitted uses: Administrative offices; behavioral health including both inpatient and outpatient; birthing center; blood donation; central service facilities; medical,
dental, and clinical offices; conference/training facilities; health and support services; hospice care; hospital; hospital service organizations; medical technology research and development; nursing or medical training facilities; office; parking structures and surface parking; pharmacies; rehabilitation services; research laboratories; respite care; and women and children center.

Permitted accessory uses: Ancillary uses, temporary lodging, child day care; and helistop (existing and subject to current stipulations).

Permitted temporary uses: Temporary parking lots.

7. **Development Standards**

The development narrative includes development standards such as height, setbacks, lot coverage, and open space requirements in addition to landscape planting standards, parking requirements, and others; this summary focuses on key elements of the development standards section. The narrative and its development standards are written to allow for vertical and horizontal expansion of the health campus while respecting the interface with the nearby neighborhoods, primarily through where the greatest height is permitted and by prescribing perimeter setbacks.

**Height:**

The development narrative consolidates existing height permissions from previous zoning cases with few minor exceptions. The maximum height permitted by the narrative is 247 feet which is the existing height of the hospital tower at the center of the campus. Additional height is focused along Thomas Road and along State Route 51, where the campus can achieve the greatest visibility and least impact to nearby residential neighborhoods.

As depicted in Exhibit 7 to the right, the narrative restricts height to 30 feet in the most southwesterly portion of the site, to 56 feet south of Cambridge Avenue and north of Virginia Avenue, to 56 feet adjacent to the west zoning boundary with the exception of the most northwesterly portion of the site adjacent to Thomas Road which is restricted to maximum height of 96 feet.
Setbacks: The development narrative prescribes a height-based setback regime for building and landscape setbacks for when sites are adjacent to public streets, residential uses, and non-residential uses.

**Building and Landscape Setbacks (Adjacent to Public Streets):**

<table>
<thead>
<tr>
<th></th>
<th>Building Setback (Min.)</th>
<th>Building Setback (Min.)</th>
<th>Landscape Setback (Min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 stories or less</td>
<td>Greater than 2 stories</td>
<td>N/A</td>
</tr>
<tr>
<td>Thomas Road</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>20th Street</td>
<td>15’</td>
<td>15’</td>
<td>15’</td>
</tr>
<tr>
<td>Cambridge Avenue</td>
<td>15’</td>
<td>30’</td>
<td>15’</td>
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<tr>
<td>17th Place</td>
<td></td>
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<tr>
<td>18th Place</td>
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</tr>
<tr>
<td>Virginia Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yale Street</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Perimeter Building and Landscape Setbacks (Adjacent to Residential Uses):**

- **Building Setbacks:** When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum building setback of 10 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum building setback of 20 feet.

- **Landscape Setbacks:** When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum landscape setback of 5 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum landscape setback of 20 feet.

**Perimeter Building and Landscape Setbacks (Adjacent to Non-Residential Uses):**

- **Building Setbacks:** When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum building setback of 5 feet. The undermentioned landscape setback requirement for a 20 foot minimum landscape setback for buildings greater than 2 stories or 30 feet would, by default, create a 20 foot minimum building setback.

- **Landscape Setbacks:** When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum landscape setback of 5 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum landscape setback of 20 feet. (Page 15).

**Campus Development Standards:**

While much of the campus is existing, the development narrative prescribes additional requirements for all new development and, in some cases, for the campus in aggregate. The below section is divided into “new development” and “aggregate campus” standards.
New Development:
- Shaded and detached public sidewalks: With development or redevelopment, sidewalks will be detached from the curb by a minimum landscape area of 5 feet in width and will be shaded to 75 percent.
- Shaded private pedestrian pathways: All new pedestrian pathways will be shaded to 50 percent.
- Shaded surface parking: All new surface parking lots will be landscaped and shaded to 25 percent by vegetative shade and 50 percent of required parking spaces will be shaded via architectural shade, as addressed in Stipulation No. 1.d.
- Bicycle parking: All new buildings will include one new bicycle rack.

Aggregate Campus:
- Surface parking lots: A minimum 10 percent area of all surface parking lots – new and existing – will be landscape, as addressed in Stipulation No. 1d.
- Open space: A minimum 5 percent of the gross area will be open space and with individual spaces programmed for active uses such as play areas, outdoor dining, and patios and passive spaces to provide an aesthetically pleasing and calming element to the campus through turf and landscaping.
- Pedestrian pathways: The narrative preserves the requirement that a pedestrian circulation plan be updated with each new development on the campus. This plan must depict connections to nearby buildings, parking structures and lots, and public sidewalks. In addition to the physical connections, the plan must also depict public street crossings, shaded walkways, and adjacent amenity programming.

8. Design Guidelines
The development narrative contains many design guidelines that add specificity to the aesthetic and operational characteristics that will be implemented through the requirements of the PUD. This section prescribes design requirements pertaining to sustainable design, architectural design, open space design, and pedestrian connectivity but this summary focuses only on key elements.

Design continuity:
The design guidelines articulate a theme for the hospital campus and specific strategies for how the theme will be implemented across the site. This theme includes a landscape palette, a color palette, and an approach to open space and architectural design that is both calming and playful.

All buildings will include four-sided architecture with multiple colors, materials, and architectural features including offsets and recesses. All new parking structures will include multiple colors and architectural features with special emphasis on parking structures oriented to Thomas Road or Children’s Way. The color palette will be carried forward in landscape art, building accents, and in landscape programming.
The campus will be connected by pedestrian pathways that are shaded with adjacent spaces intentionally programmed to provide diverse experiences ranging from playful to meditative.

9. **Signage**
The development narrative utilizes the existing Comprehensive Sign Plan and the City of Phoenix processes in their entirety pertaining to signage.

10. **Sustainability**
The development narrative proposes a series of sustainability features such as green building systems, water efficient landscaping, interior water use reductions, light color roofs, and waste diversion during construction.

11. **Technical Corrections Stipulated**
Staff is recommending Stipulation Nos. 1.a – 1.f to make minor technical corrections to the development narrative. These technical corrections are minor in their scope, correct formatting, eliminate discrepancies and unnecessary provisions, and/or modify content for clarity. Below is a list of this technical corrections.

- Stipulation No. 1.a: Corrects the font color on the table of contents page.
- Stipulation No. 1.b: Adds language to clarify that if any discrepancies exist between the development narrative text and the associated exhibit, the more stringent provision shall apply. This pertains to perimeter landscape setbacks.
- Stipulation No. 1.c and f: Corrects language included in the legends for two instances of the same map exhibit to more clearly describe the subject of the map element, “landscape Setbacks not adjacent to a public street.”
- Stipulation No. 1.d: Adds language to the more clearly indicate the intent of the development narrative to require new surface parking lots be shaded to 25 percent by vegetative shade.
- Stipulation No. 1.e: Removes a development standard related to screen walls from the design guidelines section of the development narrative which is both redundant to the City of Phoenix Zoning Ordinance.

**STUDIES AND POLICIES**

12. **Piestewa Peak Parkway Specific Plan**
The plan corridor is approximately one-half mile in width, just over five miles in length, and includes the Piestewa Peak Freeway from Interstate 10 north to Glendale Avenue. The Plan does not contain specific restrictions on land use that differ from existing regulations. As such, this plan is deemed to be non-regulatory but contains statements of goals, standards and policies. The medical campus was present during the plan development in 1990 and has grown significantly since that time.
The Piestewa Peak Parkway Specific Plan contains two goals relevant to the proposed PUD which is compatible and in alignment with the goals of the plan.

- **Goal 3:** “Protect and maintain viable neighborhoods, housing and other uses.” The proposed PUD integrates previously approved stipulations focused on neighborhood compatibility such as operational constraints on the helipad and height restrictions.

- **Goal 4:** “Promote land use stability through strategic land use planning.” The proposed PUD would consolidate several rezoning cases that were each subject to different stipulations and development standards through piece-meal zoning entitlements which made master planning difficult. By consolidating the campus under a PUD, Phoenix Children’s Hospital can begin master planning their campus and nearby stakeholders can more easily understand the entitlements for this major campus.

13. **Complete Streets Guiding Principles**
   In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, the development narrative:
   - Requires detached sidewalks shaded to 75 percent in all new development to facilitate safe and comfortable pedestrian travel,
   - Requires private pedestrian pathways shaded to 75 percent in all new developments and connecting to public streets and on-site destinations,
   - Requires bicycle parking in new developments, and
   - Reduces vehicular trips through the locational synergies of a complete and compact health and employment campus.

14. **Tree and Shade Master Plan**
   The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city’s planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. To support these principles related to pedestrian connectivity and safety, the development narrative:
   - Requires detached sidewalks shaded to 75 percent in all new development to facilitate safe and comfortable pedestrian travel,
   - Requires private pedestrian pathways shaded to 75 percent in all new developments and connecting to public streets and on-site destinations, and
   - Requires new surface parking lots be shaded to 25 percent by vegetative means. This item is contained in the development narrative and reiterated in Stipulation No. 1.d.
15. **Zero Waste Phoenix**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The narrative section on sustainability requires 50 percent waste diversion during construction.

**COMMUNITY INPUT SUMMARY**

16. At the time this staff report was written, staff has not received any community correspondence.

**INTERDEPARTMENTAL COMMENTS**

16. The Street Transportation Department provided their standard comment requiring all street improvements to comply with ADA standards and a stipulation requiring a Traffic Impact Study/Statement. These items are addressed in Stipulation Nos. 4 and 5.

17. The Public Transit Department provided three stipulations including that two bus stop pads be retained and that a robust system of shaded and connected internal pedestrian pathways be provided throughout the campus. These items are addressed in Stipulation Nos. 2 and 3 respectively.

18. The Fire Department commented that they do not anticipate any problems serving the site but noted that the site must comply with the Phoenix Fire Code. They further commented that the water supply to the site (gpm and psi) has not been determined and that additional water supply may be needed to meet the required fire flow per the Phoenix Fire Code.

19. The Water Services Department commented that the site has existing water and sewer mains that can potentially serve the development. The department added their standard comment that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City’s intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time.

20. The Public Works Department determined that the subject site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
OTHER

21. The Aviation Department determined that the subject site is located within the Traffic Pattern Airspace for Sky Harbor International Airport and that the site is subject to maximum structure heights. Due to these proximities, the Aviation Department requires: forms be recorded to disclose the presence and operational characteristics of Sky Harbor International Airport to all future tenant and purchasers, an avigation easement be granted to the City of Phoenix, and that the applicant obtain a No Hazard Determination from the FAA for all development on the site. These items are addressed in Stipulation Nos. 6 through 8.

22. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 9 through 11.

23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Public/Quasi-Public, pending the Companion General Plan Amendment GPA-EN-1-20.

2. The development narrative provides a unified regulatory framework for the entire campus that addresses design, intensity, multi-modal connectivity, and compatibility with the surrounding neighborhoods and businesses.

3. The development narrative provides enhanced design standards, landscape standards, and streetscape standards that will promote high-quality development in the expansion of this major healthcare campus

Stipulations
1. An updated Development Narrative for Phoenix Children’s Hospital PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 13, 2021, as modified by the following stipulations:

   a. Page 5: Table of Contents: Change the font color to black.

   b. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks: Add the following text “In the case of inconsistencies, the larger setback provision shall apply.”

   c. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks, Exhibit 6 Landscape 6 Inset: Modify the legend in the replace “Landscape Setbacks Perimeter (Not adjacent to a street)” with “Landscape Setbacks not adjacent to a public street”.

   d. Page 15: Table 2.2: Landscape Standards Table, d. Parking Lot Areas and Structured Parking: Add a row titled “Surface Parking Shade” with the following standard “All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade.”

   e. Page 41: Design Guidelines, h. Fences and Walls: Delete No. 1 “Shall comply with the City of Phoenix Zoning Ordinance, Section 703” and renumber the subsequent guidelines.

   f. Page 54: Exhibit 6: Modify the legend in the replace ”Landscape Setbacks Perimeter (Not adjacent to a street)” with ”Landscape Setbacks not adjacent to a public street”.

2. The developer shall retain the bus stop pad along eastbound Thomas Road east of the 18th Street Alignment. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Thomas Road and the 18th Street alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

3. The developer shall retain the bus stop pad along eastbound Thomas Road east of Children’s Way. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. 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.

7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Nick Klimek

October 28, 2021
Staff Report: Z-25-20-4 (Phoenix Children’s Hospital PUD)
October 28, 2021
Page 16 of 16

**Team Leader**
Samantha Keating

**Exhibits**
Sketch Map
Aerial Map
Phoenix Children’s Hospital PUD Narrative date stamped October 13, 2021
ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4

APPLICANT'S NAME: Phoenix Children's Hospital

REQUESTED CHANGE:
FROM:
R-3 RI (3.46 a.c.)
R-5 RI (1.25 a.c.)
C-O (1.20 a.c.)
C-O/G-O (1.30 a.c.)
C-2 SP (2.85 a.c.)
C-2 HR (21.71 a.c.)
C-2 HR (Approved C-2 HR SP) (1.00 a.c.)
C-2 HR SP (0.31 a.c.)
C-2 HGT/WVR (7.70 a.c.)
P-1 (1.87 a.c.)

TO:
PUD (42.65 a.c.)

MULTIPLES PERMITTED
R-3 RI, R-5 RI, C-O, C-O/G-O, C-2 SP, C-2 HR, C-2 HR (Approved C-2 HR SP), C-2 HR SP, C-2 HGT/WVR, P-1

CONVENTIONAL OPTION
75, 54, N/A, N/A, 41, 3,152, 145 (145), 45, 111, N/A

* UNITS P.R.D. OPTION
60, 65, N/A, N/A, 49, 377, 17 (17), 5, 134, N/A

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

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

APPLICATION NO.
Z-25-20

APPLICANT'S ADDRESS:

APPLICATION DATE:
7/14/2020

REVISION DATE:
8/30/2021

AERIAL PHOTO & QUARTER SEC. NO.
QS G-9

ZONING MAP
14-31

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2020\Z-25-20_Revised_Legal.mxd

Page 298
APPLICANT'S NAME: Phoenix Children's Hospital

APPLICATION NO. Z-25-20

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

42.65 Acres

MULTIPLES PERMITTED
R-3 RI, R-5 RI, C-O, C-O/G-O, C-2 SP, C-2 HR, C-2 HGT/WVR

CONVENTIONAL OPTION
75, 54, N/A, N/A, 41, 3,152, 145 (145), 45, 111, N/A

PUD

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

REQUESTED CHANGE:
FROM:
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R-5 RI (1.25 a.c.)
C-O (1.20 a.c.)
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P-1 (1.87 a.c.)

TO:
PUD (42.65 a.c.)

CONVENTIONAL OPTION
60, 65, N/A, N/A, 49, 377, 17 (17), 5, 134, N/A

* UNITS P.R.D. OPTION
N/A

DATE: 7/14/2020

REVISION DATE: 8/30/2021

AERIAL PHOTO & QUARTER SEC. NO.
QS G-9 14-31

ZONING MAP
14-31

INDIAN SCHOOL RD
THOMAS RD
MC DOWELL RD

THOMAS RD
10TH AVE
7TH AVE
CENTRAL AVE
16TH ST
24TH ST

VERDE LN
13TH ST
18TH PL

ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4

Document Path: S:\Department\Share\Information Systems\PL GIS\Team\Core Functions\Zoning\sketch_maps\2020\Z-25-20_Revised_Legal.mxd
Village Planning Committee Meeting Summary

Z-25-21-4

INFORMATION ONLY

Date of VPC Meeting: September 13, 2021

Request From: R-3 RI (Multifamily Residence District, Residential Infill District), R-5 RI (Multifamily Residence District, Residential Infill District), C-O (Commercial Office District), C-O/G-O (Commercial Office / General Office), C-2 SP (Intermediate Commercial, Special Permit), C-2 HR (Intermediate Commercial, High-Rise District), C-2 HR SP (Intermediate Commercial, High-Rise District, Approved Intermediate Commercial, High-Rise District, Special Permit), C-2 HR SP (Intermediate Commercial, High-Rise District, Special Permit), C-2 HGT/WVR (Intermediate Commercial, Height Waiver), and P-1 (Parking)

Request To: PUD

Proposed Use: Phoenix Children’s Hospital PUD to allow for a medical campus

Location: Southwest corner of the SR-51 Freeway and Thomas Road

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*No speaker cards were received on this item.*

STAFF INTRODUCTION

Klimek provided an overview of the Planned Unit Development (PUD) zoning tool which allows for flexibility on unusual sites and proposals to deliver a built-environment superior to that possible through conventional zoning. He indicated that the purpose of this Informational Hearing is for the committee to receive an overview of the proposal and to solicit directive comments that can be incorporated into the hearing draft that will return for a recommendation.

APPLICANT PRESENTATION

Taylor Earl, of Earl and Curley, introduced himself as representing Phoenix Children’s Hospital. He provided an overview of Phoenix Children’s Hospital, its mission, and its
many accolades. The current campus is governed by multiple individual zoning cases with different zoning districts and a variety of stipulations pertaining to each and this fragmentation makes it difficult to develop a cohesive campus. The PUD will simplify the zoning on the site, will articulate high quality design standards, and will allow for Phoenix Children’s Hospital to continue thriving on this site.

QUESTIONS FROM COMMITTEE

**Vice Chair Bryck** asked if the expansion of the campus will require more helipads or create additional helicopter trips.

- **Dave Cottle**, of Phoenix Children’s Hospital, responded that not additional helipads will be required on the campus and the existing pad has adequate capacity.
- **Earl** added that the original stipulation language from the Special Permit Rezoning Case for the helipad is being added to the PUD.

**Procaccini** asked about the plan for the parcel located southwest of the main campus, noting it appears to be disconnected, ideal for a land-swap to make for a more contiguous campus, that it is adjacent to residential, and that its shape does not appear conducive for much vertical redevelopment.

- **Earl** responded that land acquisition is always a challenge and that the referenced site is what they could get ahold of, is geographically constrained by its shape, and is disconnected from the core of the campus. Additionally, because healthcare is changing, Phoenix Children’s Hospital does not know exactly what future development will be needed or where it will happen on the campus. Due to the location of the site and the odd shape, the PUD proposed to voluntarily restrict the height of development on this parcel to 30 feet which is similar or less than the existing entitlement.

PUBLIC COMMENTS
None.

APPLICANT RESPONSE
None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION.
None.

**STAFF COMMENTS**

None.
Village Planning Committee Meeting Summary
Z-25-20-4

Date of VPC Meeting          November 1, 2021
Request From                 R-3 RI (Multifamily Residence District, Residential Infill District), R-5 RI (Multifamily Residence District, Residential Infill District), C-O (Commercial Office – Restricted Commercial District), C-O/G-O (Commercial Office – Restricted Commercial District / General Office), C-2 SP (Intermediate Commercial District, Special Permit), C-2 HR (Intermediate Commercial District, High-Rise District), C-2 HR (Approved C-2 HR SP) (Intermediate Commercial District, High-Rise District, Approved Intermediate Commercial District, High-Rise District, Special Permit), C-2 HR SP (Intermediate Commercial District, High-Rise District, Special Permit), C-2 HGT/WVR (Intermediate Commercial District, Height Waiver), and P-1 (Passenger Automobile Parking, Limited)
Request To                   PUD (Planned Unit Development)
Proposed Use                 Phoenix Children’s Hospital PUD to allow for a medical campus
Location                     Southwest corner of the SR-15 Freeway and Thomas Road
VPC Recommendation           Approve, per staff recommendation
VPC Vote                     12-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received on this item.

STAFF PRESENTATION
Klimek, staff, introduced the request for a Planned Unit Development (PUD) on the Phoenix Children’s Hospital Campus. The request will consolidate 10+ zoning districts into a single PUD that includes enhanced development and design requirements, integrates entitlements from previously approved zoning cases, and provides standards that focus on pedestrian connectivity, shade, and perimeter treatments including setbacks. These requirements contained in the
PUD include: a pedestrian circulation plan to unify the campus as it continues to
develop, detached sidewalks with all new development that will be shaded to 75 percent by
vegetation, new private pathways that will be shaded to 75 percent by
vegetation, new surface parking lots that will be shaded to 25 percent by
vegetation, and height restrictions to limit the greatest intensity to along Thomas
Road and the S.R. 51. He concluded by stating that staff is recommending
approval subject to 11 stipulations including: technical corrections, shaded bus
pads, a traffic impact statement, ADA compliance for all streets, and standard
tipulations pertaining to Aviation and Archaeology.

APPLICANT PRESENTATION
Taylor Earl, of Earl and Curley, introduced himself as representing Phoenix
Children’s Hospital. He provided an overview of Phoenix Children’s Hospital, its
mission, and its many accolades. The current campus is governed by multiple
individual zoning cases with different zoning districts and a variety of stipulations
pertaining to each and this fragmentation makes it difficult to develop a cohesive
campus. The PUD zoning tool was not available at the time of previous zoning
entitlement or else it would have been used because it is the ideal zoning district
for a campus such as Phoenix Children’s Hospital. The PUD will simplify the
zoning on the site, allow for easier master planning, and articulates design
standards beyond that prescribed by the Zoning Ordinance.

QUESTIONS FROM COMMITTEE

Procaccini noted that Children’s Way is misspelled on all aerial photographs in
the narrative and that Virginia Avenue is incorrectly identified as Virginia Street.
He added that he is hopeful the applicant will take extra care in developing the
most southwesterly parcel because it is surrounded by residential uses.

Jewett and George asked staff for an update on the Bus Rapid Transit and if it is
still planned for Thomas Road. Klimek responded that Thomas Road was not
selected as part of the foundational network of the BRT system but that, to his
knowledge, it may still be a later extension. The foundational network will be 35th
Avenue and Van Buren into downtown.

Jewett noted that the bus routes along Thomas Road have high ridership and
frequent routes; he asked why the presentations and the PUD do not more
directly address how the campus will be designed with consideration toward this
transit corridor, which may still receive BRT in the future. He also noted that the
campus is a large superblock and that all discussion in the presentations and the
PUD are focused on internal connectivity rather than connectivity with the
surrounding neighborhoods to, for example, provide a direct connection through
the campus to the businesses along Thomas Road.

- Regarding transit orientation, Earl responded that many employees are
  medical professionals who travel from throughout the region, so bus
  service is not always practical and that many patients and visitors travel to
the hospital in emergencies or tend not to use bus service for other reasons.

- Regarding through-routes for pedestrians, Earl responded that campus security is an important element for any pediatric hospital and that open access is not consistent with the safe environment that Phoenix Children’s Hospital has created and wishes to expand.

**Vice Chair Bryck** note that the campus is near the Oak Street Bikeway which is currently in development and that it is also near the Grand Canal which was recently improved through the Grand Canalscape project. He further noted that the pedestrian and bicycle connections under the S.R. 51 on Thomas Road appears uncomfortable. He asked that the applicant explore these topics as they consider the expansion of the campus. Earl responded that they met with several active transportation planners from the City of Phoenix, so they are aware of the nearby bicycle projects and have included bike racks as requested by staff. He added that they recognize the S.R. 51 crossing is not ideal and have met with the city on potential solutions which may also need ADOT involvement.

**Wagner** stated that Phoenix Children’s Hospital is a tremendous asset. She stated that the PUD discussed signage for both decoration and branding which may be appropriate along Thomas Road but expressed that lighted signage and branding along the south and west boundaries should be limited in its height and intensity when facing the neighborhoods. Earl responded that the campus has its signs regulated through a Comprehensive Sign Plan which includes provisions that the tower be decorative and that these lessen outward from the main tower. He added that the campus is well respected in the area for their attention to security and on their sensitivity to the neighborhood.

**PUBLIC COMMENTS**
None.

**APPLICANT RESPONSE**
None.

**FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.**

**MOTION**

Procaccini moved to approve per the staff recommendation. Wagner seconded the motion.

**DISCUSSION**
None.

**VOTE**
12-0-0; motion passed with Benjamin, Coates, George, Jewett, Mahrle, Matthews, Procaccini, Rodriguez, Searles, Wagner, Vice Chair Bryck, and Chair Kleinman in support; none in dissent; and none in abstention.

STAFF COMMENTS

Member Procaccini noted during the discussion that all exhibits contained in the Development Narrative include the following two discrepancies:

- “Children's Way” is misspelled “Childrens Way”
- “Virginia Avenue” is incorrectly identified as “Virginia Street”

Staff has received the comment and concurs with the suggestions that both errors have merit and, if desired, can be corrected without creating issues within the PUD.
ITEM NO: 9

DISTRICT NO.: 4

SUBJECT:

Application #: Z-25-20-4 (Phoenix Children’s Hospital PUD)
(Companion Case GPA-EN-1-20-4)

Location: Southwest corner of the SR-51 Freeway and Thomas Road

From: R-3 RI, R-5 RI, P-1, C-O, C-O/G-O, C-2 SP, C-2 HGT/WVR, C-2 H-R, C-2 H-R SP, and C-2 H-R (Approved C-2 H-R SP)

To: PUD

Acreage: 42.65

Proposal: Planned Unit Development to allow a medical campus

Applicant: Phoenix Children’s Hospital

Owner: Phoenix Children’s Hospital, et al.

Representative: Taylor Earl, Earl & Curley, P.C.

**ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 9/13/2021 Information only.

Encanto 11/1/2021 Approval, per the staff recommendation. Vote 12-0.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-25-20-4, per the Encanto Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: Johnson
Vote: 7-0
Absent: Gorraiz and McCabe
Opposition Present: No

**Findings:**

1. The request is consistent with the General Plan Land Use Map designation of Public/Quasi-Public, pending the Companion General Plan Amendment GPA-EN-1-20.

2. The development narrative provides a unified regulatory framework for the entire campus that addresses design, intensity, multi-modal connectivity, and compatibility with the surrounding neighborhoods and businesses.
3. The development narrative provides enhanced design standards, landscape standards, and streetscape standards that will promote high-quality development in the expansion of this major healthcare campus.

Stipulations:

1. An updated Development Narrative for Phoenix Children’s Hospital PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 13, 2021, as modified by the following stipulations:

   a. Page 5: Table of Contents: Change the font color to black.

   b. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks: Add the following text “In the case of inconsistencies, the larger setback provision shall apply.”

   c. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks, Exhibit 6 Landscape 6 Inset: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)” with "Landscape Setbacks not adjacent to a public street”.

   d. Page 15: Table 2.2: Landscape Standards Table, d. Parking Lot Areas and Structured Parking: Add a row titled “Surface Parking Shade” with the following standard “All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade.”

   e. Page 41: Design Guidelines, h. Fences and Walls: Delete No. 1 “Shall comply with the City of Phoenix Zoning Ordinance, Section 703” and renumber the subsequent guidelines.

   f. Page 54: Exhibit 6: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)” with "Landscape Setbacks not adjacent to a public street”.

2. The developer shall retain the bus stop pad along eastbound Thomas Road east of the 18th Street Alignment. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Thomas Road and the 18th Street alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

3. The developer shall retain the bus stop pad along eastbound Thomas Road east of Children’s Way. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. 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.

7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. 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.

12. PRIOR TO PRELIMINARY 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 Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.
Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-1-21-2 - Southwest Corner of Scottsdale Road and Bell Road (Resolution 21980)

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved. This file is a companion case to Z-12-21-2 and should be heard first, followed by Z-12-21-2.

Summary
Current Plan Designation: Industrial
Proposed Plan Designation: Mixed Use (Commercial / Commerce/Business Park / Residential 15+ dwelling units per acre)
Acreage: 2.56 acres
Reason for change: Minor General Plan Amendment to allow multifamily residential and commercial

Owner: Bell 166, LLC
Applicant: John H. Berry, The Hampton Group, Inc.
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Info: The Paradise Valley Village Planning Committee heard the case on Apr. 5, 2021 for information only.
VPC Action: The Paradise Valley Village Planning Committee heard the case on Oct. 4, 2021 and recommended approval, per the staff recommendation, by a 14-1 vote.
PC Action: The Planning Commission heard the case on Nov. 4, 2021 and recommended approval, per the Paradise Valley Village Planning Committee, by a 7-0 vote.

Location
Southwest corner of Scottsdale Road and Bell Road.
Council District: 2
Parcel Addresses: 16630 and 16640 E. Scottsdale Road.
Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-PV-1-21-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

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

SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-PV-1-21-2, 2.56 acres located on the southwest corner of Scottsdale Road and Bell Road, for Mixed Use (Commercial / Commerce/Business Park / Residential 15+ dwelling units per acre), as approved by the City Council on December 1, 2021 and that the Planning and Development Director is instructed to modify The 2015 Phoenix General Plan to reflect this land use classification change as shown below:
PROPOSED CHANGE:

Mixed Use (Commercial/Commerce Park/Residential
15+ du/ac (2.56 +/- Acres)

- Proposed Change Area
- Mixed Use (Commercial / Commerce Park / Residential 15+)

PASSED by the Council of the City of Phoenix this 1st day of December, 2021.

________________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________

_________________________

REVIEWED BY:

Jeffrey Barton, City Manager
APPLICATION:
GPA-PV-1-21-2

APPLICANT:
John H Berry, The Hampton Group

OWNER:
Bell 166, LLC

REPRESENTATIVE:
Nick Wood, Esq., Snell & Wilmer, LLP

LOCATION:
Southwest corner of Scottsdale Road and Bell Road

ACREAGE:
2.56 acres

CURRENT PLAN DESIGNATION:
Industrial (2.56 acres)

REQUESTED PLAN DESIGNATION:
Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) (2.56 acres)

REASON FOR REQUESTED CHANGE:
Minor General Plan Amendment to allow multifamily residential and commercial uses.

PARADISE VALLEY VILLAGE PLANNING COMMITTEE DATE:
October 4, 2021

STAFF RECOMMENDATION:
Approval

FINDINGS:

1) The companion rezoning case, Z-12-21-2, proposes development that is consistent in scale and character with land along the Scottsdale Road corridor.

2) The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village along two major arterial streets with existing transit options.
3) The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will establish compatible uses within a designated Major Employment Center.

BACKGROUND

The subject site is located at the southwest corner of Scottsdale Road and Bell Road. The site is occupied by a single-story commercial building, and surface parking areas. The current building is partially vacant. The companion Rezoning Case No. Z-12-21-2 is a request to allow PUD zoning for multifamily residential and commercial uses on the entirety of the site.

Currently the site has a land use map designation of Industrial. The requested land use map designation Mixed use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) will allow for alternative housing choices in the area as well as nonresidential uses and to provide consistency with the Kierland corridor. Recent development suggests the Scottsdale Road corridor is evolving to a mixture of housing choices and commercial uses. The proposed land use map change will serve as a continuation of the proposed land use designations to the south of the subject site.

This General Plan Amendment proposes a Mixed Use land use map designation of Commercial / Commerce Park / Residential 15+ dwelling unit per acre. This Mixed Use designation will allow commercial, commerce park and residential land uses to locate on the site. Maps of the existing and proposed General Plan Land Use Map designations can be found attached to this report.

EXISTING CONDITIONS AND SURROUNDING LAND USES

There is one existing commercial building on the southwest quadrant of the site. The table below provides a summary of the surrounding General Plan (GP) Land Use Map...
designations, existing land uses and zoning.

<table>
<thead>
<tr>
<th>Location</th>
<th>GP Land Use</th>
<th>Existing Land Uses</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (across Bell Road)</td>
<td>Parks/Open Space – Publicly Owned</td>
<td>Canal and Hotel</td>
<td>R1-14 and C-2</td>
</tr>
<tr>
<td>South</td>
<td>Industrial</td>
<td>Convenience store</td>
<td>C-2</td>
</tr>
<tr>
<td>East (across Scottsdale</td>
<td>Mixed Use Neighborhoods/Regional Use District</td>
<td>Commercial office/shopping center</td>
<td>Planned Regional Center (PRC) (City of Scottsdale)</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>Retail</td>
<td>C-2</td>
</tr>
</tbody>
</table>

**Surrounding Land Use Designations, Land Use and Zoning**

The site falls within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland major employment center and City of Phoenix designated employment center. Providing additional housing options in close proximity to the nearby workforce will add to the sustainability of established office space and commercial uses built around the Desert Ridge/Kierland Major Employment Center.

![Major Employment Center Map](Page 315)

**RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

- **CONNECT PEOPLE AND PLACES CORE VALUE OPPORTUNITY SITES; OPPORTUNITY SITES; LAND USE PRINCIPLE:** Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.
The proposed request supports the proposed development that is compatible in scale and intensity with the surrounding area. The development is located in a mixed-use corridor where adjacent properties are residential or commercial. The site also sits on the corner of two Major Arterials. The concentration of people within an Employment center and near employment uses and transportation corridors promotes the sustainability of nearby commercial uses. Further, the opportunity to add additional housing choices is consistent with the goals of the Housing Phoenix Plan.

- **CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE:** Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

  The proposed land use map amendment would facilitate the opportunity for additional residential and commercial development adjacent to existing transit lines and within a corridor that has supported additional height and intensity.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE:** Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

  The request facilitates additional residential options adjacent to major arterial streets and in close proximity to Kierland Commons and the larger Scottsdale Road corridor.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-PV-1-21-2 as filed. The request aligns with the goals and polices of the General Plan and will result in a land use designation that will continue to support surrounding uses while maximizing the property’s location in a transportation corridor.

**Writer**

David Simmons
September 28, 2021

**Exhibits**

Sketch Maps (2 pages)
APPLICATION NO: GPA-PV-1-21-2  
ACRES: 2.56 +/-  
VILLAGE: Paradise Valley  
COUNCIL DISTRICT: 2  
APPLICANT: John H Berry, The Hampton Group Inc

EXISTING:
Industrial (2.56 +/- Acres)

PROPOSED CHANGE:
Mixed Use (Commercial/Commerce Park/Residential  
15+ du/ac (2.56 +/- Acres)
GENERAL PLAN AMENDMENT

APPLICATION NO: GPA-PV-1-21-2_BW
VILLAGE: Paradise Valley
APPLICANT: John H Berry, The Hampton Group Inc

EXISTING:
Industrial (2.56 +/- Acres)

PROPOSED CHANGE:
Mixed Use (Commercial/Commerce Park/Residential 15+ du/ac (2.56 +/- Acres)
Village Planning Committee Meeting Summary
GPA-PV-1-21-2
INFORMATION ONLY

Date of VPC Meeting: April 5, 2021

Request:
To amend the General Plan Land Use Map Designation on approximately 2.56 acres located at the southwest corner of Scottsdale Road and Bell Road from Industrial to Mixed Use (Commercial/Commerce Park/Residential 15+ dwelling units per acre)

Location:
Southwest corner of Scottsdale Road and Bell Road

VPC DISCUSSION:

Cases GPA-PV-1-21-2 and Z-12-21-2 were heard concurrently.

1 speaker card was submitted in opposition, wishing to speak.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, provided an overview of the request to include background of how the area developed over time, the General Plan Land Use Map designation of GPA request. Mr. Wood elaborated on the high volume of traffic at the intersection of Bell Road and Scottsdale Road and used this as an argument for the proposed height of the building. Mr. Wood also went over conceptual site plans and elevations as well as proposed parking and landscape standards. Further, Mr. Wood shared public outreach efforts conducted to date.

Vice Chair Joe Lesher shared that he thinks the building has a nice design but has a concern with the proposed height. He also thought that this is an awkward location for high end residential adjacent to two major arterials.

Mr. Wood shared that there is nothing more constant than change. He elaborated by sharing that the City of Phoenix is the 5th largest city in the country and will continue to grow up in height as the population grows due to the need for more residential units in the area.

Ms. Toby Gerst asked if the proposed open space is all on the ground level.

Mr. Nick Wood shared that the proposed open space is located on the ground level as well as on the roof deck.

Ms. Jennifer Hall shared that she too has concerns with the proposed height. The building as depicted on the elevations are simply too tall for this area.
Public Comment:
None (no show)

Applicants Response:
None
Village Planning Committee Meeting Summary

GPA-PV-1-21-2

Date of VPC Meeting  
October 04, 2021

Request  
To amend the General Plan Land Use Map Designation on approximately 2.56 acres located at the southwest corner of Scottsdale Road and Bell Road from Industrial to Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre)

Location  
Located at the southwest corner of Scottsdale Road and Bell Road

VPC Recommendation  
Approval

VPC Vote  
14-1 with committee members DiMassa, Gerst, Goodhue, Hall, Mazza, Mortensen, Petersen, Popovic, Severs, Sparks, Ward, Wise, Lesher and Gubser in favor. Committee member Balderrama not in favor.

VPC DISCUSSION:

Cases GPA-PV-1-21-2 and Z-12-21-2 were heard concurrently.

1 speaker card was submitted in support, wishing to speak.

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed overtime. He went over the GPA and Rezoning requests concurrently as they are companion cases and reminded the Committee that the GPA case will require a motion prior to the rezoning request. Mr. Simmons shared how the GPA request is consistent with several core values of the General Plan. He explained that the rezoning request supports several policy plans to include the Maricopa Association of Governments (MAG) Desert Ridge and Kierland Employment Center, Comprehensive Bicycle Master plan, Tree and Shade Master Plan, Complete Streets Guiding Principles, Zero Waste Phoenix as well as helps to meet the goals of The Housing Phoenix Plan. Mr. Simmons also shared the reasoning behind several of the proposed stipulations for the case including Stipulation 1.e. recommending the building height be limited to a maximum of 110 feet as there is no existing policy basis to support the proposed height of 141 feet. However, since no adopted policy plan exists for the Scottsdale Road corridor, the Village Planning Committee is more than able to recommend what they feel is appropriate for this site. He shared that the site is unique as it is located on the corner of two Major Arterials as well as transit corridors, which could warrant more height.

Vice Chairman Joe Lesher asked staff what the maximum height is.
Mr. Simmons shared that the maximum height stipulated by staff is 110 feet, however, the applicant is proposing a maximum height of 141 feet, exclusive of root top amenity structures.

Ms. Diane Petersen shared that she has concerns with traffic patterns on the private access drive (71st Street).

Applicants Response:

Mr. Nick Wood, Snell & Wilmer, provided an in-depth and detailed presentation on both cases concurrently. He stated that the existing commercial retail on this site is closing and as a result, the property is selling. He shared that the proposed project is an architectural marvel that will be highlighted as a “gem” of the corridor, if approved as proposed by the applicant. He shared that corner serves as a gateway to the Kierland area and Scottsdale Road corridor to the south. He also highlighted that the improvements to the site would be a welcome addition to the area, creating a pedestrian friendly environment and an aesthetically pleasing entry gateway with pedestrian friendly lighting and an above par garage wrap, mimicking commercial retail storer frontages.

Mr. Wood shared that the Scottsdale Airport employs more than 50,000 people currently and is growing to accommodate more than 70,000 workers in tech and other high paying, professional industries. Housing is needed for this growth in workforce and this proposal would fulfill the need for executive level housing options in the area. He also highlighted that the proposal is located within a Major Employment Center. This proposal would also fulfill the goals of alternative housing option in a Major Employment Center. Mr. Wood elaborated on Centers and Corridors outlined in the City of Phoenix General Plan. Although no formal Centers or Corridors have been adopted, the Kierland Area would constitute this, but has yet to be formally established. The applicants proposed height would be supported if this corridor was considered a formal Corridor. Mr. Wood also shared graphics of what the roof top amenity areas would look like upon completion. Further, Mr. Wood shared projected traffic counts and emphasized that this proposal would not add any additional strain to traffic patterns in the area, per CivTech’s traffic analysis.

Mr. Wood proposed changes to two at staff’s recommended stipulations as follows:

Stipulation No. 1.d. Update narrative to reflect a maximum building height of 141 feet, inclusive EXCLUSIVE of non-dwelling space utilized for resident amenities location on the roof deck.

Stipulation No. 1.e. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on OR WITHIN 50 FEET OF Scottsdale Road and one on OR WITHIN 50 FEET OF Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.
Lastly, Mr. Wood went over community outreach efforts and applauded the team for mitigating all opposition prior to public hearings for recommendation.

Ms. Cindy DiMassa stated that there are currently no sidewalks along the private access drive (71st St). If pedestrians do not have access to Bell Road and Scottsdale road residents will have to walk on the private access drive, which will put them in danger.

Mr. Wood shared that they are proposing exits for residents on the corners of the building, which will provide direct access to tenants to both Bell road and Scottsdale Road from the building.

Mr. Robert Goodhue asked if the public outreach slide, reflecting all of the dots, address building heights.

Mr. Wood shared that the graphic does not address building heights but is directly related to a broad based policy document similar to a General Plan.

Mr. Alex Popovic gave kudos to the development team for mitigating all opposition prior to coming before the hearing bodies for recommendation. He shared that he is in full support of the proposal as presented by the applicant, to include the proposed height of 141 feet.

Vice Chairman Joe Lesher asked if the intersection at 71st Street and Bell was safe for left hand turns west bound on Bell.

Ms. Dawn Cartier, CivTech Traffic Engineer, shared that the intersection is safe, but not easy to maneuver during peak hours.

Ms. Toby Gerst asked staff why the proposed stipulation limiting the height to 110 feet.

Mr. Simmons shared that there is no current adopted policy plan in place that would support the applicants proposed height at this time, but there are site conditions that would warrant a height of 110 feet based on formulas used to justify heights on recently approved projects using distance from single-family residential as a justification.

Mr. Wood shared that the staff reports highlights that the Village Planning Committee is open to make recommendations on height due to the lack of existing policy plans int the area. He defended the proposed height of 14q feet, exclusive of root top amenity structures.

Ms. Gerst asked if the applicants proposed height was okay with the City of Scottsdale Aviation Department.

Mr. Simmons shared that the City of Scottsdale Aviation Department did not provide any recommended stipulations in regard to height for this proposal.

Mr. Roy Wise asked if 71st Street has access to Bell Road and Scottsdale Road.

Mr. Wood shared that access is exiting on both Major Arterials from the private access drive (71st Street).
Mr. Paul Severs asked if this proposal was limited to 110 feet, as proposed by staff, would it kill the project from moving forward.

Mr. Wood shared that the project would not make economic sense if it were to be capped at 100 feet, therefore, it would kill the project.

Mr. Alan Sparks shared that he loves the building as proposed. He shared that he lives in the neighborhood and has no objection to the applicants proposed height. However, he shared that he is opposed to the project due to lack of improvements on 71st Street. He stated that there are no proposed or existing sidewalks on the private access drive. He shared that the street is too narrow and is a small two way private street. He also shared that people illegally park along the street, which blocks easy ingress and ingress through the area. He also shared concerns about emergency responders being able to get through the street when cars are illegally parked along it. He asked if the developer plans to improve it or address the existing inadequate conditions.

Mr. Wood shared that CivTech determined that the private access drive was indeed adequate and safe in regard to the number of units proposed. He shared that this is outlined in the traffic analysis report generated by the traffic engineer.

Ms. Gerst asked if the number of units proposed was for the 110 feet or 141 feet.

Mr. Wood shared that the 255 units were proposed at the height of 14 feet. If the project is capped at 110 feet, the developer will walk away, and the project will not come to fruition.

Ms. Gerst asked if it were a possibility to gate the private access way in an effort to make the project a private community.

Mr. Wood shared that this was not a possibility as the public needs access through the private access drive as well.

Chairman Robert Gubser shared that higher traffic generating uses line the private access drive and the aces way functions just fine now.

Mr. Wood concurred.

Mr. Popovic asked what alternative exists for the site if this project dies not come to fruition. He also shared concerns with illegal parking along the private access way. He recommended having illegally parked cars towed to help to mitigate this problem.

Ms. Diane Petersen asked if the developer would walk if the height were capped at 110 feet.

Mr. Wood shared that the developer would walk if the height were to be capped at 110 feet.

Public Comment:

Mr. Bryan Jefferies spoke in support of the proposal. He shared that this use would generate much lower traffic counts than a commercial use and provides alternative housing options for executives working in the Scottsdale Airpark. He also shared that he proposed height by the developer is a non-issue as the
project is quite far away from single-family residential uses. He stated that the project would not have a negative impact on existing residents.

*Mr. Abram Bowman left the meeting around 8:00, bringing quorum down to 15.*

**Applicants Response:**

**Ms. Dawn Cartier,** CivTech Traffic Engineer, proposed an alternative to the perceived issues with the right hand turn onto Bell Road from the private access drive. She recommended the committee propose an additional stipulation requiring further discussion with the Streets department for the addition of a refuge lane on Bell Road west bound.

**Mr. Nick Wood,** Snell & Wilmer, stated that he would be happy to add this as a stipulation. He shared that the applicant would have to ask permission for an additional lane in the median from the Streets department.

**Chairman Robert Gubser** asked if there were any additional concerns about 71st Street servicing this project.

**Ms. Cartier** replied, no.

**Mr. Alan Sparks** stated that he does have concerns with the existing conditions on 71st Street.

**Mr. Wood** asked the committee to recommend approval subject to the two stipulation modifications he proposed as well as the addition of two additional stipulations discussed by the committee.

**Chairman Gubser** expressed his full support of the project as proposed by the applicant.

**Vice Chairman Joe Lesher** expressed concerns with the proposed height. He shared that he had researched height in the area and the closets building with similar height were located on the Scottsdale Waterfront in Old town Scottsdale. He also shared that the new buildings along Tempe Town lake were comparable in height. He shared that he is willing to support the staff recommendation of 110 feet maximum. He shared that he feels that the applicants proposed height does not feel right for this area.

**Ms. Cynthia DiMassa** stated that towing the cars along the private access drive would be a waste of time for the Phoenix Police Department.

**Mr. Robert Goodhue** stated that he has a couple of issues. He shared that a building were to have a height proposed by this applicant in this area, this site would be the most appropriate. He also shared that the character of the area is changing in this direction.

**Ms. Gerst** asked if it would be more palatable for the maximum building height to be 141 feet inclusive of the roof top amenity structures.

**Mr. Wood** shared that the roof top amenity structures are in descript and cannot be seen from the street level.
Ms. Jennifer Hall stated that the committee does not have an adopted policy basis for this area, even though it has been asked to be initiated in the recent past. She stated that the applicant’s proposal of 141 feet is acceptable due to the unique conditions on this specific site. She is also amazed that there is no public opposition and applauded the applicant for mitigating all concerns prior to public hearings.

MOTION:
Mr. Alex Popovic made a motion to recommend approval of General Plan Amendment Case No. GPA-PV-1-21-2, per the staff recommendation.

Mr. Robert Goodhue seconded the motion.

VOTE:
14-1 with committee members DiMassa, Gerst, Goodhue, Hall, Mazza, Mortensen, Petersen, Popovic, Severs, Sparks, Ward, Wise, Lesher and Gubser in favor. Committee member Balderrama not in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:
None.
ITEM NO: 6

SUBJECT:

Application #: GPA-PV-1-21-2 (Companion Case Z-12-21-2)
Location: Southwest corner of Scottsdale Road and Bell Road
From: Industrial
To: Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre)
Acreage: 2.56
Proposal: Minor General Plan Amendment to allow multifamily residential and commercial
Applicant: John H. Berry, The Hampton Group, Inc.
Owner: Bell 166, LLC
Representative: Nick Wood Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 4/5/2021 Information only.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-PV-1-21-2, per the Paradise Valley Village Planning Committee recommendation.

    Maker: Gaynor
    Second: Johnson
    Vote: 7-0
    Absent: Gorraiz and McCabe
    Opposition Present: Yes

Findings:

1. The companion rezoning case, Z-12-21-2, proposes development that is consistent in scale and character with land along the Scottsdale Road corridor.

2. The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village along two major arterial streets with existing transit options.
3. The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will establish compatible uses within a designated Major Employment Center.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.
Hello David,

My name is David Phelps and I own the Breakfast Joynt at 64th street and bell and I would like to pledge my support for the new high rise going in at Scottsdale rd and Bell. Let me know what I need to do.

Thanks
Dave
Hello Mr. Simmons,

This is Farid Samiei. I am the manager at the Caspian Food Market which is located at 17040 N Scottsdale Road #108. I just wanted to let you know that I won't be able to attend today's meeting at 6pm but I would support the Hampton Group, INC.

Thank you,
Farid
David O Simmons

From: Mike Redfern <Mike.Redfern@jacksons.com>
Sent: Monday, October 4, 2021 1:27 PM
To: David O Simmons
Subject: PV Village Building

David,

On behalf of the Jackson’s company, I not only approve of the residential building on Scottsdale and Bell, I am very excited about it.

Mike Redfern
District Manager
Jacksons Food Stores
(480) 881-5457
mike.redfern@jacksons.com
Regarding the gateway to Kierland project, as owner of Sina East center at 17040 N. Scottsdale Rd and the businesses it houses, I would just like to voice support for the new project.

Thank you.

Sent from my iPhone
Hello, My name is Ryan O ‘Daniel and I am a resident at 6418 East Claire Dr, Scottsdale 85254. I encourage the Village to support this project. Many people do not want the hassle of owning a single family home. They like the lock and leave lifestyle. This project with all its luxury amenities and desirable location, is perfect for many young business professionals and also older adults looking to downsize.

Ryan O'Daniel
Principal
Intrepid Public Affairs
(602) 332-2039
David,

Hello, please see attached flyer. This was dropped off at my doorstep by the Hampton Group, developer of the proposed project at Bell & Scottsdale Road.

There are several disturbing things about the flyer:

1. “This project must be approved by the City of Phoenix.” MUST be approved? Wow, that’s kind of presumptuous of them. Why are they leading one to believe it “must” be approved?
2. “Email your support to: David.simmons@phoenix.gov”. When did the COP allow developers to use their email address in their marketing materials?
3. To who do I email my opposition? The phrasing of this implies that David Simmons (COP) approves of the project.

Very questionable tactics. I’m not anti-developerment, not of the NIMBY crowd. But I am in favor of responsible development. This project is not responsible. I know there was a precedent set with the Optima project, so it’s hard to prevent other developers from following suit. But it’s obvious now that Optima is too tall (4-5 stories too tall) and too dense (too many units per acre). The character of Kierland changing, and not for the better.

The infrastructure was designed to support the zoning that was assigned to the land. When the zoning changes to accept more residential projects, the infrastructure is disproportionately affected.
Scottsdale & Bell, a Luxury Residential Proposed Project at the Southwest Corner of Scottsdale Rd. and Bell Rd.

INVITE YOU TO JOIN US ON OCTOBER 4TH AT 6P.M.
PARADISE VALLEY VILLAGE MEETING

This project must be approved by the City of Phoenix and will only be possible with positive, community support. Please consider attending virtually and/or sending an email to our city representative. Thank you!

ATTEND VIRTUALLY
Monday, Oct. 4th at 6:00 p.m.
Contact 48 hours in advance:
David.simmons@phoenix.gov to request to speak and/or submit a comment.

AGENDA ITEM #6 & 7
Z-12-21-2 (Companion Case GPA-PV-1-21-2)

EMAIL YOUR SUPPORT TO:
David.simmons@phoenix.gov

ACCESS THE PARADISE VALLEY VILLAGE AGENDA AT:
https://www.phoenix.gov/cityclerksite/PublicMeetings/211004002.pdf

FOR QUESTIONS OR ADDITIONAL INFORMATION PLEASE EMAIL
GatewaytoKierland@gmail.com

Rich Warren
6718 E. Paradise Lane
(480) 678-7071

Sent from my iPhone
Good afternoon Mr. Warren.

My apologies, but I believe you are misconstruing the language referencing the “must” be approved.

If you read the remainder of the sentence, I believe that it clearly points out that this project may not go forward without the approval the City Council. There’s nothing presumptuous about that statement, it is nothing more than a statement of the legal requirements for this project to be developed.

I’m sorry that you don’t like the Optima Kierland project. Not only did I represent Optima with respect to that zoning case, but I also live there.

As to your comments regarding infrastructure, while the existing infrastructure is more than adequate to handle the development that will be heard tonight, in the event any developments requires additional infrastructure, the developers required to install that additional infrastructure at it’s own cost and expense. For example, Optima was required to upsize the sewer lines to serve buildings three and four.

Finally, sharing Mr. Simmon’s email address with everyone, is a courtesy, to assist you in sharing your thoughts with Mr. Simmons, who is the village planner on behalf of the City of Phoenix.

In any event, I strongly encourage you to sign up and speak about your objections to this project tonight. Even though you strongly oppose this project (and Optima), I believe that everyone’s voice should be heard.

Kind regards,

Nick

Nicholas J. Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office: 602-382-6269
Cell: 602-451-2255
Fax: 602-382-6070
nwood@swlaw.com

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prohibited. If you have received this communication in error, please immediately notify us by telephone at 602.382.6000, and delete the original message. Thank you.

On Oct 4, 2021, at 3:32 PM, David O Simmons <david.simmons@phoenix.gov> wrote:

[EXTERNAL] david.simmons@phoenix.gov

________________________________________
Mr. Warren,

Thank you for reaching out in regard to Rezoning Case No. Z-12-21-2 and GPA-PV-1-21-2. I have saved your comments below to the case file to be included as part of the public record. I have also cc'd the applicant so they are aware of your concerns.

The cases are scheduled to go to Village for a Formal Recommendation on October 4, 2021 (tonight).

Please register for the virtual meeting by clicking on the link on the attached agenda if you wish to attend.

I encourage you to virtually attend all public hearings moving forward. Community input is a critical component of the public hearing process.

The applicants Hearing Draft of the development narrative can be reviewed here:
https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases

The cases are filed by case number (Z-12-21-2)

Lastly, staff formulates the first level of recommendation solely based on land use policy. The Village Planning Committee formulates the second recommendation and the Planning Commission formulates a third recommendation. City Council reviews all recommendations as well as public comment and makes the ultimate determination on any given rezoning request.

Respectfully,

David Simmons, MA
Paradise Valley & Deer Valley
Village Planner *II
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

From: Rich Warren <richardjameswarren@gmail.com>
Sent: Saturday, October 2, 2021 6:55 AM
To: David O Simmons <david.simmons@phoenix.gov>
David,

Hello, please see attached flyer. This was dropped off at my doorstep by the Hampton Group, developer of the proposed project at Bell & Scottsdale Road.

There are several disturbing things about the flyer:

1. “This project must be approved by the City of Phoenix.” MUST be approved? Wow, that’s kind of presumptuous of them. Why are they leading one to believe it “must” be approved?
2. “Email your support to: David.simmons@phoenix.gov”. When did the COP allow developers to use their email address in their marketing materials?
3. To who do I email my opposition? The phrasing of this implies that David Simmons (COP) approves of the project. Very questionable tactics. I’m not anti-developerment, not of the NIMBY crowd. But I am in favor of responsible development. This project is not responsible. I know there was a precedent set with the Optima project, so it’s hard to prevent other developers from following suit. But it’s obvious now that Optima is too tall (4-5 stories too tall) and too dense (too many units per acre). The character of Kierland changing, and not for the better.

The infrastructure was designed to support the zoning that was assigned to the land. When the zoning changes to accept more residential projects, the infrastructure is disproportionately affected.

Rich Warren
6718 E. Paradise Lane
(480) 678-7071
Sent from my iPhone
<100421a.pdf>
Hi David,

In doing more research about this project and the subject of possible “alleged” payments to the neighbors as I indicated to you, I find that I am completely wrong about it and I am very sorry that I made the statement. It did not happen at all or in any way that I believed. This is totally my fault for the way that I communicated about something that I was passionate about.

If you have forwarded my comments to anyone, please let them know that I assumed something that just was not true.

Again, I am sorry for creating the confusion. I sincerely apologize to you, the Planning Committee, Nick Wood and his client.

Regards,

Tom Stern

Sent from my iPad

> On Apr 5, 2021, at 8:12 AM, David O Simmons <david.simmons@phoenix.gov> wrote:
> > Mr. Stern,
> > > Thank you for reaching out. The Scottsdale & Bell PUD case has not been scheduled for public hearings for formal recommendation. However, The case will be heard for Information Only at the April 5, 2021 Paradise Valley Village Planning Committee meeting. If you wish to speak at the Paradise Valley Village Planning Committee virtual meeting, please submit a request to David Simmons, Paradise Valley Village Planner, via email at david.simmons@phoenix.gov at least 48 hours prior to the start of the meeting. Please indicate the item number on the agenda if you wish to speak.
> > > I have also cc’d the applicant in the event you have questions for them.
> > > I have attached the agenda for your reference.
> > > Staff will provide hearing dates for recommendation once the applicant submits a hearing draft of their development narrative. Once the hearing dates have been set and if you wish to speak at the Paradise Valley Village Planning Committee virtual meeting, please submit a request to David Simmons, Paradise Valley Village Planner, via email at david.simmons@phoenix.gov at least 48 hours prior to the start of the meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48 hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.
> > > I encourage you to virtually attend all public hearings moving forward. Community input is a critical component of the
public hearing process.
>
> The applicants’ first review development narrative is available for review on the City’s website:
> https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-case
>
> The cases are filed by case number (Z-12-21-2).
>
> Please let me know if you have additional comments or concerns.
>
> Respectfully,
>
> David Simmons, MA
> Planner II* Village Planner
> 200 West Washington Street
> 3rd Floor
> Phoenix, AZ 85003
> 602-262-4072
> david.simmons@phoenix.gov
>
> -----Original Message-----
> From: THOMAS STERN <tstern007@aol.com>
> Sent: Sunday, April 4, 2021 2:52 PM
> To: David O Simmons <david.simmons@phoenix.gov>
> Subject: Scottsdale & Bell
>
> Hi David,
>
> Re: GPA-PV-1-21-2
> Z-12-21-2
>
> We understand that this project will be presented to Planning Committee by Nick Wood on Monday night on behalf of Hampton Group. We were told that this application is for informational purposes and is not in final design form.
>
> Please be aware that Landmark Condominium Association 15802 N 71st Street will vehemently object to this project in its present form. We object to height, density, setbacks, traffic flow and proximity violation.
>
> We are also aware that the current owners have “ALLEGEDLY” offered payments to the immediate neighbors (CVS, the Jackson’s Car Wash and the Chevron Gas Station) if they do not object to the project. We understand that this is a common occurrence, but if true, we want it disclosed to Planning Committee.
>
> Finally, Kierland Community Alliance (KCA) also objects to this project in its present form.
>
> For the record, KCA and Landmark met with Nick Wood, Noel Griemsman and Hampton last Tuesday. We told them that we would support tasteful development on the site. Hampton did not appear willing to work with us.
>
> I will provide you with more information when we know what their final submission is.
>
> Regards,
> Tom Stern
>
> Sent from my iPad
Public Hearing and Ordinance Adoption - Rezoning Application Z-12-21-2 (Scottsdale & Bell Road PUD) - Southwest Corner of Scottsdale Road and Bell Road (Ordinance G-6929)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-12-21-2 and rezone the site from C-2 (Intermediate Commercial District) to PUD (Planned Unit Development) to allow multifamily and commercial uses. This is a companion case and should be heard following GPA-PV-1-21-2.

Summary
Current Zoning: C-2  
Proposed Zoning: PUD  
Acreage: 2.56 acres  
Proposed Use: Multifamily residential and commercial uses.

Owner: Bell 166, LLC  
Applicant: John H. Berry, The Hampton Group, Inc.  
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.  
VPC Info: The Paradise Valley Village Planning Committee heard the case on Apr. 5, 2021 for information only.  
VPC Action: The Paradise Valley Village Planning Committee heard the case on Oct. 4, 2021 and recommended approval with modifications and additional stipulations, by a vote of 11-4.  
PC Action: The Planning Commission heard the case on Nov. 4, 2021 and recommended approval, per the Paradise Valley Village Planning Committee recommendation with an additional and deleted stipulation, by a vote of 6-1.

Location
Southwest corner of Scottsdale Road and Bell Road.  
Council District: 2  
Parcel Addresses: 16630 and 16640 N. Scottsdale Road.
Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-12-21-2) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

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

SECTION 1. The zoning of a 2.56-acre site located on the southwest corner of Scottsdale Road and Bell Road in a portion of Section 3, Township 3 North, Range 4 East, as described more specifically in Exhibit “A”, is hereby changed from “C-2” (Intermediate Commercial District) to “PUD” (Planned Unit Development 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:

1. An updated Development Narrative for the Scottsdale and Bell PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 14, 2021, as modified by the following stipulations:
   
a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
      1st Submittal: February 19, 2021
      2nd Submittal: May 4, 2021
      3rd Submittal: August 23, 2021
      Hearing Draft: September 14, 2021
      City Council adopted: TBD

   b. Update narrative to include a comparative parking standards table to the final narrative.

   c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on or within 50 feet of Scottsdale Road and one on or within 50 feet of Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.

   d. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.

2. The developer shall dedicate a total of 70 feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.

3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements
and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.

6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

7. 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.

8. The developer shall collaborate with the Street Transportation Department to review the potential for a refuge lane in the median west bound on Bell Road at 71st Street.

9. Prior to preliminary 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 Council of the City of Phoenix this 1st day of December, 2021.

__________________________________________
MAYOR
ATTEST:

_________________________
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_________________________

_________________________

REVIEWED BY:

_________________________
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-12-21-2


The above described parcel contains 2.56 acres.
Staff Report Z-12-21-2
Scottsdale and Bell PUD
September 30, 2021

Paradise Valley Village Planning Committee Meeting Date: October 4, 2021
Planning Commission Hearing Date: November 4, 2021
Request From: C-2 (2.56 acres)
Request To: PUD (2.56 acres)
Proposed Use: Planned Unit Development to allow multifamily residential and commercial uses
Location: Southwest corner of Scottsdale Road and Bell Road
Owners: Bell 166, LLC
Applicant: John H Berry, The Hampton Group
Representative: Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Land Use Map Designation</th>
<th>Current: Industrial</th>
<th>Proposed (GPA-PV-1-21-2): Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scottsdale Road</td>
<td>Scottsdale Road</td>
<td>Major Arterial 65 and 68-foot west half street</td>
</tr>
<tr>
<td>Bell Road</td>
<td>Bell Road</td>
<td>Major Arterial 67-foot south half street</td>
</tr>
<tr>
<td>71st Street</td>
<td>71st Street</td>
<td>Private Street 30-foot street</td>
</tr>
</tbody>
</table>

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES GOAL; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.
The proposed Scottsdale and Bell Planned Unit Development (PUD) supports increased intensity by proposing multifamily residential that is compatible in scale and intensity with the surrounding Scottsdale Road corridor. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also within a designated employment center. The concentration of people near employment uses promotes the sustainability of nearby commercial uses. The requested PUD will facilitate ongoing investment and development of the greater Kierland area and Scottsdale Road corridor.

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

The Scottsdale and Bell PUD proposes landscaping around all four sides of the building. Detached sidewalks along Scottsdale Road and Bell Road framed with landscape strips will provide thermal comfort for pedestrians. The PUD also requires that a minimum of 75 percent of public pedestrian pathways be shaded.

**CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE:** Development should be designed to included convenient bicycle parking.

The proposed development will provide bicycle parking for both residents and guests. The project also is in close proximity to a multi-use trail along the CAP Canal, along the north side of Bell Road, and will support residents who prefer using alternative modes of transportation to get to work or nearby entertainment.

---

**Applicable Plans, Overlays, and Initiatives**

- **Maricopa Association of Governments (MAG) Desert Ridge and Kierland Employment Center** – See background item No. 5 below.
- **Tree and Shade Master Plan** – See background item No. 8
- **Complete Streets Guiding Principles** – See background item No. 9
- **Comprehensive Bicycle Master Plan** – See background item No. 10
- **Zero Waste PHX** – See background item No. 11
- **Housing Phoenix Plan** – See background item No. 12
Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Commercial Retail</td>
</tr>
<tr>
<td>South</td>
<td>Convenient Store</td>
</tr>
<tr>
<td>North (across Bell Road)</td>
<td>Hotel</td>
</tr>
<tr>
<td>East (across Scottsdale Road)</td>
<td>Commercial Office/Shopping Center</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Retail</td>
</tr>
</tbody>
</table>

Background/Issues/Analysis

SUBJECT SITE
1. This request is to rezone a 2.56-acre site located on the southwest corner of Scottsdale Road and Bell Road. The request is to rezone from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses.

2. The subject site consists of one parcel that is under the ownership of Bell 166, LLC. The site currently contains one one-story commercial retail building with surface parking. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time the subject site and the surrounding area vastly consisted of vacant land. The current C-2 zoning designation was established through Annexation No. G-438. Maricopa County Historical Aerials indicate that the subject site began to develop in approximately 1996. The surrounding sites began to develop in approximately 1998. The proposed PUD will require the developer to provide updated infrastructure as needed and determined through the Planning and Development Department’s site development process.

Historic Aerials, Source: Maricopa County Assessor’s Office
3. The General Plan Land Use Map designation for the subject site is Industrial. The proposal is not consistent with the General Plan Land Use Map designation but is consistent with current land uses in the area. A companion General Plan Amendment request (GPA-PV-1-21-2) proposes a Mixed Use land use designation of (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre). This Mixed Use designation will allow flexibility for residential and commercial land uses to locate on any portion of the site in compliance with the PUD’s development standards.

The General Plan Land Use Map designation on three sides of the subject parcel is also Industrial. To the north, across Bell Road, the General Plan Land Use Map designation is Parks/Open Space – Publicly Owned. To the east, across Scottsdale Road, is the City of Scottsdale. The City of Scottsdale’s General Plan Land Use Map designation is Mixed Use Neighborhoods/Regional Use District.
SURROUNDING ZONING AND USES

4. **North**
   The property to the north of the subject site, across Bell Road is the CAP Canal, zoned R1-14. Beyond the CAP Canal to the north is a hotel zoned C-2 (Intermediate Commercial) approved through Rezoning Case No. Z-60-1996.

**South**
Directly south of the subject site is a one-story gas station/convenience store zoned C-2 through Annexation No. G-438.

**East**
Directly to the east, across Scottsdale Road, sits the Frank Lloyd Wright spire on the hard corner and a four story commercial mixed use building containing commercial offices and a restaurant space, all of which are located within the City of Scottsdale municipal boundary.

**West**
West of the subject site is a one-story commercial retail building zoned C-2 (Intermediate Commercial), approved through Annexation No. G-438.
5. The subject site falls within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland major employment center and City of Phoenix designated employment center. A mix of housing types are encouraged in employment centers and commercial corridors. The Desert Ridge/Kierland employment center profile provided by the City of Phoenix Community and Economic Development Department identifies that the Kierland area is comprised of a highly educated, executive, and professional workforce with a large inventory of Class A office space. Providing additional residential options in close proximity to the nearby office spaces will add to the sustainability of the established employment center and the Kierland area overall.

PROPOSAL
6. The proposal was developed utilizing the PUD zoning designation. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis. Where the Scottsdale and Bell PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped September 14, 2021. The proposed standards were designed to allow for a multifamily development that continues enhancement along the Scottsdale Road and Bell Road intersection for a more pedestrian-friendly environment.

List of Uses
The Development Narrative proposes a number of permitted uses. The proposed uses consist of the permitted C-2 zoning uses found in Sections 623 of the Phoenix Zoning Ordinance, with some prohibited uses. Additionally, multifamily residential is permitted with a maximum of 255 residential dwelling units.
The Development Narrative also proposes restricting certain uses that are inconsistent with the Narrative's vision of mixed-use pedestrian oriented development.

**Conceptual Site Plan**
The development’s main access points are along Bell Road and the private drive bordering the eastern boundary of the subject site, 71st Street. The project proposes a 141-foot tall multifamily building with a pedestal parking garage and roof deck. The parking structure shall be screened with architectural embellishments consistent with the primary façade. There are three amenity areas proposed and are reserved as private common open space. One is located on the podium deck; one is located in the outdoor courtyard near the building main entrance and the other is located on the roof deck. Bell Road and Scottsdale Road will contain enhanced streetscapes with a minimum eight-foot detached sidewalk framed by landscape areas that will include trees, shrubs, and live ground cover.

![Conceptual Site Plan](image-url)
Development Standards

The follow is a table of proposed development standards for the project.

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Maximum Residential Unit Count:</td>
<td>Maximum Dwellings 255 dwelling units, Maximum Density 99.61 dwelling units per gross acre</td>
</tr>
<tr>
<td>b. Minimum Lot Width/Depth</td>
<td>No Minimum</td>
</tr>
<tr>
<td>c. Minimum Building Setbacks</td>
<td>From Property Line</td>
</tr>
<tr>
<td></td>
<td>North (Bell Road) 23 feet, West (Internal Property Line) 5 feet, South (Internal Property Line) 3 feet, 17-foot average, East (Scottsdale Road) 9 feet, 22-feet average</td>
</tr>
<tr>
<td>d. Minimum Landscape Setbacks</td>
<td>North (Bell Road) 20 feet, West (71st Street) 5 feet, South (Internal Property Line) 0 feet, East (Scottsdale Road) 7 feet, 15-foot average</td>
</tr>
<tr>
<td>e. Maximum Building Height</td>
<td>141 feet, 159 feet for rooftop amenities (limited to 40% of the total roof area)</td>
</tr>
<tr>
<td>f. Maximum Lot Coverage</td>
<td>65 percent of Total Net Site Area</td>
</tr>
<tr>
<td>g. Open Space</td>
<td>Minimum 40 percent of net site area</td>
</tr>
</tbody>
</table>

The proposed maximum height of the project is 141 feet, 159 feet for rooftop amenities (limited to 40% of the total roof area). The site is located along two major arterials and transportation routes. The site is also located more than 185 feet to the nearest single-family residential uses with no direct access to residential neighborhoods. Impact to traffic on Scottsdale Road and Bell Road is also limited as the primary access point is on 71st Street. The Bell Road access has a right turn in and right turn out restriction, which helps to mitigate adverse impact on traffic on the major arterial.

Staff is recommending a modification to the proposed height in the development narrative to 110 feet. The recommended height is based on the aforementioned site characteristics and an attempt to be consistent with the building height of approved projects to the south. This recommendation is reflected in Stipulation No. 1.e.

The greater Kierland area has seen a significant amount of investment the last 10 years. This investment has positioned the area south of Bell Road to approximately Acoma Drive on the west side of Scottsdale Road as a corridor for mixed used and mid-rise development. However, this rezoning request is the first of its kind in the northern portion of the corridor. Based on the site’s unique characteristics and location, additional building height consistent with the applicant’s proposal may ultimately be determined to be appropriate as the community, Village Planning Committee and
Planning Commission evaluate this request and the companion General Plan Amendment through the public hearing process.

The lot coverage proposed for the project is 65 percent. The additional lot coverage beyond a typical multifamily project is offset by a generous open space standard of 40 percent and is consistent with other similar projects in the corridor. The C-2 standards on open space for multifamily is 15 percent. Therefore, the open space proposed far exceed ordinance standards and will serve as an amenity to residents and visitors.

The proposed Bell Road (northern) building setback is 23 feet with a 20-foot landscape setback.

**Landscape Standards**

The PUD proposes landscaping along all sides of the building. The Development Narrative includes increased landscape setbacks adjacent to the Bell Road street frontage. A minimum landscape setback of 20 feet will be provided along Bell Road. The landscape areas will incorporate a mixture of 2 and 3 inch caliper trees along the north, south and east. In addition to the trees, the developer shall install minimum 5 five-gallon drought tolerant shrubs and 75 percent live ground cover.
The streetscape along Scottsdale Road will include a minimum eight-foot wide detached sidewalk with a minimum seven-foot wide landscape strip located between the sidewalk and back of curb. The streetscape along Bell Road will include a minimum 8 foot sidewalk and 8 foot landscape strip. This is comparable to other recently approved projects in the area. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade at maturity along the sidewalks and pedestrian pathways.

**Parking Standards**
The proposed parking requires a minimum amount of parking per unit in addition to unreserved visitor parking. In addition, the PUD proposes a drop off and pick up location for ride share services.

The PUD also proposes a minimum of 0.25 bicycle spaces per unit with a maximum of 25 spaces which will comply with Section 1307.H. of the City of Phoenix Zoning Ordinance.

**Fences/Walls**
All site fences and walls will be consistent with Section 703.A of the Phoenix Zoning Ordinance. In addition, all screen walls shall include architectural detailing consistent or complementary to the building facade.
**Lighting Plan**
All lighting will be consistent with the standards of Section 704 (Environmental Performance Standards) Section 507 Tab A. of the Phoenix Zoning Ordinance and Section 23-100 of the City Code.

**Design Guidelines and Standards**
The Development Narrative includes design standards that promote pedestrian circulation on and around the site. The graphic below illustrates the proposed pedestrian network for the site.

Design standards ensure that the building facade will contain 60 percent glazing to exclude the ground floor garage screening, 10 percent masonry, 70 percent metal and at least two other materials. Elevations of the building will provide one private balcony per unit. The garage on the ground level, adjacent to public right-of-way, will be screened with architectural metal panels and extrusions, translucent glazing which gives the illusion of a commercial store front and decorative lighting in an effort to create visual interest for pedestrians and to enhance

*Pedestrian Circulation Plan, Source: The Hampton Group*
the street frontages as depicted in the graphic below. All building elevations have undulating floor edges, which results in visual interest. The final elevations and building plans submitted to the City will incorporate the provisions outlined in the development narrative and shall follow the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance.

The development narrative includes standards for the parking structure screening. Parking structures will be screened with architectural material consistent with the primary building façade as outlined in the development narrative. The landscape design shall have a uniformed streetscape design and a uniform perimeter design. Several residential amenities are also proposed, which are outlined below.

**Entry Court and Water Feature Grove**

The PUD proposes a minimum 9,000 square foot entry court and minimum 2,500 square foot water feature grove near the main entry of the building off of the private access road, 71st Street. The entry court shall include four of the following features:

- Seating/benches
- Shaded outdoor dining area
- Public art feature
- Shade canopy
- Decorative pavers
• Trellis and landscape areas

The water feature grove, located within the entry court, shall include a shade canopy of trees and seating to provide a comfortable pedestrian/tenant environment and include three of the following:
  • Seating/benches
  • Movable dining tables and chairs
  • Outdoor dining area
  • Shade canopy

**Amenities**
The PUD proposes amenities intended for use by residents and guests to include a clubhouse no less than 3,000 square feet, fitness center no less than 4,000 square feet, shared workspace no less than 2,000 square feet, indoor wellness space no less than 500 square feet, indoor event space no less than 4,000 square feet, roof deck swimming pool and/or spa with at least three of the following:
  • Lounge deck
  • Shaded outdoor dining area
  • Water features
  • Barbeque grills
  • Fire features
  • Seating nodes
  • Trellis areas

**Signage**
The proposed sign standards shall comply with Section 705 of the Phoenix Zoning Ordinance.

**Sustainability**
The Development Narrative proposes several options to incorporate sustainability principals including drought tolerant landscaping, LED lighting, and recycling receptacles. The project also proposes retaining established trees where possible along Bell Road and Scottsdale Road, as well as the utilization of smart controller drip irrigation.
PUD Compatibility to Zoning Ordinance
All property boundaries adjacent to public streets will include enhanced landscaping with eight-foot wide detached sidewalks. Shade at 75 percent coverage at maturity will be provided to increase pedestrian comfort and activity. The open space standards are greater, requiring a minimum of 40 percent of the total net site area. The PUD landscape setbacks proposed along Bell Road are greater compared to the minimum requirement of the Phoenix Zoning Ordinance and require that 25 percent of trees be a minimum of two-inch caliper and 75 percent be three-inch caliper.

Phasing
The project will be constructed in one phase.

Additional Requirements
In addition to the modification of the maximum height in Stipulation No. 1.e, staff is recommended several updates to the development narrative for consistency and enhanced building design.

The applicant will be required to submit an updated development narrative after City Council approval reflecting Final Draft. This is addressed in Stipulation No. 1 a.

A comparative zoning standards table was not included in the hearing draft of the PUD document. Staff is requiring this in the Final Narrative. This is addressed in Stipulation No. 1 b.

In an effort to further activate the street frontages along Bell Road and Scottsdale Road, staff is recommending the developer incorporate building entrances along both Major Arterials. This is addressed in Stipulation No. 1 c.

A General Plan Land Use Map was not included in the exhibit section of the Hearing Draft. Staff is requiring a general Plan Land Use Map be added to the Final Draft. This is addressed in Stipulation No. 1 f.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES
8. Tree and Shade Master Plan
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city’s planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes landscaped pedestrian walking paths, open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

9. Complete Streets Guiding Principles
In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe,
and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There are proposed detached sidewalks adjacent to the public streets and pathways throughout the site which provides a safer and more comfortable pedestrian experience.

10. **Comprehensive Bicycle Master Plan**
The Comprehensive Bicycle Master Plan also supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H. of the City of Phoenix Zoning Ordinance.

11. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling is addressed in the PUD narrative.

12. **Housing Phoenix Plan**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix’s rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan’s goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

This proposal will help to meet the goals of the housing plan by reducing the gap between housing units and number of people moving to the region.

**COMMUNITY INPUT SUMMARY**

13. At the time the staff report was written, staff had received twenty-one letters of concern. Concerns include a perceived increase in traffic, building height, character of area changing, population density increases, lack of activation on streets frontages, loss of commercial spaces in area, overabundance of multifamily projects in area, infrastructure capacity concerns and size of proposed building on such a small lot. Staff has also received 169 letters of support. Support comments include a welcomed enhancement to the Kierland area, the proposed project will enhance and maintain a
high quality of living in the area, the proposed project will bring in a built-in customer base to existing commercial uses in the Kierland area and Scottsdale Road corridor, the project will replace an underutilized and outdated “gateway” corner, reduction in traffic and the project will enhance aesthetics of the corner by providing lush landscaping and a pedestrian friendly experience.

INTERDEPARTMENTAL COMMENTS
14. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development be constructed with all mandatory elements, the developer shall also dedicate 70 feet of right-of-way for the south half of Bell Road and no preliminary approval of plans shall be granted until a Traffic Impact Study/Statement is reviewed and approved by the City. These are addressed in Stipulation Nos. 2, 3 and 4.

14. The City of Scottsdale Aviation Department expressed concern with the location of this project as it relates to the airports flight paths and the 55 and 60 DNL noise contours of Scottsdale Airport. The City of Scottsdale comments and proposed stipulations were provided to the City of Phoenix Aviation Department for review.

16. The City of Phoenix Aviation Department has noted that the site is within the Scottsdale Municipal Airport (SDL) traffic pattern airspace, therefore, the developer shall provide notice to prospective purchasers of the existence and operation characteristics of the Scottsdale Airport and shall provide documentation that Form 7460-1 from the FAA. The requirements are addressed in Stipulation Nos. 5 and 6.

17. The Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

18. The Public Transit Department has proposed stipulations requiring that right-of-way be dedicated, and a bus stop pad be constructed along Scottsdale Road, that the bus stop be shaded at 50 percent. Further, all pedestrian paths and drive isles shall be constructed with decorative pavers, stamped, or colored concrete or other pavement treatments that contrast with adjacent surfaces and be shaded by 75 percent with vegetative shade at maturity. These are addressed in the development narrative.

19. The Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER
20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix
Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.

21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

**Findings**

1. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment.

2. The proposed development will provide additional housing options close to employers and designated Major Employment Centers that will contribute to a mix of housing types in the area and additional housing in the City.

3. At the staff recommended height, the project is similar in scale and intensity to other deployments within the Scottsdale Road corridor and larger Kierland area.

**Stipulations**

1. An updated Development Narrative for the Scottsdale and Bell PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 14, 2021, as modified by the following stipulations:

   a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
      1st Submittal: February 19, 2021
      2nd Submittal: May 4, 2021
      3rd Submittal: August 23, 2021
      Hearing Draft: September 14, 2021
      City Council adopted: TBD

   b. Update narrative to include a comparative parking standards table to the final narrative.

   c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on Scottsdale Road and one on Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section
1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.

e. Update narrative to reflect a maximum building height of 110 feet, inclusive of non-dwelling space utilized for resident amenities location on the roof deck.

f. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.

2. The developer shall dedicate a total of 70-feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.

3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.

6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
Writer
David Simmons
September 30, 2021

Team Leader
Samantha Keating

Exhibits
Zoning Sketch Map
Zoning Aerial Map
Community correspondence (201 pages)
Scottsdale & Bell PUD Development Narrative
APPLICANT'S NAME: John H Berry, The Hampton Group, Inc

APPLICATION NO. Z-12-21

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

REQUESTED CHANGE:
FROM: C-2 (2.56 a.c.)
TO: PUD (2.56 a.c.)

MULTIPLES PERMITTED
C-2
PUD

CONVENTIONAL OPTION
37
233

* UNITS P.R.D. OPTION
44
N/A

* Maximum Units Allowed with P.R.D. Bonus
APPLICANT'S NAME: John H Berry, The Hampton Group, Inc

APPLICATION NO. Z-12-21

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

2.56 Acres

APPLICATION NO. Z-12-21

REQUESTED CHANGE:

FROM: C-2 (2.56 a.c.)
TO: PUD (2.56 a.c.)

MULTIPLES PERMITTED
C-2
PUD

CONVENTIONAL OPTION
37
233

* UNITS P.R.D. OPTION
44
N/A

* Maximum Units Allowed with P.R.D. Bonus
In Response to Scottsdale & Bell

Case No. Z-12-21-2
LOCATED AT THE SOUTHWEST CORNER OF
SCOTTSDALE ROAD AND BELL ROAD

Comments and Concerns

Architecture

The architectural vernacular chosen for this project is commendable.

However, we strongly request the following comments, concerns and suggestions be included in your decision-making regarding the rezoning case for the SWC of Bell Road and Scottsdale Road.

Comments and concerns regarding the proposed rezoning and height requests:
- Rezoning from the current C-2 zoning to a PUD cannot be considered a minor rezoning. The request to increase the maximum height from 56’ to 156’ with an increase of dwelling units from 44 to 255 is way too much for this corner. The mass of the proposed building would not form a gateway but a blockade.
- The claim that this development could be the gateway to the Kierland area is farfetched since Kierland is ± 0.93 miles further south.
- The height and mass of the proposed building will not compliment the 125’ high FLW Spire, but will compete and dwarf it.
- Exhibit I is a map of the existing context and also shows future and current under development projects. None of these projects, either office or residential, are remotely close to the requested height and number of floors.

Comments and concerns regarding programming:
- The proposed programming shows no retail or public activity on street level on either Bell Road or Scottsdale Road. Instead, it will be a screened parking garage over the first two floors. This is highly undesirable on, what is described by the developer as a “significant intersection”. Unfortunately, this seems to be the trend. Retail and food establishments will be taken down and will slowly, as development continues along Scottsdale Road corridor, result in a dead and inactive streetscape.

R. & M. Vanderhulst, East Sandra Terrace, Scottsdale 85254
Suggestions to consider:

A strict limit on height.
There should be a gradual increase in height along the Scottsdale road corridor, starting at The Courtyard with 3 stories North of the Canal along Bell Road, to the 12 story Optima Kierland Buildings.

The height limit/reduction to 6 floors would bring the following benefits.
- Less of a barrier/wall and a more friendly gesture while traveling south on Scottsdale Road.
- Less visible from the neighboring single-family developments to the West.
- A better integration with its surrounding developments. Exhibit I
- A better dialog with the FLW Spire across Scottsdale Road.

A change in program

A reduction in height and thus number of dwellings results in a reduction in the need for parking. This opens up the possibility for retail/restaurants on street level which will enhance the activity and liveliness of this important and prominent corner and with that can really become a grand introduction/gateway to the Kierland area.

A section of the new proposed program and number of floors

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 6</td>
<td>Residential</td>
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<tr>
<td>Level 5</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 4</td>
<td>Residential</td>
</tr>
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<td>Level 3</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 2</td>
<td>Parking</td>
</tr>
<tr>
<td>Level 1 (Street):</td>
<td>Retail/Food and Lobby for Residential</td>
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<tr>
<td>Basement 1:</td>
<td>Parking</td>
</tr>
<tr>
<td>Basement 2:</td>
<td>Parking</td>
</tr>
</tbody>
</table>

Conclusion:

As the developer mentions in his description “The Kierland area is a highly desirable part of Phoenix due to its proximity to a number of high-end urban amenities” and “The project provides an opportunity to redevelop a simple 1-story retail building located at this significant intersection with high quality residential development that will add an architectural statement on the Phoenix side of Scottsdale Road, with an overall goal of framing this critical route and enhancing the Kierland area to the south”

Let’s treat this corner the way it deserves.
Exhibit I

Context Map
Existing, Currently Under Development and Future Projects
Along Scottsdale Road
Good Morning David,

Please add to the public record.

Thank you,
Christine

FROM : Denise Kamber
SUBJECT : Proposed 14 story building at Scottsdale and Bell Roads
MESSAGE : Good Morning Councilman Waring,

It has come to my attention that there is a proposal to build a fourteen story building at the corner of Scottsdale and Bell Roads. I live at 64th Street & Bell and am very concerned about this proposal. The intersection of Scottsdale and Bell Roads is an extremely busy intersection. I will often go out of my way to avoid it. Building a fourteen story building will only add to this congestion.

There are currently two five story apartment buildings going up just west of Scottsdale Road, north of Kierland. There is also a large development going in at Tatum and Bell. This area has already become overly congested in the 11 years I have lived here. I do not want to see my neighborhood become even more congested. The traffic congestion and accidents along Bell Road are an issue and building another high rise will just contribute to this issue.

As a result, I respectfully request that you please reject this proposal for the good of our beautiful city. Thank you for taking the time to address my concerns.

Sincerely,
Denise Kamber

Email : denisekamber@yahoo.com

AREA : 480
PHONE : 4335527
ADDRESS : 6501 E Kelton LN
This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
As a resident of Greenbriar East, I am writing to express my deep concern for this building. It is WAY oversize, taller than all the buildings in the area and will bring too much traffic to an already crowded intersection. Please consider the size and scope of problems this building will have on our community, I also do not understand how a building so tall can be erected so near the airport. Please do not let this EYESORE be built. In comparison to the Kierland complex several blocks away it is awful looking. Thank you for your consideration in tis matter.

Elaine Faraci, 6909 East Kings Ave., Scottsdale, AZ 85254 (480 348 2599) elainecf4@yahoo.com
Hi David, Please see email below.

---

Julie Garcia  
Board of Adjustment Secretary III – Council Reporter  
Phoenix Planning & Development Department  
200 West Washington Street  
Phoenix, Arizona 85003-1611  
602.495.7029

First and Last Name: Elaine Faraci  
Email: elainecf4@yahoo.com

Comments: As a resident of Greenbriar East, I am writing to beg you, the city of Phoenix and all involved to reconsider the approval of the monstrous apartment under consideration at the Scottsdale and Bell Roads intersection. It is way, way oversized for the corner, larger than any other building in the area and will have a detrimental affect on an already over burdened intersection. Aside from being oversized it is not at all attractive and belongs in the heart of a city and not in our residential area. There are thousands of apartments being built in our area that conform in size and elevation to the surrounding buildings. Why allow this ugly oversized building to be built. Please, please reconsider approval of this building. Thank you, Elaine Faraci, 6909 E. Kings Ave, 85254

Submission ID: f475652959c44870807362eb7061e00e

Form Submission On: 4/18/2021 12:15:18 PM

Referer: https://phoenix.gov/pdd

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Sunday, April 25, 2021 at 8:49 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: emdist2 - Form Submission

FROM : David Frei

SUBJECT : New construction & rezoning.

MESSAGE : I am opposed to the Cities of Phoenix & Scottsdale allowing the new construction of apartment buildings & 14 story high rise multi family use buildings. There is a severe water shortage in our area & some are already talking about possible water shortages and water restrictions for the area. Why punish the people who have lived here for years by allowing all of this new construction? This is NOT progress, this is self destruction by large corporations that due not even shop, live or pay taxes in the areas they are developed.

Email : scdlfreis@gmail.com

AREA : 480

PHONE : 3615939

ADDRESS : 6741 E Aire Libre Ln

CITY : Scottsdale

STATE : AZ

ZIP : 85254

Submission ID: b50a175fd5a84f369d9f56c60d587623

Form Submission On : 4/25/2021 8:49:02 AM

Referer: https://phoenix.gov/district2/contact-district-2

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
Hi David,

I just saw plans for the above development and frankly I’m shocked. That development is way too big to be crammed into that area. That corner is already a traffic nightmare, and will be made much much worse with this monstrosity adding 500 cars plus per day to the traffic. This building is too big, and too ugly for the area. What is the proper procedure to oppose this project, or is it too late?

Regards

Gary Coleshill
480 607 0294
Hi, Councilman Waring. I am a resident in the neighborhood adjacent to where this proposed monstrosity will be going. I have lived in this neighborhood for 20 years. While I understand that building is inevitable, I have huge concerns regarding not only the effect on traffic on Bell Rd, but also the overall height. Prior to purchasing our current home, I did research into the zoning, and am aware that the location is zoned to allow a maximum of 4 stories. This proposed building is seeking to build 14 stories. Again while I am open to building, I would ask for your consideration into the proposed height of the building and ask that you move toward not allowing this height of a structure in our neighborhood. Thank you -

Diane Griffith, FCLS, CIFI, MBA

Senior Special Investigator

Special Investigations Unit

Farmers Insurance Exchange

24000 N Farmers Way

Phoenix, AZ 85085

480) 406-1463 cell

855) 856-2294 fax

COVID-19 Notice – In light of the national health emergency, I am currently working from home. I can be reached by telephone and e-mail; my phone number and email address have not changed. Email communications are preferred to avoid any potential delays caused by mailing. If you are unable to use email and hard copies of communications are required, they may be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994. We are unable to receive deliveries at any location from FedEx, UPS or any other courier at this time, as our Claims office locations have been temporarily closed.
From: joan kiser <JOANKISER@hotmail.com>
Date: Sunday, April 25, 2021 at 1:06 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Scottsdale and Bell HIGH-RISE

I don't know what you people are thinking but this is the LAST thing that we need in our neighborhood. Traffic is already a nightmare in that area and the airport is so close! It's already too congested and too dense. It's just an ill-conceived idea that will destroy our neighborhood. I beg of you to re-consider this.

Joan Kiser
******
David O Simmons

From: PDD Zoning
Sent: Monday, March 8, 2021 8:45 AM
To: David O Simmons
Subject: FW: zoning PUD

David Please respond to customer. Thanks Vikki Zoning

From: PDD Development Services <pdd@phoenix.gov>
Sent: Thursday, March 4, 2021 2:38 PM
To: PDD Zoning <zoning@phoenix.gov>
Subject: zoning PUD

Good afternoon,
Please see email below from customer.

Thank you

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Thursday, March 4, 2021 2:00 PM
To: PDD Development Services <pdd@phoenix.gov>
Subject: emplandsd - Form Submission

FROM : James mailloux
SUBJECT : Hampton Group application for SW corner of Bell & Scottsdale road
MESSAGE : I understand a zoning PUD proposal has been submitted for this site. I would like to know how to access this application and what will be the schedule for the opportunity for public comment? What I read bout this projects leads me to have some initial concerns.

Wayne Mailloux
President, Kierland Community Alliance

Email : lonewaynger@me.com

AREA : 203
PHONE : 2474199
ADDRESS : 7120 E Kierland Blvd. unit 1207
CITY : Scottsdale
STATE : AZ
ZIP : 85254
David,
Please see below and respond to the resident and copy Christine and myself.
Thanks,
Alan

Alan Stephenson
Planning and Development Director
alan.stephenson@phoenix.gov
(602) 262-6656

FOR DIRECT CONTACT INFORMATION FOR PDD SECTIONS AND STAFF: https://www.phoenix.gov/pdd/contact-us

FOR EPR TIPS AND STEP BY STEP PROCEDURES: https://www.phoenix.gov/pdd/onlineservices/electronic-plan-review

FOR OTHER DEPARTMENT INFORMATION
www.phoenix.gov/pdd

Alan is this something you can provide?

Get Outlook for iOS

FROM : Sean McCooy

SUBJECT : Requesting assistance in getting information on a proposed rezone and redevelopment
MESSAGE: Hello, Jim -  
As you know, there is a substantial residential building proposal on the table for the Southwest corner of Scottsdale and Bell / Frank Lloyd Wright Blvd. I watched the developer's presentation a few weeks ago and am wondering how I can either get copies of, or review, the physical specifics of the development. This would include things like physical dimensions, capacity, percentage of lot under roof, auto/traffic/parking projections, water source and usage projections, sewage treatment location and flow projections as well as the revisions needed to the Comp Plan to facilitate this development. 
Your assistance or direction as to where I could get this information would be greatly appreciated. 
Thanks very much, 
Sean McCoy

Email: sean@smccoytax.com

AREA: 602

PHONE: 954-9683

ADDRESS: p o box 12757

CITY: Scottsdale

STATE: az

ZIP: 85267

Submission ID: e59d94b240b94b8da8db5557d7304f10

Form Submission On: 5/11/2021 8:07:40 AM

Referer: https://phoenix.gov/district2/contact-district-2

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
Hi David,

My wife and I attended the online public meeting that was scheduled 04/05/21 at 6 p.m. regarding GPA-PV-1-21-2 (there was also a reference to a companion case # Z-12-21-2). This pertained to the southwest corner of Scottsdale RD and Bell RD. That same evening there was a discussion regarding case # Z-63-20-2 & GPA-PV-1-20-2. This pertained to the 7.14 acres at Greenway PKWY and Kierland BLVD.

My understanding per the PV Village Planning Committee members that evening suggested a decision by the committee would be determined within 2 - 3 months which puts it at June or July regarding the Scottsdale and Bell RD request from C-2 to PUD. Is that correct?

With regards to Greenway PKWY and Kierland BLVD, I could not tell if on the evening of 04/05/21 if the committee formally approved that request or if that is still yet to be determined?

Any response is greatly appreciated. I first called and left you a voice message from my cell phone which is 602-448-9234. You can certainly ignore that if you see this first. Thank you.

Marty Mogalian
6703 E Beverly LN
Scottsdale AZ 85254

---

What's Your Home Worth? [bhhsaz.findbuyers.com]
Get three automated Estimates — Instantly.
No cost, and no obligation. [bhhsaz.findbuyers.com]
FROM : Natasha Noorda

SUBJECT : 14 Story Building, Scottsdale and Bell.

MESSAGE : Dear Mr. Waring,
I felt sick inside when I learned of the intention to build a 14 story building on the corner of Bell and Scottsdale Road. A building of that magnitude would be a nightmare for traffic at an already busy intersection. Why would anyone allow a neighborhood to be so destroyed by creating such an eyesore on that corner? It would look really ugly and reduce the quality of life for this neighborhood, both visually and functionally. This should never be allowed.

Very truly,
Natasha Noorda

Email : Natashapn@cox.net

AREA : 85254

PHONE : 9287135017

ADDRESS : 6856 E. Sandra Terrace

CITY : Scottsdale

STATE : Arizona

ZIP : 85254

Submission ID: 6f39144cdad14daa8cea11de91e1bb0b

Form Submission On : 4/24/2021 5:12:02 PM

Referer: https://phoenix.gov/district2/contact-district-2
To Jim Waring:

I am a resident in the 85254 district and there is a proposed development on the SW corner of Bell Rd and Scottsdale that is a proposed 14 story high rise. This is a terrible idea for the following reasons:

- Traffic Congestion – this intersection is already over crowded with the multi-use developments in the Kierland area it is a nightmare to go through this area between 6-8 AM and 3-6 PM
- Detrimental to our environment – this high density project is bad for our local environment with the additional traffic comes the increase in cars and pollution.
- Aesthetically Wrong – this will be the largest high rise in the neighborhood and Scottsdale should not be turned into a corridor for high rises and increased crime.

Please fight against this proposal. I have lived in this area for over 25 years, when Kierland was a farm field and Greenway was a dead end at 64th St. All of the development that has occurred in the area has only increased traffic and crimes and someone has to take a stand and say “enough is enough” I appreciate your understanding in this matter.

Best Regards,

Keith Reece

*******
FROM : Judy Reid

SUBJECT : Zoning for FLW and Scottsdale rd apartment bldg

MESSAGE : Dear Mr. Waring,
I am writing to share that I and many of my neighbors are against the height and density of the apartment bldg being planned for the area. I heard there was a little publicized zoning hearing recently. It is far too tall and too many units to allow for adequate traffic flow, not to mention the eye sore of the height of the bldg. This is not downtown Phoenix. I know you have been very responsive in the past to the needs of the neighbors. Please let us know what we can do to modify this catastrophe. Thank you.
Sincerely,
Judy Reid

Email : jreid7@cox.net

AREA : 602

PHONE : 6772879

ADDRESS : 5805 E. Grandview R.

CITY : Scottsdale

STATE : AZ

ZIP : 85254

Submission ID: bf45d7bc357043eab07055181049568c

Form Submission On : 4/30/2021 8:08:27 AM

Referer: https://phoenix.gov/district2/contact-district-2

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
In Response to Scottsdale & Bell

Case No. Z-12-21-2
LOCATED AT THE SOUTHWEST CORNER OF
SCOTTSDALE ROAD AND BELL ROAD

Comments and Concerns

Architecture

The architectural vernacular chosen for this project is commendable.

However, we strongly request the following comments, concerns and suggestions be included in your decision-making regarding the rezoning case for the SWC of Bell Road and Scottsdale Road.

Comments and concerns regarding the proposed rezoning and height requests:
- Rezoning from the current C-2 zoning to a PUD cannot be considered a minor rezoning. The request to increase the maximum height from 56’ to 156’ with an increase of dwelling units from 44 to 255 is way too much for this corner. The mass of the proposed building would not form a gateway but a blockade.
- The claim that this development could be the gateway to the Kierland area is farfetched since Kierland is ± 0.93 miles further south.
- The height and mass of the proposed building will not compliment the 125’ high FLW Spire, but will compete and dwarf it.
- Exhibit I is a map of the existing context and also shows future and current under development projects. None of these projects, either office or residential, are remotely close to the requested height and number of floors.

Comments and concerns regarding programming:
- The proposed programming shows no retail or public activity on street level on either Bell Road or Scottsdale Road. Instead, it will be a screened parking garage over the first two floors. This is highly undesirable on, what is described by the developer as a “significant intersection”. Unfortunately, this seems to be the trend. Retail and food establishments will be taken down and will slowly, as development continues along Scottsdale Road corridor, result in a dead and inactive streetscape.
Suggestions to consider:

**A strict limit on height.**

There should be a gradual increase in height along the Scottsdale road corridor, starting at The Courtyard with 3 stories North of the Canal along Bell Road, to the 12 story Optima Kierland Buildings.

The height limit/reduction to 6 floors would bring the following benefits.
- Less of a barrier/wall and a more friendly gesture while traveling south on Scottsdale Road.
- Less visible from the neighboring single-family developments to the West.
- A better integration with its surrounding developments. **Exhibit I**
- A better dialog with the FLW Spire across Scottsdale Road.

**A change in program**

A reduction in height and thus number of dwellings results in a reduction in the need for parking. This opens up the possibility for retail/restaurants on street level which will enhance the activity and liveliness of this important and prominent corner and with that can really become a grand introduction/gateway to the Kierland area.

**A section of the new proposed program and number of floors**

<table>
<thead>
<tr>
<th>Level</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 6:</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 5:</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 4:</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 3:</td>
<td>Residential</td>
</tr>
<tr>
<td>Level 2:</td>
<td>Parking</td>
</tr>
<tr>
<td>Level 1 (Street):</td>
<td>Retail/Food and Lobby for Residential</td>
</tr>
<tr>
<td>Basement 1:</td>
<td>Parking</td>
</tr>
<tr>
<td>Basement 2:</td>
<td>Parking</td>
</tr>
</tbody>
</table>

**Conclusion:**

As the developer mentions in his description “*The Kierland area is a highly desirable part of Phoenix due to its proximity to a number of high-end urban amenities*” and “*The project provides an opportunity to redevelop a simple 1-story retail building located at this significant intersection with high quality residential development that will add an architectural statement on the Phoenix side of Scottsdale Road, with an overall goal of framing this critical route and enhancing the Kierland area to the south*”

Let’s treat this corner the way it deserves.
Exhibit I

Context Map
Existing, Currently Under Development and Future Projects
Along Scottsdale Road
Dear David and Planning Commission,

Please find attached a document that outline our concerns and suggestions for the development proposed on the SWC Bell Road and Scottsdale. Also included a context map of the surrounding buildings and future developments. I have send this document to David before. But since this is an important issue allow me to send it again.

In addition to the comments made in the attached, I would like to emphasize that by allowing a building of this height would set a dangerous president for the rest of the Scottdale Road corridor. I am not opposed to development but it has to be in proportion to the location and context.

In the hope you make a well-educated recommendation/decision,

Kind Regards,

Ronald de Bont – Senior Designer

suite 6 architecture + planning
6111 north cattletrack road
Scottsdale, az 85250
480 348 7800
FROM: Marilyn S Slaven

SUBJECT: Zoning @ Bell Rd. & FLW, Southwest corner

MESSAGE: I am concerned about a high-rise structure being built on this corner. The traffic problem alone should preclude this plan. I am not opposed to growth or an increased population, but I believe it can be done thoughtfully, with an eye to the future. One other item: I don't think this change of zoning was publicized enough to achieve a fair amount of public opinion. Thank you for listening. A 35 year resident

Email: marilynslaven7@gmail.com

AREA: 602

PHONE: 4189177

ADDRESS: 5201 E. Blanche Dr.

CITY: SCOTTSDALE

STATE: AZ

ZIP: 85254

Submission ID: e57b72ee9f14120b65e96a6d9bb1db8

Form Submission On: 4/30/2021 8:23:34 AM

Referer: https://phoenix.gov/district2/contact-district-2

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
Please do not rezone this property into multi-family units. This local community is already being engulfed by multi-family properties and the intersection is heavily congested.

Rather than congest our streets, invest in the small businesses that are integral to our economy and what makes this area so special. Who in the community will really benefit from this besides the developers and the city council members? People live in this area because it is not a metropolis. Let’s keep it that way!
In Response to Scottsdale & Bell

Case No. Z-12-21-2
LOCATED AT THE SOUTHWEST CORNER OF
SCOTTSDALE ROAD AND BELL ROAD

Comments and Concerns

Architecture

The architectural vernacular chosen for this project is commendable.

However, we strongly request the following comments, concerns and suggestions be included in your decision-making regarding the rezoning case for the SWC of Bell Road and Scottsdale Road.

Comments and concerns regarding the proposed rezoning and height requests:
- Rezoning from the current C-2 zoning to a PUD cannot be considered a minor rezoning. The request to increase the maximum height from 56’ to 156’ with an increase of dwelling units from 44 to 255 is way too much for this corner. The mass of the proposed building would not form a gateway but a blockade.
- The claim that this development could be the gateway to the Kierland area is farfetched since Kierland is ± 0.93 miles further south.
- The height and mass of the proposed building will not compliment the 125’ high FLW Spire, but will compete and dwarf it.
- Exhibit I is a map of the existing context and also shows future and current under development projects. None of these projects, either office or residential, are remotely close to the requested height and number of floors.

Comments and concerns regarding programming:
- The proposed programming shows no retail or public activity on street level on either Bell Road or Scottsdale Road. Instead, it will be a screened parking garage over the first two floors. This is highly undesirable on, what is described by the developer as a “significant intersection”. Unfortunately, this seems to be the trend. Retail and food establishments will be taken down and will slowly, as development continues along Scottsdale Road corridor, result in a dead and inactive streetscape.

R. & M. Vanderhulst, East Sandra Terrace, Scottsdale 85254
Suggestions to consider:

A strict limit on height.
There should be a gradual increase in height along the Scottsdale road corridor, starting at The Courtyard with 3 stories North of the Canal along Bell Road, to the 10 story Optima Kierland Buildings.

The height limit/reduction to 6 floors would bring the following benefits.
- Less of a barrier/wall and a more friendly gesture while traveling south on Scottsdale Road.
- Less visible from the neighboring single-family developments to the West.
- A better integration with its surrounding developments. Exhibit I
- A better dialog with the FLW Spire across Scottsdale Road.

A change in program

A reduction in height and thus number of dwellings results in a reduction in the need for parking. This opens up the possibility for retail/restaurants on street level which will enhance the activity and liveliness of this important and prominent corner and with that can really become a grand introduction/gateway to the Kierland area.

A section of the new proposed program and number of floors

Level 6: Residential
Level 5: Residential
Level 4: Residential
Level 3: Residential
Level 2: Parking
Level 1 (Street): Retail/Food and Lobby for Residential
Basement 1: Parking
Basement 2: Parking

Conclusion:

As the developer mentions in his description “The Kierland area is a highly desirable part of Phoenix due to its proximity to a number of high-end urban amenities” and “The project provides an opportunity to redevelop a simple 1-story retail building located at this significant intersection with high quality residential development that will add an architectural statement on the Phoenix side of Scottsdale Road, with an overall goal of framing this critical route and enhancing the Kierland area to the south”

Let’s treat this corner the way it deserves.
Exhibit I

Context Map
Existing, Currently Under Development and Future Projects
Along Scottsdale Road
Many thanks for forwarding this David.

Wayne

On Mar 8, 2021, at 11:07 AM, David O Simmons <david.simmons@phoenix.gov> wrote:

Mr. Mailloux,

An application has been submitted for the southwest corner of Scottsdale Rd and Bell/Frank Lloyd Wright. You can review the applicants first review narrative here: https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases

Please let me know I you have any questions or concerns. Take care and talk soon.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov
<image001.png><image002.png>

David Please respond to customer. Thanks Vikki Zoning

Good afternoon,
Please see email below from customer.

Thank you
FROM: James mailloux

SUBJECT: Hampton Group application for SW corner of Bell & Scottsdale road

MESSAGE: I understand a zoning PUD proposal has been submitted for this site. I would like to know how to access this application and what will be the schedule for the opportunity for public comment? What I read bout this projects leads me to have some initial concerns.

Wayne Mailloux
President, Kierland Community Alliance

Email: lonewaynger@me.com

AREA: 203

PHONE: 2474199

ADDRESS: 7120 E Kierland Blvd. unit 1207

CITY: Scottsdale

STATE: AZ

ZIP: 85254

Submission ID: 09867d55e3c94b7db1f6a5baf31d276f

Form Submission On: 3/4/2021 1:59:39 PM

Referer: https://phoenix.gov/pdd

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

The proposed project will include (1) Staggered height to a maximum of 14 stories (2) 255 dwelling units; (3) Provide 478 parking spaces (4) Reduce traffic within the area; (4) Redevelop and enhance the Southwest corner of Bell & Scottsdale Rd.; (5) Enhance landscape and pedestrian experience along Bell Rd. and Scottsdale Rd.; (6) Provide concealed parking.

THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors
Replace an under-utilized and outdated “gateway” corner with a stunning architectural achievement.
Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Street Address

City
Zip Code

Phone Number

Email
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

[Signature]

Printed Name [Signature]

Street Address 5923 E KELLYS AVE

City SCOTTSDALE Zip Code 85254

Phone Number ___________________________

Email ___________________________
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
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Bring built-in customers to the Kierland commercial corridors
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Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Street Address 16222 N. 67th Street

City Scottsdale Zip Code 55254

Phone Number 602-457-1361

Email Koleb.Sruku@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature  James May
Printed Name  James May
Street Address  6707 E BEVERLY LN
City  SCOTT  Zip Code  85254
Phone Number
Email
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name: TED FREDERICK

Street Address: 6766 E. Beverly Ln

City: S'DEC Zip Code: 85251

Phone Number: 303-914-6411

Email: ted.fredrick@msn.com
STATEMENT OF SUPPORT

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name PAUL KIM

Street Address 6501 E. KINGS AVE

City SCOTTSDALE Zip Code 85251

Phone Number

Email
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I do not support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Printed Name
Street Address
City
Phone Number

[Signature]
DENISE J MAZI VOWLS:
6721 E SANDRA TERRACE
Scottsdale
(480) 483-6041
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85254

Phone Number

Email
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Signature ________________________________
Printed Name CHLOE REXXO
Street Address 1NO2S PARADISE WNE
City SCOTTSDALE Zip Code 85251
Phone Number ________________________________
Email ________________________________
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City  

Zip Code

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Signature

Printed Name

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I was told about it. OK

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Carlos Bennett

Street Address 6608 E Beverly Ln

City Scottsdale Zip Code 85254

Phone Number 602-830-3298

Email cbsbennett@gmail.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City

Phone Number

Email

Signature: 
Printed Name: Gena Southard
Company Name: 
Street Address: 1614 W. 65th St.
City: Scottsdale
Phone Number: 480-438-8369
Email: gsa12@msn.com

Signature: 
Printed Name: Gena Southard
Company Name: 
Street Address: 1614 W. 65th St.
City: Scottsdale
Phone Number: 480-438-8369
Email: gsa12@msn.com
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Signature __________________________
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City __________________________ Zip Code __________________________
Phone Number __________________________
Email __________________________
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature  Lupe Hernandez
Printed Name  Lupe Hernandez
Street Address  16212 N 65th Pl
City  Scottsdale  Zip Code  85254
Phone Number  623-888-4679
Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature: [Signature]
Printed Name: [Printed Name]
Company Name: [Company Name]
Street Address: [Street Address]
City: [City] Zip Code: [Zip Code]
Phone Number: [Phone Number] Email: [Email]

[Signature]
[Printed Name]
[Dutch Bros]
[6235 E. Bell Rd]
[Phoenix]
[85032]
[MonighanThompson@gmail.com]
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City

Phone Number

Email

Zip Code
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Printed Name Christine Sweatt
Company Name Perfect Teeth
Street Address 6845 E Bell Suite 1
City Scottsdale Zip Code 85254
Phone Number 480-607-3100 Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

STATEMENT OF SUPPORT:
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THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
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Bring built-in customers to the Kierland commercial corridors
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Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name CONNIE BANH

Company Name Original Rainbow Donuts

Street Address 6245 E Bell Road #115

City Scottsdale Zip Code 85251

Phone Number 480-912-6210 Email connieb@ymail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Scottsdale AZ Zip Code 85254

Phone Number

Email
STATEMENT OF SUPPORT

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Printed Name

Street Address

City Zip Code

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Signature  
Printed Name  
Street Address  
City Zip Code  
Phone Number  
Email  

[Signature]
SUMMER DEFY
2650 SANDER

Page 428
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Signature
Printed Name
Street Address
City, State, Zip Code
Phone Number
Email
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Signature ___________________________
Printed Name ________________________
Street Address ________________
City ____________ Zip Code __________
Phone Number __________ Email __________
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Printed Name
Street Address
City
Zip Code
Phone Number
Email
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Signature
Printed Name Kirk Sodergran
Street Address 10914 E Beverly Ln
City Scottsdale Zip Code 85254
Phone Number 602-212-2155
Email
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Zealand Zip Code 8554

Phone Number 255-257-177

Email 2314-zeeland@Gmail.com
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Signature

Printed Name  Gavin J.

Street Address  6627 E Kellon Ln

City Scottsdale Zip Code:

Phone Number

Email

Page 438
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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85251

Phone Number

Email
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Signature

Printed Name

Street Address

City Phoenix Zip Code 85054

Phone Number 480-470-9443

Email Carsonhagen1@gmail.com
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Printed Name  
Street Address  
City  Zip Code  
Phone Number  
Email
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City __________________ Zip Code __________
Phone Number _________________________
Email _______________________________
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Signature

Printed Name Sarah Meyer

Street Address 16424 N 64th Pl

City Scottsdale Zip Code

Phone Number 602 552 1858

Email
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Signature [Signature]
Printed Name Shawn Coleman
Street Address 16430 N 64th Place
City Scottsdale Zip Code 85254
Phone Number 602-421-6117
Email arrow1@ymail.com
STATEMENT OF SUPPORT

Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

By signing my name below, I acknowledge that I have met with representatives of The Hampton Group development team; that I am a manager/owner of a business in Phoenix Arizona; and that I support the proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

The proposed project will include (1) Staggered height to a maximum of 14 stories (2) 255 dwelling units; (3) Provide 478 parking spaces (4) Reduce traffic within the area; (4) Redevelop and enhance the Southwest corner of Bell & Scottsdale Rd.; (5) Enhance landscape and pedestrian experience along Bell Rd. and Scottsdale Rd.; (6) Provide concealed parking; (7) Bring additional customers to the area to support local businesses.

THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors
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Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Mae McGee

Company Name EmbroidMe

Street Address 6245 E Bell Rd

City Scottsdale Zip Code 85254

Phone Number 602-788-5800 Email mae.scottsdale@fullypromoted.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name Ashley Fish

Street Address 10534 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number (480) 524-7249

Email ashleyfish@gmail.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email

Chuck Collins

6535 E. Palm Ln

Scottsdale

85254

Chuck@PCEAZ.COM
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name  Devlin Steward

Street Address  6541 E Ave. Circle Ln

City  Scottsdale Zip Code  85251

Phone Number  480-516-6910

Email  devlin.steward@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Printed Name Shannon Coon
Street Address 1628 E. Fire Lime Ln.
City Scottsdale Zip Code 85251
Phone Number
Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature Lyndsay Anthony
Printed Name Lyndsay Anthony
Company Name ALL AMERICAN OUTDOOR LIVING
Street Address 7071 E. BELL RD
City SCOTTSDALE Zip Code 85254
Phone Number 480-385-5183 Email —
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Jacob Tatarski

Street Address 16250 W 64th Pl

City Scottsdale Zip Code 85254

Phone Number (52) 883-1441

Email

---
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature
Printed Name
Street Address
City Zip Code
Phone Number
Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature  [Signature]
Printed Name  [Printed Name]
Company Name
Street Address  16630 NGUYEN Place
City  Zip Code
Phone Number  Email
STATEMENT OF SUPPORT

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Signature  ____________________________
Printed Name  ____________________________
Street Address  ____________________________
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Signature

Printed Name

Street Address

City Zip Code

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Quinn Hoffmann

Street Address 6402 E. JUNIPER AVE

City Scottsdale Zip Code 85254

Phone Number 4802505487

Email QuinnHoffmann@hotmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature  
Printed Name  
Street Address 6701 E. Ranier Ave  
City Scottsdale Zip Code 85032  
Phone Number 480-498-2375  
Email tc.lynde@mac.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature ____________________________
Printed Name ____________________________
Street Address ____________________________
City ____________________________ Zip Code ____________________________
Phone Number ____________________________
Email ____________________________
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Signature

Printed Name  

Street Address  

City  

Zip Code  

Phone Number  

Email  

16819 N. 65TH
Scottsdale

85254

Aster Antolik

AsterAntolik@yahoo.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I **support** Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature [Signature]

Printed Name Andrea Mirrelli

Street Address 6508 E. Beverly Lane

City Scottsdale Zip Code 85254

Phone Number 623-703-5666

Email lacuebrooks@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name MICHAEEL BURGER

Street Address 6437 E. BEVERLY LANE

City SCOTTSDALE Zip Code 85254

Phone Number 612-670-8170

Email burg217@yahoo.com
STATEMENT OF SUPPORT

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Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature ____________________________
Printed Name CHRISTINA BURGEE
Street Address 6437 E. BEVERLY LANE
City SCOTTSDALE Zip Code 85251
Phone Number 609-638-5213
Email CBURGEE120 E gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name RICHARD J BELCASTRO

Street Address 16652 N 59TH PLACE

City SCOTTSDALE Zip Code 85254

Phone Number 602-787-0163

Email richardbelcastro559@gmail.com
STATEMENT OF SUPPORT

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Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Anna Sepic

Street Address 5904 E Juniper Ave

City Scottsdale Zip Code 85254

Phone Number 602-832-4472

Email amsinvesting@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85254

Phone Number 732-500-1704

Email
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85254

Phone Number 480 588 7815

Email

Page 467
STATEMENT OF SUPPORT

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Signature

Printed Name NICHOLAS EUER

Street Address 6057 E. PHELPS RD

City SCOTTSDALE Zip Code 85254

Phone Number

Email
STATEMENT OF SUPPORT

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Signature

Printed Name  TALOR ARNOLD

Street Address  4941 E BEVERLY LANE

City SCOTTSDALE  Zip Code  85251

Phone Number  480-330-4496

Email
STATEMENT OF SUPPORT

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature ____________________________
Printed Name Denise Crawford
Street Address 6428 E. Montreal Pl.
City Scottsdale Zip Code 85254
Phone Number ________________________
Email _______________________________
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

Page 471
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address 6418 E. Altez Ln.

City Scottsdale Zip Code 85251

Phone Number (602) 453

Email

Page 472
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature  
Printed Name  
Street Address  
City  
Zip Code  
Phone Number  
Email
TATEMENT OF SUPPORT

oral Plan Amendment & Rezoning Requests
ge Nos. GPA-PV-1-21-2 & Z-12-21-2

I acknowledge that I have met with representatives of The
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group,
Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning
Request.

Signature

Printed Name  Charley Leek

Company Name  Ttin Tails Cageless Grooming

Street Address  6245 E Bell Rd St 101

City  Scottsdale  Zip Code  85254

Phone Number  480-339-0003  Email  Scottsdale@cagelessgrooming.com
STATEMENT OF SUPPORT

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Signature __________________________
Printed Name _________________________
Street Address _________________________
City __________________ Zip Code ______
Phone Number _________________________
Email _______________________________
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Signature ____________________________
Printed Name ___________________________
Street Address 443 E. Kelter St.
City Scottsdale AZ Zip Code 85254
Phone Number __________________________
Email ________________________________
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

STATEMENT OF SUPPORT:
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Signature

Printed Name

Company Name

Street Address

City

Zip Code

Phone Number

Email
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature [Signature]
Printed Name [Joely Beauchaine]
Street Address [1501 E. Azure Lane W.]
City [Scottsdale] Zip Code [85254]
Phone Number [ ]
Email [joely@Beauchaine.com]
STATEMENT OF SUPPORT

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Mary Stevens
Printed Name
Mary Stevens
Street Address
4328 E. Aire Libre
City Scottsdale Zip Code 85254
Phone Number 602-455-7
Email nmiss@ymail.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature [Signature]
Printed Name DAVIN PHILIPS
Company Name THE BREAKFAST JOYNT
Street Address 6245 E. BELL RD
City SCOTTSDALE Zip Code 85251
Phone Number 480-664-9373 Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature [Signature]
Printed Name [Laura Kelln]
Company Name [Tao Acupuncture Clinic]
Street Address [10345 E Bell Rd]
City [Scottsdale]
Zip Code [85254]
Phone Number [480-268-4878]
Email [tao@taojls.com]
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Printed Name

Rite Way

Cigarettes

Cigars

Smoke & Cigar

480-998-5000

6245 E. Bell Rd., Scottsdale AZ 85254

FOR ALL YOUR CIGARETTE & TOBACCO NEEDS!
By signing my name below, I acknowledge that I have met with representatives of The Hampton Group development team; that I am a manager/owner of a business in Phoenix, Arizona; and that I support the proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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**Signature**

**Printed Name**

**Company Name**

**Street Address**

**City**

**Zip Code**

**Phone Number**

**Email**

---

**Signatures and Printed Name:**

Leslie Benson

**Company Name:**

North Ranch Animal Hospital

**Street Address:**

8245 E. Bell Rd., Ste. 108

**City:**

Scottsdale

**Zip Code:**

85254

**Phone Number:**

480-746-8445

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MENT OF SUPPORT
Amendment & Rezoning Requests
GPA-PV-1-21-2 & Z-12-21-2

By signing my name below, I acknowledge that I have met with representatives of The Hampton Group development team; that I am a manager/owner of a business in Phoenix Arizona; and that I support the proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

The proposed project will include (1) Staggered height to a maximum of 14 stories (2) 255 dwelling units; (3) Provide 478 parking spaces (4) Reduce traffic within the area; (4) Redevelop and enhance the Southwest corner of Bell & Scottsdale Rd.; (5) Enhance landscape and pedestrian experience along Bell Rd. and Scottsdale Rd.; (6) Provide concealed parking; (7) Bring additional customers to the area to support local businesses.

THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors
Replace an under-utilized and outdated “gateway” corner with a stunning architectural achievement.
Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature ________________________________

Printed Name HANH CAO ________________________________

Company Name HANNAH NAILS & SPA ________________________________

Street Address 6245 E. BELL Rd. #119 ________________________________

City Scottsdale Zip Code 85254 ________________________________

Phone Number 480 348 9433 Email ________________________________
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature __________________________

Printed Name _________________________

Street Address 6441 E Sandra Terrace

City Scottsdale Zip Code 85254

Phone Number 602-361-5921

Email bpeloquinzyaz@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature
Printed Name
Street Address
City Zip Code
Phone Number
Email
STATEMENT OF SUPPORT

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Signature

Printed Name

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Street Address 16251 N. 65th Pl

City Scottsdale Zip Code 85254

Phone Number 602-538-0043

Email japakile00@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature
Printed Name
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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

[Signature]

[Printed Name]

[Address]

[City]

[Zip Code]

[Phone Number]

[Email]
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Lacie N Green

Street Address 10202 N 148TH PL

City Scottsdale Zip Code 85254

Phone Number 1003-540-1585

Email lacie.nigro.green@gmail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

Page 495
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

STATEMENT OF SUPPORT:
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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
[Signature]
Printed Name
[Printed Name]
Company Name
SCOTTSDALE FAMILY DENTISTRY & ORTHODONTICS
Street Address
10345 E. BELL ROAD
City
SCOTTSDALE
Zip Code
85254
Phone Number
480 474-4910 Email
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Robert A Steele

Street Address 14228 N 67th St

City Scottsdale Zip Code 85251

Phone Number 602-292-1292

Email steele119@gmail.com
STATEMENT OF SUPPORT

Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature __________________________
Printed Name Austin Mills
Company Name Carrabba's
Street Address 17007 N, Scottsdale
City Scottsdale Zip Code 85255
Phone Number 480 948 8886 Email c5304@Carrabba's.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature
Printed Name
Company Name
Street Address
City
Zip Code
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Email
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Signature

Printed Name James G. Green

Street Address 6435 E Beverly Ln

City Scottsdale Zip Code 85254

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Request
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

STATEMENT OF SUPPORT:
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The proposed project will include (1) Staggered height to a maximum of 3 stories; (2) Include144 dwelling units; (3) Provide 478 parking spaces; (4) Reduce traffic within the area; (5) Redevelop and enhance the Southwest corner of Bell & Scottsdale Rd.; (6) Enhance landscape and pedestrian experience along Bell Rd. and Scottsdale Rd.; (6) Provide concealed parking; (7) Bring additional customers to the area to support local businesses.

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature
Printed Name
Michelle Worley
Company Name
School of Rock
Street Address
13610 N. Scottsdale Rd
City
Scottsdale
Zip Code
85254
Phone Number
480-483-7625
Email
MWorley@SchoolofRock.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
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Signature

Printed Name

Company Name

Street Address

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THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area
Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors
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Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Company Name

Street Address

City Zip Code

Phone Number Email

Billy Mesa

Carpeyrd & SpringHill Suites North Scottsdale

17010 N. Scottsdale Rd.

502750116 85255

480-538-2412 Billy.Mesa@AimsHospital.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Scottsdale

Zip Code 85254

Phone Number

Email je.ellis@rsparck.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

State

Zip Code

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Email
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[Signature]

Printed Name

[Name]

Street Address

[Address]

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City

Zip Code

Phone Number

Email

Dorothy Larkin

Eye Kandi Salon

7077 E Bell Rd

Scottsdale, AZ

602-316-9347
drthlrrkn@gmail.com
STATEMENT OF SUPPORT

Minor General Plan Amendment & Rezoning Requests

Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name  Sarah Libarian

Company Name  BMW North Scottsdale

Street Address  18018 N Scottsdale Rd

City  Phoenix Zip Code  85054

Phone Number  480-470-7831 Email
STATEMENT OF SUPPORT

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By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name Swan Schuchman
Street Address 8414 E. Monte Cristo Avenue
City Scottsdale Zip Code 85254
Phone Number 480-550-1252
Email swanschuchman@gmail.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City Scottsdale Zip Code 85255

Phone Number 480-877-6544 Email

[Signature]

[Printed Name]

[Company Name]

[Street Address]

[City] [Zip Code]

[Phone Number] [Email]
STATEMENT OF SUPPORT

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Signature

Printed Name Justin Breed

Street Address 4506 W 181st St

City Goodlettsville Zip Code 65338 6555

Phone Number 219-746-8908

Email JustinBreed@yahoo.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85254

Phone Number 480-676-6303

Email deana.christopher@gmc-inc.com

Guardian Mortgage
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City

Zip Code

Phone Number

Email

Belen Felix

VW North Scottsdale

Chauncey

Phx

85255

602-312-1655
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name Jonathan Brody

Street Address 6508 E. Beverly Lane

City Scottsdale Zip Code 85254

Phone Number 623-703-5664

Email Lavasbrok14@gmail.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name

Company Name

Street Address

City

Zip Code

Phone Number

Email
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Signature

Printed Name Sonal Brice Armstrong

Street Address 15345 N Scottsdale Rd

City Scottsdale Zip Code 85254

Phone Number 803 335 6486

Email Sonal_Ahern@mail.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85251

Phone Number 928-924-5440

Email


STATEMENT OF SUPPORT

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Signature _________________________
Printed Name  JOHN VIETH
Street Address  6417 E. Monte Cristo
City  SCOTTSDALE  Zip Code  85250
Phone Number _________________________
Email _________________________
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

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Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors
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Reduce traffic within the area
Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name
Robert Moreno

Company Name
Jackson

Street Address
16610 N Scottsdale

City
Scottsdale
Zip Code
85255

Phone Number
Email
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature

Printed Name Amanda Gulley

Company Name The UPS Store

Street Address 16211 N Scottsdale Rd

City Scottsdale Zip Code 85254

Phone Number 480 948 9727 Email Store 0303 @ theupsstore.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I support Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature __________________________
Printed Name Fawad Sami
Street Address 17040 N Scottsdale Rd #108
City Scottsdale Zip Code 85255
Phone Number 480-513-8797
Email __________________________
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
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Signature  

Printed Name  Ester GUROH

Company Name  Padure Mediterranean Kitchen

Street Address  17025 N Scottsdale Rd # 160

City  Scottsdale AZ  Zip Code  85255

Phone Number  480-207-6124 Email  www.padureaz.com
STATEMENT OF SUPPORT

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Printed Name

Street Address

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Signature
Printed Name Josh Barel
Company Name Jaguar Land Rover of Scottsdale
Street Address 18100 N Scottsdale
City Scottsdale Zip Code 85255
Phone Number 480-588-4100 Email

Page 527
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Signature

Printed Name

Company Name

Street Address

City

Zip Code

Phone Number

Email

CQI1MA@ATT.COM
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature [Signature]
Printed Name [Margaret M. Flesher]
Company Name [Nothing Bundt Cakes]
Street Address [17025 N. Scottsdale]
City [Scottsdale] Zip Code [85255]
Phone Number [480-602-8969] Email [Scottsdale@NothingBundtCakes.com]
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85255

Phone Number 480-614-1414

Email
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Signature [Signature]
Printed Name [James Bulley]
Company Name [The UPS Store #0303]
Street Address [1621 W. SCOTTSDALE RD]
City [Scottsdale] Zip Code [85254]
Phone Number [480-948-9227] Email [STORE0303@THEUPSSTORE.COM]
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

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Signature ________________________________
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Street Address ________________________________
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Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature ____________________________

Printed Name Rebecca Jowers
Company Name Imperial Ballroom Dance Co
Street Address 7077 E. Bell Road, Ste 209
City Scottsdale Zip Code 85254
Phone Number 480-291-5726 Email boorecs@imperialballroomdance.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
Case Nos. GPA-PV-1-21-2 & Z-12-21-2

STATEMENT OF SUPPORT:
By signing my name below, I acknowledge that I have met with representatives of The Hampton Group development team; that I am a manager/owner of a business in Phoenix Arizona; and that I support the proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

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Signature __________________________
Printed Name Alexandra Neube
Company Name Gymboree Play & Music Scottsdale
Street Address 7077 E. Bell Rd #205
City Scottsdale Zip Code 85254
Phone Number (480) 656-0801 Email scottsdaleaz@gymboreeclasses.com
STATEMENT OF SUPPORT
Minor General Plan Amendment & Rezoning Requests
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Printed Name

Street Address

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Email

Back Yard Privacy
Home-Values
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PRINTED NAME ____________________________________________________________________________________________

STREET ADDRESS __________________________________________________________________________________________

CITY ___________________________ ZIP CODE ______________

PHONE NUMBER ____________________________

EMAIL ________________________________________________________________
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Signature

Printed Name GENEVIEVE ANGELES

Street Address 10405 N 68TH WAY

City Scottsdale Zip Code 85254

Phone Number

Email GENERI721@YAHOO.COM
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Signature

Printed Name

Street Address

City Scottsdale Zip Code 85254

Phone Number (602) 280-8888

Email ScottieChotmail.com
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Signature ____________________________
Printed Name  ____________________________
Street Address  6037 E Paradise Ln.
City  Scottsdale  Zip Code  85251
Phone Number  602-330-2697
Email  thwiller@gmail.com
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Email ____________________________
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Signature

Printed Name **Patrick Daley**

Street Address **16653 N. 54th Place**

City **Scottsdale** Zip Code **85254**

Phone Number

Email
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Enhance landscaping and the pedestrian experience

By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.

Signature

Printed Name

Street Address

City Zip Code Phone Number Email

5915 E. KELRN W
SCOTTS 85254 602-788-0089 REDPONY4ME2@GMAIL.COM
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Signature

Printed Name Rachel Martin
Street Address 16520 E. Kings Ave.
City Scottsdale Zip Code 85254
Phone Number 480-518-3166
Email

Page 566
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Signature __________________________
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Street Address  6412 E Sandra Terrace
City  Scottsdale   Zip Code  85254
Phone Number __________________________
Email __________________________
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Signature ________________________
Printed Name _____________________
Street Address 1499 E Sandra Terrace
City Scott Zip Code 85254
Phone Number ______________________
Email ____________________________
Village Planning Committee Meeting Summary
Z-12-21-2
INFORMATION ONLY

Date of VPC Meeting  April 5, 2021
Request From     C-2
Request To       PUD
Location      Southwest corner of Scottsdale Road and Bell Road

VPC DISCUSSION:

Cases GPA-PV-1-21-2 and Z-12-21-2 were heard concurrently.

1 speaker card was submitted in opposition, wishing to speak.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, provided an overview of the request to include background of how the area developed over time, the General Plan Land Use Map designation of GPA request. Mr. Wood elaborated on the high volume of traffic at the intersection of Bell Road and Scottsdale Road and used this as an argument for the proposed height of the building. Mr. Wood also went over conceptual site plans and elevations as well as proposed parking and landscape standards. Further, Mr. Wood shared public outreach efforts conducted to date.

Vice Chair Joe Lesher shared that he thinks the building has a nice design but has a concern with the proposed height. He also thought that this is an awkward location for high end residential adjacent to two major arterials.

Mr. Wood shared that there is nothing more constant than change. He elaborated by sharing that the City of Phoenix is the 5th largest city in the country and will continue to grow up in height as the population grows due to the need for more residential units in the area.

Ms. Toby Gerst asked if the proposed open space is all on the ground level.

Mr. Nick Wood shared that the proposed open space is located on the ground level as well as on the roof deck.

Ms. Jennifer Hall shared that she too has concerns with the proposed height. The building as depicted on the elevations are simply too tall for this area.

Public Comment:
None (no show)

Applicants Response:

None
Village Planning Committee Meeting Summary

Z-12-21-2

Date of VPC Meeting October 04, 2021
Request From C-2 (Intermediate Commercial)
Request To PUD (Planned Unit Development)
Proposed Use Multifamily residential and commercial uses
Location Southwest corner of Scottsdale Road and Bell
VPC Recommendation Approval, subject to two stipulation modifications and two additional stipulations
VPC Vote 11-4 with committee members DiMassa, Gerst, Goodhue, Hall, Mazza, Mortensen, Popovic, Severs, Sparks, Wise, and Gubser in favor. Committee members Balderrama, Petersen, Ward and Lesher not in favor.

VPC DISCUSSION:

1 speaker card was submitted in support, wishing to speak

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed overtime. He went over the GPA and Rezoning requests concurrently as they are companion cases and reminded the Committee that the GPA case will require a motion prior to the rezoning request. Mr. Simmons shared how the GPA request is consistent with several core values of the General Plan. He explained that the rezoning request supports several policy plans to include the Maricopa Association of Governments (MAG) Desert Ridge and Kierland Employment Center, Comprehensive Bicycle Master plan, Tree and Shade Master Plan, Complete Streets Guiding Principles, Zero Waste Phoenix as well as helps to meet the goals of The Housing Phoenix Plan. Mr. Simmons also shared the reasoning behind several of the proposed stipulations for the case including Stipulation 1.e. recommending the building height be limited to a maximum of 110 feet as there is no existing policy basis to support the proposed height of 141 feet. However, since no adopted policy plan exists for the Scottsdale Road corridor, the Village Planning Committee is more than able to recommend what they feel is appropriate for this site. He shared that the site is unique as it is located on the corner of two Major Arterials as well as transit corridors, which could warrant more height.

Vice Chairman Joe Lesher asked staff what the maximum height is.
Mr. Simmons shared that the maximum height stipulated by staff is 110 feet, however, the applicant is proposing a maximum height of 141 feet, exclusive of root top amenity structures.

Ms. Diane Petersen shared that she has concerns with traffic patterns on the private access drive (71st Street).

Applicants Response:

Mr. Nick Wood, Snell & Wilmer, provided an in-depth and detailed presentation on both cases concurrently. He stated that the existing commercial retail on this site is closing and as a result, the property is selling. He shared that the proposed project is an architectural marvel that will be highlighted as a “gem” of the corridor, if approved as proposed by the applicant. He shared that corner serves as a gateway to the Kierland area and Scottsdale Road corridor to the south. He also highlighted that the improvements to the site would be a welcome addition to the area, creating a pedestrian friendly environment and an aesthetically pleasing entry gateway with pedestrian friendly lighting and an above par garage wrap, mimicking commercial retail storer frontages.

Mr. Wood shared that the Scottsdale Airport employs more than 50,000 people currently and is growing to accommodate more than 70,000 workers in tech and other high paying, professional industries. Housing is needed for this growth in workforce and this proposal would fulfill the need for executive level housing options in the area. He also highlighted that the proposal is located within a Major Employment Center. This proposal would also fulfill the goals of alternative housing option in a Major Employment Center. Mr. Wood elaborated on Centers and Corridors outlined in the City of Phoenix General Plan. Although no formal Centers or Corridors have been adopted, the Kierland Area would constitute this, but has yet to be formally established. The applicants proposed height would be supported if this corridor was considered a formal Corridor. Mr. Wood also shared graphics of what the roof top amenity areas would look like upon completion. Further, Mr. Wood shared projected traffic counts and emphasized that this proposal would not add any additional strain to traffic patterns in the area, per CivTech’s traffic analysis.

Mr. Wood proposed changes to two at staff’s recommended stipulations as follows:

Stipulation No. 1.d. Update narrative to reflect a maximum building height of 141 feet, inclusive EXCLUSIVE of non-dwelling space utilized for resident amenities location on the roof deck.

Stipulation No. 1.e. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on OR WITHIN 50 FEET OF Scottsdale Road and one on OR WITHIN 50 FEET OF Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.
Lastly, Mr. Wood went over community outreach efforts and applauded the team for mitigating all opposition prior to public hearings for recommendation.

Ms. Cindy DiMassa stated that there are currently no sidewalks along the private access drive (71st St). If pedestrians do not have access to Bell Road and Scottsdale road residents will have to walk on the private access drive, which will put them in danger.

Mr. Wood shared that they are proposing exits for residents on the corners of the building, which will provide direct access to tenants to both Bell road and Scottsdale Road from the building.

Mr. Robert Goodhue asked if the public outreach slide, reflecting all of the dots, address building heights.

Mr. Wood shared that the graphic does not address building heights but is directly related to a broad based policy document similar to a General Plan.

Mr. Alex Popovic gave kudos to the development team for mitigating all opposition prior to coming before the hearing bodies for recommendation. He shared that he is in full support of the proposal as presented by the applicant, to include the proposed height of 141 feet.

Vice Chairman Joe Lesher asked if the intersection at 71st Street and Bell was safe for left hand turns wests bound on Bell.

Ms. Dawn Cartier, CivTech Traffic Engineer, shared that the intersection is safe, but not easy to maneuver during peak hours.

Ms. Toby Gerst asked staff why the proposed stipulation limiting the height to 110 feet.

Mr. Simmons shared that there is no current adopted policy plan in place that would support the applicants proposed height at this time, but there are site conditions that would warrant a height of 110 feet based on formulas used to justify heights on recently approved projects using distance from single-family residential as a justification.

Mr. Wood shared that the staff reports highlights that the Village Planning Committee is open to make recommendations on height due to the lack of existing policy plans in the area. He defended the proposed height of 141 feet, exclusive of root top amenity structures.

Ms. Gerst asked if the applicants proposed height was okay with the City of Scottsdale Aviation Department.

Mr. Simmons shared that the City of Scottsdale Aviation Department did not provide any recommended stipulations in regard to height for this proposal.

Mr. Roy Wise asked if 71st Street has access to Bell Road and Scottsdale Road.

Mr. Wood shared that access is exiting on both Major Arterials from the private access drive (71st Street).
Mr. Paul Severs asked if this proposal was limited to 110 feet, as proposed by staff, would it kill the project from moving forward.

Mr. Wood shared that the project would not make economic sense if it were to be capped at 100 feet, therefore, it would kill the project.

Mr. Alan Sparks shared that he loves the building as proposed. He shared that he lives in the neighborhood and has no objection to the applicants proposed height. However, he shared that he is opposed to the project due to lack of improvements on 71st Street. He stated that there are no proposed or existing sidewalks on the private access drive. He shared that the street is too narrow and is a small two way private street. He also shared that people illegally park along the street, which blocks easy ingress and ingress through the area. He also shared concerns about emergency responders being able to get through the street when cars are illegally parked along it. He asked if the developer plans to improve it or address the existing inadequate conditions.

Mr. Wood shared that CivTech determined that the private access drive was indeed adequate and safe in regard to the number of units proposed. He shared that this is outlined in the traffic analysis report generated by the traffic engineer.

Ms. Gerst asked if the number of units proposed was for the 110 feet or 141 feet.

Mr. Wood shared that the 255 units were proposed at the height of 14 feet. If the project is capped at 110 feet, the developer will walk away, and the project will not come to fruition.

Ms. Gerst asked if it were a possibility to gate the private access way in an effort to make the project a private community.

Mr. Wood shared that this was not a possibility as the public needs access through the private access drive as well.

Chairman Robert Gubser shared that higher traffic generating uses line the private access drive and the aces way functions just fine now.

Mr. Wood concurred.

Mr. Popovic asked what alternative exists for the site if this project dies not come to fruition. He also shared concerns with illegal parking along the private access way. He recommended having illegally parked cars towed to help to mitigate this problem.

Ms. Diane Petersen asked if the developer would walk if the height were capped at 110 feet.

Mr. Wood shared that the developer would walk if the height were to be capped at 110 feet.

Public Comment:

Mr. Bryan Jefferies spoke in support of the proposal. He shared that this use would generate much lower traffic counts than a commercial use and provides alternative housing options for executives working in the Scottsdale Airpark. He also shared that he proposed heigh by the developer is a non-issue as the
project is quite far away from single-family residential uses. He stated that the project would not have a negative impact on existing residents.

Mr. Abram Bowman left the meeting around 8:00, bringing quorum down to 15.

Applicants Response:

Ms. Dawn Cartier, CivTech Traffic Engineer, proposed an alternative to the perceived issues with the right hand turn onto Bell Road from the private access drive. She recommended the committee propose an additional stipulation requiring further discussion with the Streets department for the addition of a refuge lane on Bell Road west bound.

Mr. Nick Wood, Snell & Wilmer, stated that he would be happy to add this as a stipulation. He shared that the applicant would have to ask permission for an additional lane in the median from the Streets department.

Chairman Robert Gubser asked if there were any additional concerns about 71st Street servicing this project.

Ms. Cartier replied, no.

Mr. Alan Sparks stated that he does have concerns with the existing conditions on 71st Street.

Mr. Wood asked the committee to recommend approval subject to the two stipulation modifications he proposed as well as the addition of two additional stipulations discussed by the committee.

Chairman Gubser expressed his full support of the project as proposed by the applicant.

Vice Chairman Joe Lesher expressed concerns with the proposed height. He shared that he had researched height in the area and the closets building with similar height were located on the Scottsdale Waterfront in Old town Scottsdale. He also shared that the new buildings along Tempe Town lake were comparable in height. He shared that he is willing to support the staff recommendation of 110 feet maximum. He shared that he feels that the applicants proposed height does not feel right for this area.

Ms. Cynthia DiMassa stated that towing the cars along the private access drive would be a waste of time for the Phoenix Police Department.

Mr. Robert Goodhue stated that he has a couple of issues. He shared that is a building were to have a height proposed by this applicant in this area, this site would be the most appropriate. He also shared that the character of the area is changing in this direction.

Ms. Gerst asked if it would be more palatable for the maximum building height to be 141 feet inclusive of the roof top amenity structures.

Mr. Wood shared that the roof top amenity structures are in descript and cannot be seen from the street level.
Ms. Jennifer Hall stated that the committee does not have an adopted policy basis for this area, even though it has been asked to be initiated in the recent past. She stated that the applicant’s proposal of 141 feet is acceptable due to the unique conditions on this specific site. She is also amazed that there is no public opposition and applauded the applicant for mitigating all concerns prior to public hearings.

**MOTION:**

Mr. Alex Popovic made a motion to recommend approval of Rezoning Case No. Z-12-21-2, with two stipulation modifications and two additional stipulations.

Mr. Roy Wise seconded the motion.

**VOTE:**

11-4 with committee members DiMassa, Gerst, Goodhue, Hall, Mazza, Mortensen, Popovic, Severs, Sparks, Wise, and Gubser in favor. Committee members Balderrama, Petersen, Ward and Lesher not in favor.

**Stipulations:**

1. An updated Development Narrative for the Scottsdale and Bell PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 14, 2021, as modified by the following stipulations:

   a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
      1st Submittal: February 19, 2021
      2nd Submittal: May 4, 2021
      3rd Submittal: August 23, 2021
      Hearing Draft: September 14, 2021
      City Council adopted: TBD

   b. Update narrative to include a comparative parking standards table to the final narrative.

   c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on OR WITHIN 50 FEET OF Scottsdale Road and one on OR WITHIN 50 FEET OF Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.

   e. Update narrative to reflect a maximum building height of 110 feet, inclusive of non-dwelling space utilized for resident amenities location on the roof deck.
f. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.

2. The developer shall dedicate a total of 70-feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.

3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.

6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

7. 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.

8. THE DEVELOPER SHALL COLLABORATE WITH THE STREET TRANSPORTATION DEPARTMENT TO REVIEW THE POTENTIAL FOR A REFUGE LANE IN THE MEDIAN WEST BOUND ON BELL ROAD AT 71st STREET.

9. THE DEVELOPER SHALL DEDICATE A PUBLIC ACCESS EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY TO SCOTTSDALE ROAD TO PROVIDE PUBLIC ACCESS FROM THE SITE TO SCOTTSDALE ROAD.

Staff Comments:

None
ITEM NO: 7  

SUBJECT: Application #: Z-12-21-2 (Scottsdale & Bell Road PUD) (Companion Case GPA-PV-1-21-2) 

Location: Southwest corner of Scottsdale Road and Bell Road 

From: C-2 

To: PUD 

Acreage: 2.56 

Proposal: Planned Unit Development to allow multifamily residential and commercial uses. 

Applicant: John H Berry, The Hampton Group 

Owner: Bell 166, LLC 

Representative: Nick Wood Esq., Snell & Wilmer, LLP 

ACTIONS: 

Staff Recommendation: Approval, subject to stipulations. 

Village Planning Committee (VPC) Recommendation: 

Paradise Valley 4/5/2021 Information only. 

Paradise Valley 10/4/2021 Approval, per the staff recommendation with modifications and additional stipulations. Vote: 11-4 

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation and deletion of a stipulation. 

Motion Discussion: There was discussion about the removal of Stipulation No. 9 regarding the requirement for the public access easement along the southern portion of the site. 

Motion details: Commissioner Gaynor made a MOTION to approve Z-12-21-2, per the Paradise Valley Village Planning Committee recommendation with the additional stipulation as read into the record and the deletion of Stipulation No. 9. 

Maker: Gaynor 
Second: Mangum 
Vote: 6-1 (Busching) 
Absent: Gorraiz and McCabe 
Opposition Present: Yes 

Findings: 

1. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. 

2. The proposed development will provide additional housing options close to employers in and designated Major Employment Centers that will contribute to a mix of housing types in in the area and additional housing in the City.
3. At the staff recommended height, the project is similar in scale and intensity to other deployments within the Scottsdale Road corridor and larger Kierland area.

Stipulations:

1. An updated Development Narrative for the Scottsdale and Bell PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 14, 2021, as modified by the following stipulations:

   a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
      1st Submittal: February 19, 2021
      2nd Submittal: May 6, 2021
      3rd Submittal: August 23, 2021
      Hearing Draft: September 14, 2021
      City Council adopted: TBD

   b. Update narrative to include a comparative parking standards table to the final narrative.

   c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on OR WITHIN 50 FEET OF Scottsdale Road and one on OR WITHIN 50 FEET OF Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.

   d. Update narrative to reflect a maximum building height of 110 feet, inclusive of non-dwelling space utilized for resident amenities location on the roof deck.

   e. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.

2. The developer shall dedicate a total of 70 feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.

3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.

6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

7. 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.

8. THE DEVELOPER SHALL COLLABORATE WITH THE STREET TRANSPORTATION DEPARTMENT TO REVIEW THE POTENTIAL FOR A REFUGE LANE IN THE MEDIAN WEST BOUND ON BELL ROAD AT 71st STREET.

9. THE DEVELOPER SHALL DEDICATE A PUBLIC ACCESS EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY TO SCOTTSDALE ROAD TO PROVIDE PUBLIC ACCESS FROM THE SITE TO SCOTTSDALE ROAD.

9. PRIOR TO PRELIMINARY 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 Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.
Hello David,

My name is David Phelps and I own the Breakfast Joynt at 64th street and bell and I would like to pledge my support for the new high rise going in at Scottsdale rd and Bell. Let me know what I need to do

Thanks
Dave
Hello Mr. Simmons,

This is Farid Samiei. I am the manager at the Caspian Food Market which is located at 17040 N Scottsdale Road #108. I just wanted to let you know that I won't be able to attend today's meeting at 6pm but I would support the Hampton Group, INC.

Thank you,
Farid
David O Simmons

From: Mike Redfern <Mike.Redfern@jacksons.com>
Sent: Monday, October 4, 2021 1:27 PM
To: David O Simmons
Subject: PV Village Building

David,

On behalf of the Jackson’s company, I not only approve of the residential building on Scottsdale and Bell, I am very excited about it.

Mike Redfern
District Manager
Jacksons Food Stores
(480) 881-5457
mike.redfern@jacksons.com
Regarding the gateway to Kierland project, as owner of Sina East center at 17040 N. Scottsdale Rd and the businesses it houses, I would just like to voice support for the new project.

Thank you.

Sent from my iPhone
Hello, My name is Ryan O ‘Daniel and I am a resident at 6418 East Claire Dr, Scottsdale 85254. I encourage the Village to support this project. Many people do not want the hassle of owning a single family home. They like the lock and leave lifestyle. This project with all its luxury amenities and desirable location, is perfect for many young business professionals and also older adults looking to downsize.

Ryan O'Daniel
Principal
Intrepid Public Affairs
(602) 332-2039
David,

Hello, please see attached flyer. This was dropped off at my doorstep by the Hampton Group, developer of the proposed project at Bell & Scottsdale Road.

There are several disturbing things about the flyer:

1. “This project must be approved by the City of Phoenix.” MUST be approved? Wow, that’s kind of presumptuous of them. Why are they leading one to believe it “must” be approved?
2. “Email your support to: David.simmons@phoenix.gov”. When did the COP allow developers to use their email address in their marketing materials?
3. To who do I email my opposition? The phrasing of this implies that David Simmons (COP) approves of the project.

Very questionable tactics. I’m not anti-developerment, not of the NIMBY crowd. But I am in favor of responsible development. This project is not responsible. I know there was a precedent set with the Optima project, so it’s hard to prevent other developers from following suit. But it’s obvious now that Optima is too tall (4-5 stories too tall) and too dense (too many units per acre). The character of Kierland changing, and not for the better.

The infrastructure was designed to support the zoning that was assigned to the land. When the zoning changes to accept more residential projects, the infrastructure is disproportionately affected.
Scottsdale & Bell, a Luxury Residential Proposed Project at the Southwest Corner of Scottsdale Rd. and Bell Rd.

INVITE YOU TO JOIN US ON OCTOBER 4TH AT 6P.M.
PARADISE VALLEY VILLAGE MEETING

This project must be approved by the City of Phoenix and will only be possible with positive, community support. Please consider attending virtually and/or sending an email to our city representative. Thank you!

ATTEND VIRTUALLY
Monday, Oct. 4th at 6:00 p.m.
Contact 48 hours in advance:
David.simmons@phoenix.gov to request to speak and/or submit a comment.
AGENDA ITEM #6 & 7
Z-12-21-2 (Companion Case GPA-PV-1-21-2)

EMAIL YOUR SUPPORT TO:
David.simmons@phoenix.gov

ACCESS THE PARADISE VALLEY VILLAGE AGENDA AT:
https://www.phoenix.gov/cityclerk/site/PublicMeetings/211004002.pdf

FOR QUESTIONS OR ADDITIONAL INFORMATION PLEASE EMAIL
GatewaytoKierland@gmail.com

Rich Warren
6718 E. Paradise Lane
(480) 678-7071

Sent from my iPhone
Good afternoon Mr. Warren.

My apologies, but I believe you are misconstruing the language referencing the “must” be approved.

If you read the remainder of the sentence, I believe that it clearly points out that this project may not go forward without the approval the City Council. There’s nothing presumptuous about that statement, it is nothing more than a statement of the legal requirements for this project to be developed.

I’m sorry that you don’t like the Optima Kierland project. Not only did I represent Optima with respect to that zoning case, but I also live there.

As to your comments regarding infrastructure, while the existing infrastructure is more than adequate to handle the development that will be heard tonight, in the event any developments requires additional infrastructure, the developers required to install that additional infrastructure at it’s own cost and expense. For example, Optima was required to upsize the sewer lines to serve buildings three and four.

Finally, sharing Mr. Simmon’s email address with everyone, is a courtesy, to assist you in sharing your thoughts with Mr. Simmons, who is the village planner on behalf of the City of Phoenix.

In any event, I strongly encourage you to sign up and speak about your objections to this project tonight. Even though you strongly oppose this project (and Optima), I believe that everyone’s voice should be heard.

Kind regards,

Nick

Nicholas J. Wood
Snell & Wilmer
400 East Van Buren Street
Phoenix, Arizona, 85004
Office: 602-382-6269
Cell: 602-451-2255
Fax: 602-382-6070
nwood@swlaw.com
prohibited. If you have received this communication in error, please immediately notify us by telephone at 602.382.6000, and delete the original message. Thank you.

On Oct 4, 2021, at 3:32 PM, David O Simmons <david.simmons@phoenix.gov> wrote:

[EXTERNAL] david.simmons@phoenix.gov<mailto:david.simmons@phoenix.gov>

________________________________

Mr. Warren,

Thank you for reaching out in regard to Rezoning Case No. Z-12-21-2 and GPA-PV-1-21-2. I have saved your comments below to the case file to be included as part of the public record. I have also cc'd the applicant so they are aware of your concerns.

The cases are scheduled to go to Village for a Formal Recommendation on October 4, 2021 (tonight).

Please register for the virtual meeting by clicking on the link on the attached agenda if you wish to attend.

I encourage you to virtually attend all public hearings moving forward. Community input is a critical component of the public hearing process.

The applicants Hearing Draft of the development narrative can be reviewed here: https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases

The cases are filed by case number (Z-12-21-2)

Lastly, staff formulates the first level of recommendation solely based on land use policy. The Village Planning Committee formulates the second recommendation and the Planning Commission formulates a third recommendation. City Council reviews all recommendations as well as public comment and makes the ultimate determination on any given rezoning request.

Respectfully,

David Simmons, MA  
Paradise Valley & Deer Valley  
Village Planner *II  
200 West Washington Street  
3rd Floor  
Phoenix, AZ 85003  
602-262-4072  
david.simmons@phoenix.gov  
<image001.png>  
<image002.png>

From: Rich Warren <richardjameswarren@gmail.com>  
Sent: Saturday, October 2, 2021 6:55 AM  
To: David O Simmons <david.simmons@phoenix.gov>
Hello, please see attached flyer. This was dropped off at my doorstep by the Hampton Group, developer of the proposed project at Bell & Scottsdale Road.

There are several disturbing things about the flyer:

1. “This project must be approved by the City of Phoenix.” MUST be approved? Wow, that’s kind of presumptuous of them. Why are they leading one to believe it “must” be approved?
2. “Email your support to: David.simmons@phoenix.gov”. When did the COP allow developers to use their email address in their marketing materials?
3. To who do I email my opposition? The phrasing of this implies that David Simmons (COP) approves of the project. Very questionable tactics. I’m not anti-developerment, not of the NIMBY crowd. But I am in favor of responsible development. This project is not responsible. I know there was a precedent set with the Optima project, so it’s hard to prevent other developers from following suit. But it’s obvious now that Optima is too tall (4-5 stories too tall) and too dense (too many units per acre). The character of Kierland changing, and not for the better.

The infrastructure was designed to support the zoning that was assigned to the land. When the zoning changes to accept more residential projects, the infrastructure is disproportionately affected.
Hi David,

In doing more research about this project and the subject of possible “alleged” payments to the neighbors as I indicated to you, I find that I am completely wrong about it and I am very sorry that I made the statement. It did not happen at all or in any way that I believed. This is totally my fault for the way that I communicated about something that I was passionate about.

If you have forwarded my comments to anyone, please let them know that I assumed something that just was not true.

Again, I am sorry for creating the confusion. I sincerely apologize to you, the Planning Committee, Nick Wood and his client.

Regards,
Tom Stern

Sent from my iPad

> On Apr 5, 2021, at 8:12 AM, David O Simmons <david.simmons@phoenix.gov> wrote:
> > Mr. Stern,
> > > Thank you for reaching out. The Scottsdale & Bell PUD case has not been scheduled for public hearings for formal recommendation. However, The case will be heard for Information Only at the April 5, 2021 Paradise Valley Village Planning Committee meeting. If you wish to speak at the Paradise Valley Village Planning Committee virtual meeting, please submit a request to David Simmons, Paradise Valley Village Planner, via email at david.simmons@phoenix.gov at least 48 hours prior to the start of the meeting. Please indicate the item number on the agenda if you wish to speak.
> > > I have also cc’d the applicant in the event you have questions for them.
> > > I have attached the agenda for your reference.
> > > Staff will provide hearing dates for recommendation once the applicant submits a hearing draft of their development narrative. Once the hearing dates have been set and if you wish to speak at the Paradise Valley Village Planning Committee virtual meeting, please submit a request to David Simmons, Paradise Valley Village Planner, via email at david.simmons@phoenix.gov at least 48 hours prior to the start of the meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48 hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.
> > > I encourage you to virtually attend all public hearings moving forward. Community input is a critical component of the
public hearing process.
>
> The applicants 1st review development narrative is available for review on the City’s website:
> https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-case
>
> The cases are filed by case number (Z-12-21-2).
>
> Please let me know if you have additional comments or concerns.
>
> Respectfully,
>
> David Simmons, MA
> Planner II* Village Planner
> 200 West Washington Street
> 3rd Floor
> Phoenix, AZ 85003
> 602-262-4072
> david.simmons@phoenix.gov
>
>
> -----Original Message-----
> From: THOMAS STERN <tstern007@aol.com>
> Sent: Sunday, April 4, 2021 2:52 PM
> To: David O Simmons <david.simmons@phoenix.gov>
> Subject: Scottsdale & Bell
>
> Hi David,
>
> Re: GPA-PV-1-21-2
> Z-12-21-2
>
> We understand that this project will be presented to Planning Committee by Nick Wood on Monday night on behalf of Hampton Group. We were told that this application is for informational purposes and is not in final design form.
>
> Please be aware that Landmark Condominium Association 15802 N 71st Street will vehemently object to this project in its present form. We object to height, density, setbacks, traffic flow and proximity violation.
>
> We are also aware that the current owners have “ALLEGEDLY” offered payments to the immediate neighbors (CVS, the Jackson’s Car Wash and the Chevron Gas Station) if they do not object to the project. We understand that this is a common occurrence, but if true, we want it disclosed to Planning Committee.
>
> Finally, Kierland Community Alliance (KCA) also objects to this project in its present form.
>
> For the record, KCA and Landmark met with Nick Wood, Noel Griemsmann and Hampton last Tuesday. We told them that we would support tasteful development on the site. Hampton did not appear willing to work with us.

I will provide you with more information when we know what their final submission is.
>
> Regards,
> Tom Stern
>
> Sent from my iPad
Public Hearing and Ordinance Adoption - Rezoning Application Z-43-21-6 - Southwest Corner of 40th Place and Indian School Road (Ordinance G-6927)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-43-21-6 and rezone the site from R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District) to R-O (Residential Office - Restricted Commercial District) to allow a professional office.

Summary
Current Zoning: R1-6 (0.27-acres) and R-5 (0.43-acres)
Proposed Zoning: R-O
Acreage: 0.70-acres
Proposal: Professional office

Owner: Christopher Alt and Christiana Moss
Applicant: Christopher Alt, Studio Ma, Inc
Representative: Christopher Alt, Studio Ma, Inc

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this case on Oct. 5, 2021 and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the Camelback East Village Planning Committee recommendation with additional stipulations, by a vote of 7-0.

The Planning Commission recommendation was appealed and a petition for a three-quarter vote was submitted on Nov. 9, 2021 and Nov. 12, 2021.
A three-quarter vote is required.

Location
Southwest corner of 40th Place and Indian School Road.
Council District: 6
Parcel Address: 4048 N. 40th Place and 4035 E. Indian School Road.
Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-43-21-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 0.70 acre site located at the southwest corner of 40th Place and Indian School Road in a portion of Section 30, Township 2 North, Range 4 East, as described more specifically in Exhibit “A”, is hereby changed from 0.27 acres of “R1-6” (Single-Family Residence District) and 0.43 acres of “R-5” (Multifamily Residence District) to “R-O” (Residential Office – Restricted Commercial 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”.

Page 598
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:

1. The development shall be in general conformance with the elevations date
stamped June 25, 2021, with specific regard to the following and as approved by
the Planning and Development Department.

   a. That there be a maximum building height of one story and 15 feet.

2. There shall be no vehicular access from 40th Place.

3. The required landscape setback along 40th Place shall include large canopy
shade trees 20 feet on center or in equivalent groupings as approved by the
Planning and Development Department. Twenty-five percent of the trees shall
be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch
caliper. Five, five-gallon shrubs per tree, and additional shrubs or live
groundcover, shall provide minimum 75 percent live cover at maturity, as
approved by the Planning and Development Department.

4. The required landscape setback along the southern portion of the site shall be
planted with minimum 2-inch caliper drought-tolerant shade
trees. Landscaping shall be dispersed throughout the parking area and achieve
25 percent shade at maturity, as approved or modified by Planning and
Development Department.

5. All uncovered surface parking lot areas located within the southern 65 feet of the
site shall be landscaped with a minimum 2-inch caliper drought-tolerant shade
trees. Landscaping shall be dispersed throughout the parking area and achieve
25 percent shade at maturity, as approved or modified by Planning and
Development Department.

6. There shall be no internally lit signs on the site. Signage shall be approved by
the Planning and Development Department.

7. A minimum of four bicycle parking spaces shall be provided through Inverted U
and/or artistic racks located near building entrances and installed per the
requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved
by the Planning and Development Department. Artistic racks shall adhere to the
City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle
Master Plan.

8. Clearly defined, accessible pedestrian pathways shall be provided to connect
building entrances and public sidewalks, using the most direct route for
pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

11. 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.

12. Prior to preliminary 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.

13. The developer shall work with the neighbors and the Street Transportation Department to either install no parking signs or permit parking only signs along 40th Place.

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 Council of the City of Phoenix this 1st day of December, 2021.

__________________________
MAYOR

ATTEST:

__________________________
Denise Archibald, City Clerk
APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

____________________________________

__________________________

REVIEWED BY:

____________________________________

Jeffrey J. Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-43-21-6

WITHIN A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, GARY LYN, ACCORDING TO BOOK 48 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: • • • • •

Zoning Case Number: Z-43-21-6
Zoning Overlay: N/A
Planning Village: Camelback East

INDIAN SCHOOL RD

R-O*

40TH PL

0 45 90 180 Feet

NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD

Z-43-21-6

CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MC DOWELL RD

VAN BUREN ST
WASHINGTON ST

48TH ST
32ND ST
24TH ST
16TH ST
7TH ST

40TH ST
32ND ST
24TH ST
16TH ST
7TH ST

48TH ST
32ND ST
24TH ST
16TH ST
7TH ST

NOT TO SCALE

Drawn Date: 11/12/2021
### Staff Report: Z-43-21-6
September 29, 2021

**Camelback East Village Planning Committee Meeting Date**
October 5, 2021

**Planning Commission Hearing Date**
November 4, 2021

**Request From:**
R1-6 (0.27 acres) and R-5 (0.43 acres)

**Request To:**
R-O (0.70 acres)

**Proposed Use**
Professional office

**Location**
Southwest corner of 40th Place and Indian School Road

**Owner**
Christopher Alt and Christiana Moss

**Representative/Applicant**
Christopher Alt, Studio Ma, Inc.

**Staff Recommendation**
Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
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<tbody>
<tr>
<td><strong>General Plan Land Use Map Designation</strong></td>
</tr>
<tr>
<td><strong>Street Map Classification</strong></td>
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</tbody>
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**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed development will allow for the expansion of an existing office use while remaining consistent with the residential scale and character of the surrounding neighborhood. Landscape setbacks and buffering vegetation will further help minimize the impact of the portion of the structure on the adjacent single-family home to the south. By rezoning the entirety of the site to R-O, the proposal will ensure that future development and land uses on the site are compatible with the residential neighborhood.
STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The conversion of the southern property to an extension of the existing office use encourages the growth of a local business that is appropriately located along a major arterial street.

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

As stipulated, the development will provide mature shade trees along its 40th Place frontage, as well as throughout its surface parking lot.

<table>
<thead>
<tr>
<th>Applicable Plan, Overlays, and Initiatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree and Shade Master Plan – See Background Item No. 6.</td>
</tr>
<tr>
<td>Complete Streets Guiding Principles – See Background Item No. 7.</td>
</tr>
<tr>
<td>Comprehensive Bicycle Master Plan – See Background Item No. 8.</td>
</tr>
<tr>
<td>Zero Waste PHX – See Background Item No. 9.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Land Uses/Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td>On Site</td>
</tr>
<tr>
<td>North (Across Indian School Road)</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>East (Across 40th Place)</td>
</tr>
<tr>
<td>West</td>
</tr>
</tbody>
</table>
### R-O (Residential Office)

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Provisions on the Proposed site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Building Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (East)</td>
<td>20 feet</td>
<td>19 feet (east) – Not met*</td>
</tr>
<tr>
<td>Side (North)</td>
<td>10 feet</td>
<td>9.5 feet (north) – Not met**</td>
</tr>
<tr>
<td>(South)</td>
<td>10 feet</td>
<td>10 feet – Met</td>
</tr>
<tr>
<td>Rear</td>
<td>25 feet</td>
<td>57 feet (west) – Met</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>Minimum 3 feet wide landscape strip around principal structure</td>
<td>Met</td>
</tr>
<tr>
<td></td>
<td>5 feet required along north side</td>
<td>9.5 feet (north) – Met</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>30%</td>
<td>33% - Not met*</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>15 feet, plus 1 foot in height per 1 foot additional setback to a maximum height of 25 feet</td>
<td>14.2 feet – Met</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>1 per 300 square feet net floor area (20 spaces)</td>
<td>20 spaces – Met</td>
</tr>
</tbody>
</table>

*Site Plan modification or variance required

**Denotes existing condition on the portion of the site that will not be modified during development.

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone a 0.70-acre site located on the southwest corner of 40th Place and Indian School Road from 0.27 acres of R1-6 (Single-Family Residence District) and 0.43 acres of R-5 (Multifamily Residence District) to R-O (Residential Office – Restricted Commercial District) to allow an office use.
2. The site has a General Plan Land Use Map designation of Residential 15+ dwelling units per acre. The same designation exists on the east, west, and south of the site. To the north of the site, across Indian School Road, a Commercial General Plan Land Use Map designation exists.

The proposal is not consistent with the Residential 15+ dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required.

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is currently zoned R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District). The existing office building is located on the northern portion of the site, which has the multifamily zoning but allows professional office use. The single-family portion of the property to the south will be redeveloped to expand the footprint of the office building.
The residential neighborhood to the south of the site is Zoned R1-6 (Single-Family Residence District). To the east, cross 40th Place, is a professional office and more single-family residences zoned R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District) where adjacent to Indian School Road. To the west of the site is a restaurant zoned C-2 (Intermediate Commercial District). North of the site, across Indian School Road, are a restaurant and a surface parking lot also zoned C-2 (Intermediate Commercial District).

The proposal to rezone the entirety of the site, including the portion that includes the existing office building, to R-O will provide an appropriate transition from the commercial uses present along Indian School Road to the residential neighborhood on 40th Place.

4. The proposed site plan depicts an existing office building on the northern portion of the site (labeled “Lot 1”) and the proposed expansion into the new southern parcel (labeled “Lot 2”). Conditions on Lot 1 are not changed with this proposal, and all development activity is proposed on the southernmost parcel. The proposal consists of a building addition to the existing office structure, expanding the building footprint by 3,293 square feet, new landscaping areas along 40th Place and the new southern perimeter property line, and an expansion of the surface parking area on the southwestern portion of the site.
The existing building setbacks along Indian School Road and along 40th Place do not meet the development standards set forth in the Zoning Ordinance, and, as the proposal is to simply extend the existing building, staff is not recommending general conformance with the site plan. The building expansion will be consistent in scale and character with the existing office building, with the same building setback along 40th Place being extended south to the new parcel. This setback area will be planted with similar vegetation as the existing property, which also complies with staff’s recommendation for robust tree, shrub, and groundcover plantings listed in Stipulation No. 3. The new portion of the building will also be set back 10 feet from the southern perimeter property line, where the property is directly adjacent to a single-family residence. Staff recommends that this area be planted with minimum 2-inch caliper trees placed 20 feet on center to achieve a vegetative buffer area between the project and the home to the south. This is addressed in Stipulation No. 4.

Vehicular access will be provided solely from Indian School Road to discourage visitor circulation and parking on 40th Place. This is also recommended by staff in Stipulation No. 2. Vehicular circulation is planned to occur in the surface parking
area on the western portion of the site, where there is an existing parking area on the northern portion, and where a new parking area will be constructed on the southern portion. This new parking area is proposed to be constructed of permeable paving material to aid in stormwater permeation and reduce the urban heat island effect. To further help provide a thermally comfortable surface area, staff is recommending that the parking area be shaded to 25 percent with minimum 2-inch caliper trees dispersed through the parking area. This is addressed in Stipulation No. 5 and only applies to the new parking area on the new southern portion of the site.

Although no signage is currently proposed, a stipulation prohibiting internally lit signs is recommended to help maintain the residential character of the area. This is addressed in Stipulation No. 6.

5. The proposed conceptual building elevations depict a one-story office building with a modern wood slat design consistent with the current condition of the existing building (see Current Site Conditions exhibit on Page 5 of this staff report). The design will be extended south to the new parcel and will be of a compatible scale to the adjacent single-family residential neighborhood.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Tree and Shade Master Plan**

   The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city’s planning and
development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree plantings along the southern and east landscape setbacks, as well as dispersed throughout the new parking area. These are addressed in Stipulation Nos. 3, 4, and 5. Further, the northern portion of the site where the existing building sits has been previously landscaped to provide trees, shrubs, and live groundcover.

7. **Complete Streets Guiding Principles**
   In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development shall provide accessible pedestrian connectivity to the sidewalk on Indian School Road and bicycle parking near the building entrance, per Stipulation Nos. 7 and 8.

8. **Comprehensive Bicycle Master Plan**
   The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking that follows standards set forth in the Walkable Urban Code, which is the city’s form-based zoning code intended to enhance the pedestrian realm and encourage multi-modal transportation. This is addressed in Stipulation No. 7.

9. **Zero Waste PHX**
   The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The development will continue to utilize regular trash and recycling collection.

**COMMUNITY INPUT SUMMARY**
10. At the time this staff report was written, staff received one inquiry regarding changing the rezoning request and one letter in opposition citing concerns with compatibility and overflow parking in the neighborhood.

**INTERDEPARTMENTAL COMMENTS**
11. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and, where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces.
Findings

1. The proposal will provide an appropriate transition between a major arterial street and an established single-family neighborhood.

2. The proposal will provide an opportunity for an existing small business located on a major arterial street to expand in the Camelback East area and serve the surrounding neighborhood.

3. The proposal is compatible in scale and character with the surrounding neighborhood and will provide an appropriate land use transition from the commercial uses along Indian School Road.

Stipulations

1. The development shall be in general conformance with the elevations date stamped June 25, 2021, with specific regard to the following and as approved by the Planning and Development Department.
   a. That there be a maximum building height of one story and 15 feet.

2. There shall be no vehicular access from 40th Place.
3. The required landscape setback along 40th Place shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.

4. The required landscape setback along the southern portion of the site shall be planted with minimum 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

5. All uncovered surface parking lot areas located within the southern 65 feet of the site shall be landscaped with a minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved or modified by Planning and Development Department.

6. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.

7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
Writer
Sofia Mastikhina
September 16, 2021

Team Leader
Samantha Keating

Exhibits
Sketch Map
Aerial
Site plan date stamped June 25, 2021 (1 page)
Elevations date stamped June 25, 2021 (2 pages)
Community correspondence (3 pages)
APPLICANT'S NAME: Christopher Alt, Studio Ma, Inc

APPLICATION NO. Z-43-21

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.70 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 16-37

ZONING MAP H-10

REQUESTED CHANGE:

FROM: R-5 (0.43 a.c.)
      R1-6 (0.27 a.c.)

TO:   R-O (0.70 a.c.)

MULTIPLES PERMITTED

R-5, R1-6

R-O

CONVENTIONAL OPTION

18, 1

1 development

* UNITS P.R.D. OPTION

22, 2

N/A

* Maximum Units Allowed with P.R.D. Bonus
APPLICANT'S NAME: Christopher Alt, Studio Ma, Inc

APPLICATION NO.: Z-43-21

DATE: 9/9/2021

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

0.70 Acres

CITY COUNCIL DISTRICT: 6

MULTIPLES PERMITTED

R-5, R1-6
R-O

CONVENTIONAL OPTION

18, 1
1/development

REQUESTED CHANGE:

FROM: R-5 (0.43 a.c.) R1-6 (0.27 a.c.)
TO: R-O (0.70 a.c.)

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

* UNITS P.R.D. OPTION

22, 2
N/A

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2021\Z-43-21.mxd
The above case has come to my attention as a nearby interested neighbor.

I fail to understand why the applicant is seeking an R5 designation. Is it just to match the existing property? This is to be an office expansion and while I believe the applicant's motives are good, zoning changes are forever and this would leave the property vulnerable to future multifamily development within a single-family neighborhood. Would it be any more difficult or costly for the applicants to have both properties zoned R-O? That would allow their expansion but not jeopardize the neighborhood should ownership change.

Thank you for reading.

-- Crystal DeVelis
4351 E. Whitton Ave.
Phoenix, AZ  85018
Reference-
Case No.: Z-43-21
Address: 4048 North 40th Place
Phoenix, AZ 85018
August 25, 2021

City of Phoenix Planning & Development Department,
Attn: Sofia Mastikhina

We are writing to you to share our concerns with case number Z-43-21. As homeowners who live directly east of proposed expansion we are opposed to having additional commercial parcels infiltrate our neighborhood. After attending the August 12th, 2021 neighborhood meeting we are following up accordingly. Below are a series of our concerns.

- The proposed plan calls for a community garden. Due to the area we feel this has safety concerns and will attract nomadic citizens. Recently we had package theft in the middle of a weekend day. We feel that a community garden would increase foot traffic and lead to additional theft, possible property damage and decrease the feel of a quiet neighborhood located in a cul-de-sac. Please reference Complaint No.: 100483610 & Incident No.: 20210001160432 with the City Prosecutor’s Office.
- The proposed plan is inconsistent with other streets/communities in the area in which most have one parcel of commercial zoning whereas this would create two on the west side & only one of the east side. If allowed to rezone, we feel it would not stop there as opportunities to continue to infiltrate the neighborhood would be allowed diminishing the community.
- The proposed plan is removing a potential new home buyer or rental home. As housing affordability & rental affordability continues to rise we feel that keeping the residence at 4048 40th place is best for the citizens in our community as potential future citizens.
- The parking proposal calls for seven addition spots for a total of 20, 13 of which are existing. During the meeting on August 12th Studio MA ownership & team members stated that they are looking to expand 12-13 employees in the future adding to their current of 12 employees which does not require enough parking spots for each team member. One of these parking spots is designated handicap. The result would be parking on the street which creates issues for services, safety issues for children in the area and contributes to the local restaurant overflow parking that invades our neighborhood most evenings.

In closing we strongly disagree with the rezoning in our neighborhood and would like to understand what steps to ensure our voice is heard based on the above concerns.
Amber Skoog & Matthew Reyhons
Residents of 4041 North 40th Place
Village Planning Committee Meeting Summary
Z-43-21-6

Date of VPC Meeting: October 5, 2021
Request From: R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District)
Request To: R-O (Residential Office – Restricted Commercial District)
Proposed Use: Professional office
Location: Southwest corner of 40th Place and Indian School Road
VPC Recommendation: Approval
VPC Vote: 11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sofia Mastikhina, staff, provided an overview of the request, including the location, current and surrounding zoning and land uses, General Plan Land Use Map designations, and proposal. She explained that the applicant is requesting to expand an existing office use onto a parcel immediately to the south of the existing building. The original request was to rezone the additional parcel to R-5 (Multifamily Residence District) to be compatible with the current zoning on the existing property. However, after working with staff and the community, the applicant amended their request to include both the existing and the new parcels and requested to rezone both to R-O (Residential Office – Restricted Commercial District), which accommodates their office use while ensuring that no high-density multifamily development is permitted on the properties. Mastikhina then presented the proposed site plan and elevations, the staff recommendation for approval, and recommended stipulations.

Bill Lally, representative with Tiffany & Bosco, stated that the existing property is owned by his client, Studio Ma, which is a local architecture firm that has been operating for over 20 years. He presented a rendering of what the building expansion will look like in relation to adjacent homes, noting the compatibility of the building height and the enhanced modern architecture. He explained that his clients love the neighborhood and wish to expand their growing business at this location instead of finding other another office space elsewhere in the city. He outlined some of the key elements of the proposal, which include green building design, no vehicular access on 40th Place, and beautiful architectural design. He also noted the increased setback along the southern property line, where the property will abut a single-family home. The current setback is four feet, and the redevelopment will increase it to over 12 feet. He then explained that
the request at hand was modified to downzone the existing property to a less intense zoning designation in response to community concerns regarding the potential for future multifamily development per the R-5 district. He then outlined the neighborhood outreach conducted for this request, which included the applicants knocking on neighbors’ doors to discuss the case, as well as a total of three neighborhood meetings.

**MOTION**

*Barry Paceley* made a motion to approve the request per the staff recommendation. *Daniel Sharaby* seconded the motion.

**VOTE**

11-0: Motion passes with committee members Swart, Abbott, Bair, Bayless, Thraen, Eichelkraut, Garcia, Miller, Paceley, Sharaby, and Tribken in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no comments.
ITEM NO: 19  
SUBJECT:  
DISTRICT NO.: 6  
Application #: Z-43-21-6  
Location: Southwest corner of 40th Place and Indian School Road  
From: R1-6 and R-5  
To: R-O  
Acreage: 0.70  
Proposal: Professional Office  
Applicant: Christopher Alt, Studio Ma, Inc.  
Owner: Christopher Alt and Christiana Moss  
Representative: Christopher Alt, Studio Ma, Inc.  

ACTIONS:  
Staff Recommendation: Approval, subject to stipulations.  

Village Planning Committee (VPC) Recommendation:  
**Camelback East** 10/5/2021 Approval, per the staff recommendation. Vote: 11-0.  

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee, with additional stipulations.  

Motion Discussion: There was discussion about adding a stipulation to require “no parking” or “permit parking only” signs along 40th Place.  

Motion details: Commissioner Howard made a MOTION to approve Z-43-21-6, per the Camelback East Village Planning Committee recommendation with the additional stipulations as read into the record.  

Maker: Howard  
Second: Johnson  
Vote: 7-0  
Absent: Gorraiz and Howard  
Opposition Present: Yes  

Findings:  

1. The proposal will provide an appropriate transition between a major arterial street and an established single-family neighborhood.  

2. The proposal will provide an opportunity for an existing small business located on a major arterial street to expand in the Camelback East area and serve the surrounding neighborhood.  

3. The proposal is compatible in scale and character with the surrounding neighborhood and will provide an appropriate land use transition from the commercial uses along Indian School Road.
Stipulations:

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11. 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.
12. PRIOR TO PRELIMINARY 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.

13. THE DEVELOPER SHALL WORK WITH THE NEIGHBORS AND THE STREET TRANSPORTATION DEPARTMENT TO EITHER INSTALL NO PARKING SIGNS OR PERMIT PARKING ONLY SIGNS ALONG 40TH PLACE.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.
Map prepared by City of Phoenix, Planning and Development Services Dept. 11/15/2021
CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: 12/1/2021

<table>
<thead>
<tr>
<th>APPLICATION NO/LOCATION</th>
<th>(SIGNATURE ON ORIGINAL IN FILE)</th>
</tr>
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<tbody>
<tr>
<td>Z-43-21-6</td>
<td>opposition x applicant</td>
</tr>
<tr>
<td>Southwest corner of 40th Place and Indian School Road</td>
<td></td>
</tr>
</tbody>
</table>

| Phoenix, AZ 85013       | PC 11/4/2021                     |
| 4026 North 40th Place   | Phoenix, AZ 85018                |

| TO PC/CC HEARING        | CC 12/1/2021                     |
| Jennifer Johnson Collier| (480) 216-4779                   |
| jlynjohnson@aol.com     |                                  |

REASON FOR REQUEST:
- Community concerns have not been addresses fairly or ethically.
- “No parking” signs are not a viable solution.
  See attachment for details.

RECEIVED BY: Kim Steadman  RECEIVED ON: 11/9/2021

Alan Stephenson          Greg Harmon
Joshua Bednarek          Samantha Keating
Tricia Gomes             Paul M. Li
Racelle Escolar          Village Planner: Sofia Mastikhina
Stephanie Vasquez        GIS
David Urbinato           Applicant
Vikki Cipolla-Murillo
The PLANNING COMMISSION agenda for November 4, 2021 is attached.

The CITY COUNCIL may approve the recommendation of the Planning Commission without further hearing unless:

1. A REQUEST FOR A HEARING by the CITY COUNCIL is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. November 11, 2021.

   Any member of the public may, within seven (7) days after the Planning Commission’s action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., November 11, 2021.

2. A WRITTEN PROTEST is filed, no later than seven (7) days after the Planning Commission’s action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. November 11, 2021.

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A CONTINUANCE is granted at the PLANNING COMMISSION. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. November 18, 2021.

---

**FORM TO REQUEST CITY COUNCIL HEARING**

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

APPLICATION NO. Z-43-21-16

DATE APPEALED FROM

LOCATION OF APPLICATION SITE 4048 N. 40TH PLACE PHOENIX AZ 85018

VILLAGE PLANNING COMMISSION

APPLICANT

NO OPPOSITION

PLANNER

Kim Steadman

PERMIT NO.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

PRINTED NAME OF PERSON APPEALING Jennifer Johnson

SIGNATURE

STREET ADDRESS 4021 N. 40TH PLACE

DATE OF SIGNATURE 11/9/21

CITY, STATE & ZIP CODE PHOENIX, AZ 85018

TELEPHONE NO. (480) 216-4779

EMAIL ADDRESS johnj@jimjohnson.com

REASON FOR REQUEST

Please see attached letter dated November 8, 2021.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

NOV 09 2021

Planning & Development Department
November 8th, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section
Case No.: Z-43-21
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear City of Phoenix Planning Commission and City Council Members,

The purpose of this communication is to formally appeal rezoning case no. Z-43-21. I do not believe my community’s concerns have been handled fairly or ethically and feel strongly that an investigation with training interventions is in order for both the City of Phoenix Zoning and Planning employees and also community members that have been called to follow the Board and Commissions Ethics Handbook put out by the City of Phoenix. Our community has experienced major errors at multiple points in this process which cause us as a community to question if the process put in place allows for fair treatment of community tax payers and voters.

At the Village Planning meeting, two of our community members Ruth Ewaldt and Matt Reyhons, were confirmed to speak in opposition by City of Phoenix employee Sofia Mastikhina, Planner II, however neither were listed or allowed to speak during the meeting. In addition, multiple individual letters were written with confirmed receipt as well as a combined community letter that included ten of the thirteen homes in opposition to the rezoning of this home. One letter made it into the Village Planning report. During the meeting they stated that there was no opposition. Apologies were offered after the case was approved and advanced to the Planning Commission; however, no action was taken to correct the errors and make our community whole in the mistreatment that occurred.

At the Planning Commission Meeting on November 4th, 2021, four of our community members were allowed to speak in opposition. Studio Ma had a previous client the Brokery, claim that their project exclusively increased residential values not the strong real estate market to dismiss our concerns that property values could be impacted. Further, not a single community member spoke in support of this project that didn’t have a previous business/financial relationship with Studio Ma. Of equal concern was Planning Commission Member Nico Howard and his gleeful excitement to review another Studio Ma project that evening. According to Nico Howard’s Linked in profile he is a corporate attorney turned real estate developer. It is unclear how close his connections are to Studio Ma or if there should be ethical reporting of business interactions between the two. He made biased statements prior to our case being presented. He appeared
November 8th, 2021
Page 2

smug and gloating to our community residents. We found his behavior odd and in opposition to the City of Phoenix Board and Commissions Ethics Handbook.

The Planning Commission made a recommendation to the project that Studio Ma be required to post no parking signs to correct the current and likely continued parking issues our community faces due to the lack of parking in their existing project. This rezoning case proposes that they duplicate the current plan increasing our community’s street parking frustrations as business parking occurs in front of our homes despite the posted signs we currently have. Planning Commission member Justin Johnson made recommendation that new signs be posted even though Studio Ma could not likely be solely responsible for the enforcement of the signs. In his recommendation, it is clear that Commissioner Johnson is not familiar enough with the community to be taking a position in supporting or opposing this project. Recommending an intervention such as signs that we already have, to remedy the parking issues we currently have is not a solution to make the rezoning or this property a viable option for our community. Our community is asking that further information be gathered and reported related to the number of employees and visitors requiring parking spaces each day as the current plan has led to visibility and Indian School access issues.

It is my hope that the City of Phoenix Planning and Development Department and City Council Members will take note of the errors that have been made against our community throughout this rezoning process and address the community concerns in a fair and unbiased manner. Thank you for your time in reading this lengthy letter of appeal.

Sincerely,

Jen Johnson Collier
4026 N, 40th Place
Phoenix, AZ 85018
RESTAURANT PARKING ANY TIME
CITY OF PHOENIX

PHOTO TAKEN 11/8/2021 5PM
Dedication

KNOW ALL MEN BY THESE PRESENTS: That Ray Bradley and Wilma O. Bradley, his wife, have subdivided the land under the name of GARY LYN the NW ¼ NW ¼ NW ¼ Sec. 30, T. 2N., R. 4E., O. & S. R. M., Maricopa County, Arizona, except the West 300.0 ft. thereon, and hereby publish this plat as and for the plat of said GARY LYN, and hereby declare that said plat sets forth the location and gives the dimensions of the lots, streets and easements constituting same, and that each lot and street shall be known by the number or name given to each respectively on said plat, and we hereby dedicate to the public for use as such the streets, and the use of the easements as such for public utilities as shown on said plat and included in the above described premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of May, 1950.

Ray Bradley
Wilma O. Bradley

Acknowledgement

STATE OF ARIZONA
COUNTY OF MARICOPA

On this, the 10th day of May, 1950, before me, the undersigned officer, personally appeared Ray Bradley and Wilma O. Bradley, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therefor contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My commission expires, Out of 1953.

[Signature]
Notary Public

Certificate of Survey

This is to certify that the survey and subdivision of the premises as described and platted hereon was made under my direction by J.B. Roeder during May, 1950.

[Signature]
Registered Civil Engineer

Approval

Approved by the Board of Supervisors of Maricopa County, Arizona, this 10th day of May, 1950.

[Signature]
Chairman
Petition for THREE-FOURTHS (3/4) Vote by City Council for
REZONING APPLICATION # Case No.: Z-43-21-6
Request: R1-6 to RO
Rezoning of 4048 N 40th Place Phoenix, AZ 85018

We the undersigned are OWNERS of property within the area of the proposed amendment or the area within 150-feet of the proposed amendment, including all rights-of-way, requesting the rezoning action. We request that the City Council be required to pass this rezoning application by a three-fourths (3/4) vote.

<table>
<thead>
<tr>
<th>Date</th>
<th>SIGNATURE</th>
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<tr>
<td>11-8-21</td>
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<td>Jen Jansen Collard</td>
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<td>Kyle Gierdt</td>
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<td>Jason Lopin</td>
<td>4025 N. 40th Pl.</td>
<td>Phoenix AZ 85018</td>
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<td>4036 W. 40th Pl.</td>
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<td>Anthony Dei Zorza</td>
<td>4037 N. 40th Pl.</td>
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<td>Ron Edwardt</td>
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<td>Ruth Edwardt</td>
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<td>Barbara Foster</td>
<td>Barbara Foster</td>
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CITY OF PHOENIX

NOV 09 2021
Planning & Development Department
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<td>Henry</td>
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CITY OF PHOENIX

NOV 13 2021
Planning & Development Department

Petition for THREE-FOURTHS (3/4) Vote by City Council for
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<td>Bertha A. Howard Bertha A. Howard</td>
<td>4032 N. 46th Pl, PHX</td>
<td>127.17.004</td>
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</table>
Chairwoman Shank
City of Phoenix Planning Commission
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request - Application No.: Z-43-21
4048 N. 40th Pl., Phoenix, Arizona 85018

Chairwoman Shank and Planning Commissioners:

I support the rezoning request to allow the property located at 4048 N. 40th Pl., Phoenix, Arizona 85018 to be rezoned from R1-6 to R-O. The Applicant has explained their rezoning request in great detail, and it is my understanding that their rezoning request is necessary in order to allow their already existing building to expand. In my opinion, approval of their rezoning request will not negatively impact the surrounding area but will instead allow a welcomed business to expand their footprint.

In short, I fully support the Applicant’s rezoning request because the request will neither harm nor negatively impact the surrounding area. Accordingly, I submit this letter to express my support.

Sincerely,

[Signature]

Property Owner Signature: Tucker Blalock
Property Owner Name (print): Tucker Blalock
Date: 10-21-2021
Chairwoman Shank  
City of Phoenix Planning Commission  
200 W. Washington Street, 2nd Floor  
Phoenix, AZ 85003  

Re:  Support for Rezoning Request - Application No.: Z-43-21  
4048 N. 40th Pl., Phoenix, Arizona 85018  

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In short, I fully support the Applicant’s rezoning request because the request will neither harm nor negatively impact the surrounding area. Accordingly, I submit this letter to express my support.  

Sincerely,  

[Signature]  

Property Owner Signature:  

[Print Name]  

Property Owner Name (print)  

[Date]  

10/20/21
Chairwoman Shank
City of Phoenix Planning Commission
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request - Application No.: Z-43-21
4048 N. 40th Pl., Phoenix, Arizona 85018

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Sincerely,

[Signature]

Property Owner Signature

[Name]

Property Owner Name (print)

Date

[Date]
Chairwoman Shank
City of Phoenix Planning Commission
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request - Application No.: Z-43-21
4048 N. 40th Pl., Phoenix, Arizona 85018

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Sincerely,

[Signature]

Property Owner Signature

[Print Name]

Property Owner Name (print)

[Date]

10/31/2021
Chairwoman Shank
City of Phoenix Planning Commission
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request - Application No.: Z-43-21
4048 N. 40th Pl., Phoenix, Arizona 85018

Chairwoman Shank and Planning Commissioners:

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In short, I fully support the Applicant’s rezoning request because the request will neither harm nor negatively impact the surrounding area. Accordingly, I submit this letter to express my support.

Sincerely,

[Signature]

Property Owner Signature

[Name]

Property Owner Name (print)

[Date]

10-27-21
November 2, 2021

City of Phoenix Planning and Development Department,
Zoning Section
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Reference: Z-43-21-6

Dear members of the Zoning Board,

I support the rezoning request submitted for Studio Ma. I live close to the building and feel that the architectural design, quality, and sustainability would only further enhance the overall character of the neighborhood and general area as a whole.

This environmental design and planning firm has promised to be low-intensity use and that all visiting traffic would be restricted to Indian School. I believe the proposed design is suitable, well-concealed from public view both from the grounds and from outside the grounds and provides needed amenities for visitors.

I urge the Zoning Board to approve the proposed rezoning to allow for the expansion of Studio Ma.

David Spetzler
Neighborhood Resident
Chairwoman Shank
City of Phoenix Planning Commission
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request - Application No.: Z-43-21
4048 N. 40th Pl., Phoenix, Arizona 85018

Chairwoman Shank and Planning Commissioners:

My name is Geoff Edlund and I own the three properties located at 3943, 3937 and 3933 E Monterosa St under the name Chapter 2, LLC. I support the rezoning request to allow the property located at 4048 N. 40th Pl., Phoenix, Arizona 85018 to be rezoned from R1-6 to R-O. The Applicant has explained their rezoning request in great detail and it is my understanding that their rezoning request is necessary in order to allow their already existing building to expand. In my opinion, approval of their rezoning request will not negatively impact the surrounding area but will instead allow a welcomed business to expand their footprint. I have seen much of Studio Ma’s design work and I have no doubt their expansion will be tastefully done and add value to the neighborhood.

In short, I fully support the Applicant’s rezoning request because the request will neither harm nor negatively impact the surrounding area. Accordingly, I submit this letter to express my support.

Sincerely,

GEOFF EOLUND

Property Owner Signature

Property Owner Name (print)

Date 11/1/2021
Residents of North 40th Place Neighborhood  
Phoenix, AZ 85018  
September 30, 2021  

City of Phoenix Planning & Development Dept.  
Attn: Zoning Section, Sofia Mastikhina  
Case No.: Z-43-21-6  
Rezoning of 4048 N 40th Place  
Phoenix, AZ 85018  

Dear Sofia:  
The purpose of this communication is to inform you of our neighborhood’s feedback about case no. Z-43-21-6. During a recent neighborhood meeting we reviewed all options as well as discussing the benefits and concerns each member had and we came to a unanimous consensus that we are opposed to the rezoning of the 4048 North 40th Place property. Discussion points we feel strongly about justifying our reasoning are as follows:

- **Parking** – Studio MA’s proposed project plan does not include enough parking. Per Studio MA’s projected employee growth, future parking spots and strategy for them to encourage employee to leverage public transportation, walk to work & or ride bicycles to work is not a concrete option to combat the parking shortage. We believe this would cause an overflow of parking on our street of both employees as well as customer/clients of Studio MA. With the overflow of parking this will increase the traffic in our neighborhood. The variables of a bus stop, business traffic on an already high traffic Indian School Road we believe this will create accessibility exiting our neighborhood as well as a safety issue for all.

- **Neighborhood** – North 40th Place is a rare cul-de-sac in the area that is composed of long-time & new homeowners that want to keep it a neighborhood. We feel that by having another lot of our small neighborhood being zoned as commercial it will continue to happen diminishing our neighborhood. Currently, our street consists of thirteen homes of the original fifteen lots. The remaining two lots side to Indian School Road and are business occupied. By allowing commercial zoning further into our neighborhood it takes away from being a desired location to live, raise a family. In addition, it provides for an avenue of the same rezoning to happen and take away further homes and neighbors from our community.

- **Benefit** – we do not see how this project benefits our neighborhood or members in anyway, rather it inhibits our ability to cultivate the neighborhood atmosphere.

- **Property Value** – members of the neighborhood, especially those closest to 4048 N 40th Place, have concerns of the adverse impact the commercial space will have on our home values.
Estimates from 5-10% reduction have been given to us by real estate professionals with the knowledge and experience of how situations such as this has impacted other communities.

- **Home Prices & Availability** – home prices have steadily increased over the last 18-24 months making it difficult for some to purchase a home. In addition, new home starts in the Phoenix Metro outpace the national average while vacant home inventory is at an all-time low of 1.22*. Active listings in the Phoenix Metro is 66% less than 18 months ago. We feel that removing a residence is not the correct thing to do given market conditions.

*Vacant Home Inventory Index is a number, measured in months, until zero new homes would be available for purchase. Source: NAHB

**Housing Price Trend** –

![Housing Price Trend Graph](image)

**Housing Units by Building Permits Trend** –

![Housing Units by Building Permits Trend Graph](image)
Active Resale Listings Trend

![Graph showing active resale listings trend.]

In summary, we as a neighborhood, based on the above reason are opposed to the rezoning of 4048 N 40th Place. If you have any questions about the above statements, please let us know. Thank you for your time, consideration as well as your understanding.

Sincerely,

Residents of North 40th Place Neighborhood
Phoenix, AZ 85018

**Neighborhood Members:**

<table>
<thead>
<tr>
<th>Member</th>
<th>Address</th>
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<tbody>
<tr>
<td>Jen Johnson Collier</td>
<td>4026 N. 40th Place</td>
</tr>
<tr>
<td>Matthew Reyhons &amp; Amber Skoog</td>
<td>4041 N. 40th Place</td>
</tr>
<tr>
<td>Ron &amp; Ruth Elwardt</td>
<td>4027 N 40th Place</td>
</tr>
<tr>
<td>Erin Vecchia</td>
<td>4022 N 40th Place</td>
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<tr>
<td>Anthony Delagarza</td>
<td>4037 N 40th Place</td>
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<tr>
<td>Katie Baccus &amp; Jason Lupin</td>
<td>4025 N 40th Place</td>
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<tr>
<td>Bertha Ann Howard</td>
<td>4032 N 40th Place</td>
</tr>
<tr>
<td>Mike Bivens</td>
<td>4034 N 40th Place</td>
</tr>
</tbody>
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Brad Efune
4014 N 40th Place

Heather & Kyle Greiert
4018 N 40th Place

Barbara Foster
4008 N 40th Place
October 1st, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of my personal concerns on case no. Z-43-21. I am the newest resident on the street with my home purchase closing late July 2021 during a market high. I can tell you I was immediately drawn to my homes original 1950’s qualities as well as the friendly neighbors found in this community. At the time of writing an offer and then later contract for my home, the intentions to change zoning on the residence three lots north of mine were never disclosed. Had this occurred, I might have reevaluated other options, even in this limited housing inventory market.

With my home being fairly original and tenant occupied for over a decade, I have a considerable amount of work and expense in my future. I have concerns about my property value being negatively impacted if a business is a few doors down from my front door. My lot already has a lot of vehicle traffic and foot traffic across my back fence and we have commercial garbage truck pick up at 4:30 each morning not to mention evening music from food establishments weekend evenings. It does seem that our neighborhood is at a crossroads with business encroaching from many sides. I strongly oppose losing another home on our street or an opportunity to have another family participate in our small tightknit community.

Sincerely,

Jen Johnson Collier
4026 N. 40th Place
Phoenix, AZ 85018
The City of Phoenix Planning and Development Dept.

The purpose of this letter is the rezoning request for the property located at 4048 North 40th Place
Phoenix, Arizona 85018.
Rezoning request case #: Z-43-21 MA Studio

Our family has owned a home since 1958
The Foster Family is descended from George and now-
John and Barbara Foster since 2004.

We have watched children growing up and
playing in our street going from one neighbor
to another without concerns from additional
traffic and parking and concerns from
additional danger from many new
strangers driving and parking in our street and
not knowing the character or intent.

So to protect our neighborhood
We John and Barbara Foster
Living at and owners 4008 N. 40th Place Phoenix AZ 85018
Vote NO on the rezoning of
4048 N. 40th Place Phoenix AZ 85018

John Foster + Barbara Foster
September 29th, 2021
Ron and Ruth Elwardt  
4027 N. 40th Place  
Phoenix, AZ 85018  
October 2, 2021  

City of Phoenix Planning & Development Dept.  
Attn: Zoning Section, Sofia Mastikhina  
Case No.: Z-43-21-6  
Rezoning of 4048 N 40th Place  
Phoenix, AZ 85018  

Dear Sofia:  

We would like to express our concern regarding the rezoning of 4048 N. 40th Place. We have lived at 4027 N. 40th Place for 30 years. Our neighborhood is a small, clearly defined neighborhood. We are on a cul-de-sac which allows only one entry and exit point. There are currently fourteen residences on the street. We have enjoyed a close-knit community over the years. We raised our family here and recently several new young families with children have moved into the neighborhood.  

On our street, we have seen eight renovations, remodels or complete rebuilds since 2017. We as a community have invested a great deal of resources into our properties with the assumption that our street (including 4048 N. 40th Place) would remain residential.  

In addition, in the last eighteen months, six of our residents purchased homes without knowledge that there might be any kind of zoning change imminent.  

We are anxious to preserve the community environment that we have worked hard to maintain and foster. We feel that the expansion of Studio Ma would adversely impact our small neighborhood both in its community feel and property values.  

Thank you for your consideration.  

Sincerely,  

Ron and Ruth Elwardt  
4027 N. 40th Place  
Phoenix, AZ 85018
Hi Sophie,

I am sending this email in regards to the petition to rezone the property at 4048 N 40th Pl. I purchased my home at 4022 N 40th Pl in May of 2021. Based on the extreme housing market I had to pay $50,000 over asking at $1.225 million dollars. I had no idea or knowledge that there was a residential property on the street, three houses away from my new home, that was trying to be rezoned until I moved in. I firmly believe that this rezoned residential property will not bring value to our small community, only hinder it. I have also experienced issues with employees from the Studio MA parking on our street in front of our homes in the daytime, restaurant parking issues in the evening and general additional traffic zipping down our cul-de-sac from confusion on if it’s a through street. We also hear garbage trucks at 4:30 am from the commercial and apartments to the rear of my home. I am not in support of the home being rezoned creating additional issues based on limited parking and more employees. This is a small, quaint street and there are plenty of other commercial spaces, in already designated areas, that could be used for an expanded office building.

I appreciate the time to listen to our thoughts and concerns.

Thanks,

Erin Reitz Vecchia
4022 N 40th Pl
Phoenix, AZ 85018
480-334-3118
Mr. Swart,

I hope this message finds you well. During Tuesday October 5th Village Planning Committee meeting's second agenda item was for Case No. 43-21-6 the rezoning of 4048 N 40th Place. Residents of our neighborhood have been involved in both neighborhood meetings held by Studio MA as well as holding our own resident only meeting prior to the Village Planning Committee meeting. Attached are the submissions sent to Sofia Mastikhina of our concerns as well as acknowledgements by Sofia. I have also attached the letter which was written on behalf of the residents after we took a vote which was unanimous in opposing the rezoning. These submissions while acknowledged by Sofia never had the chance to be discussed. After discussions with the residents after the committee's meeting, most of whom were present, we the residents of North 40th Place are requesting the VPC to hear our case at the next assembly given the above mentioned mistake. We have concerns on how four submissions opposing the case were missed.

Please let us know if this is not the proper avenue of concern as we feel that skipping the resident's opportunity to speak in the rezoning process is unfair.

Thank You,

Matthew Reyhons

admissible
Good Morning,

Please find attached letter in reference to resident feedback regarding the rezoning of 4048 North 40th Place, Case No. Z-43-21.

Thank You in advance for your assistance.

Best Regards,

Matthew & Amber

Virus-free. www.avg.com
Reference-
Case No.: Z-43-21
Address: 4048 North 40th Place
Phoenix, AZ 85018
August 25, 2021

City of Phoenix Planning & Development Department,
Attn: Sofia Mastikhina

We are writing to you to share our concerns with case number Z-43-21. As homeowners who live directly east of proposed expansion we are opposed to having additional commercial parcels infiltrate our neighborhood. After attending the August 12th, 2021 neighborhood meeting we are following up accordingly. Below are a series of our concerns.

- The proposed plan calls for a community garden. Due to the area we feel this has safety concerns and will attract nomadic citizens. Recently we had package theft in the middle of a weekend day. We feel that a community garden would increase foot traffic and lead to additional theft, possible property damage and decrease the feel of a quiet neighborhood located in a cul-de-sac. Please reference Complaint No.: 100483610 & Incident No.: 202100001160432 with the City Prosecutor’s Office.
- The proposed plan is inconsistent with other streets/communities in the area in which most have one parcel of commercial zoning whereas this would create two on the west side & only one of the east side. If allowed to rezone, we feel it would not stop there as opportunities to continue to infiltrate the neighborhood would be allowed diminishing the community.
- The proposed plan is removing a potential new home buyer or rental home. As housing affordability & rental affordability continues to rise we feel that keeping the residence at 4048 40th place is best for the citizens in our community as potential future citizens.
- The parking proposal calls for seven addition spots for a total of 20, 13 of which are existing. During the meeting on August 12th Studio MA ownership & team members stated that they are looking to expand 12-13 employees in the future adding to their current of 12 employees which does not require enough parking spots for each team member. One of these parking spots is designated handicap. The result would be parking on the street which creates issues for services, safety issues for children in the area and contributes to the local restaurant overflow parking that invades our neighborhood most evenings.

In closing we strongly disagree with the rezoning in our neighborhood and would like to understand what steps to ensure our voice is heard based on the above concerns.

Amber Skoog & Matthew Reyhons
Residents of 4041 North 40th Place
I am forwarding what Sophia sent me. She was aware that I asked to speak. This all seems a little fishing to me. There was either gross incompetence or we were possibly excluded on purpose. I would hate to think that was the case. Sophia emailed me on Monday so I don’t understand how she could forgotten about our requests by Tuesday.

It’s sounds like the Planning Committee will not reconsider their decision or call another vote—she seemed to indicate we just have to attend the next meeting. I would like Sophia or some representative of the planning committee to express the fact that they failed to recognize our concerns at the last meeting and that the vote was taken without that information.

Thanks for you efforts. I appreciate the time you’ve put in.

Sent from my iPhone

Begin forwarded message:

From: Ruth Elwardt <elwardt55@gmail.com>
Date: October 6, 2021 at 1:24:43 PM MST
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: Rezoning of 4048 N. 40th Place #Z-43-21-6

Sofia,

Thank you for your speedy response. I appreciate your efforts to correct the situation. As you can imagine, we were taken totally off guard last night.

Thanks again. We are very appreciative.

Ruth

Sent from my iPhone

On Oct 6, 2021, at 9:47 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Ruth,

Thank you for reaching out, and my sincere apologies that you did not get a chance to speak last night. That was my oversight, as I only saw your letter, which I did forward to the committee, along with the other opposition letters that I received in the days leading up to the meeting.

The same thing happened with Mr. Reyhons, where I received his letter, distributed it to the committee, but overlooked his request to speak. He has already contacted the committee and our department director, so we are all aware of this. He has also requested that the Camelback East Village Planning Committee hear and vote on this case again.
This case is scheduled for the November 4, 2021 Planning Commission hearing. The agenda for this meeting has not been posted yet but, when it is, you will be able to access it here: https://www.phoenix.gov/cityclerk/publicmeetings/notices. The agenda will have an email address where you will send your request to speak on the matter.

For the case to be heard by the Camelback East Village Planning Committee again, the Planning Commission will have to vote on doing so. Thus, you will have to request this from the Commission.

Please let me know if you have any questions or need further information and, again, my sincere apologies for this oversight.

Best regards,

Sophia Mastikhina, CNU-A  
(she/her/hers)  
Planner II - Village Planner  
City of Phoenix  
Long Range Planning  
Office: 602-256-5648  
200 West Washington Street  
Phoenix, AZ 85003

From: Ruth Elwardt <elwardt55@gmail.com>  
Sent: Tuesday, October 5, 2021 7:37 PM  
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>  
Subject: Re: Rezoning of 4048 N. 40th Place #Z-43-21-6

Sophia,
I am wondering just exactly what happened at the planning committee meeting. It was stated at the outset that there was no opposition which clearly was not the case as we as a neighborhood sent a letter signed by most if not all our neighbors opposing the project. You acknowledged our letter so you did receive it. Several other residents wrote personal letters that I am aware of. I also wrote a personal letter which you acknowledged. I asked to speak at the meeting which you can affirm by looking at the above email stream.

We as a community are very disappointed that our concerns were not acknowledged or heard.

Please respond to these concerns.

Ruth Elwardt  
4027 N 40th Place  
Phoenix, AZ

Sent from my iPhone
On Oct 5, 2021, at 9:06 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Ruth,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A
(she/her/hers)
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Ruth Elwardt <elwardt55@gmail.com>
Sent: Saturday, October 2, 2021 4:35 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Rezoning of 4048 N. 40th Place #Z-43-21-6

Dear Sofia,

I have attached a letter expressing my concerns about the rezoning of 4048 N. 40th Place and would like to speak at the Planning Commission Hearing on October 5th. Case number: Z-43-21-6

Thank you for your consideration,

Ruth Elwardt
Good morning Matthew,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003
Residents of North 40th Place Neighborhood
Phoenix, AZ 85018
September 30, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21-6
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of our neighborhood’s feedback about case no. Z-43-21-6. During a recent neighborhood meeting we reviewed all options as well as well as discussing the benefits and concerns each member had and we came to a unanimous consensus that we are opposed to the rezoning of the 4048 North 40th Place property. Discussion points we feel strongly about justifying our reasoning are as follows:

- **Parking** – Studio MA’s proposed project plan does not include enough parking. Per Studio Ma’s projected employee growth, future parking spots and strategy for them to encourage employee to leverage public transportation, walk to work & or ride bicycles to work is not a concrete option to combat the parking shortage. We believe this would cause an overflow of parking on our street of both employees as well as customer/clients of Studio Ma. With the overflow of parking this will increase the traffic in our neighborhood. The variables of a bus stop, business traffic on an already high traffic Indian School Road we believe this will create accessibility exiting our neighborhood as well as a safety issue for all.

- **Neighborhood** – North 40th Place is a rare cul-de-sac in the area that is composed of long-time & new homeowners that want to keep it a neighborhood. We feel that by having another lot of our small neighborhood being zoned as commercial it will continue to happen diminishing our neighborhood. Currently, our street consists of thirteen homes of the original fifteen lots. The remaining two lots side to Indian School Road and are business occupied. By allowing commercial zoning further into our neighborhood it takes away from being a desired location to live, raise a family. In addition, it provides for an avenue of the same rezoning to happen and take away further homes and neighbors from our community.

- **Benefit** – we do not see how this project benefits our neighborhood or members in anyway, rather it inhibits our ability to cultivate the neighborhood atmosphere.

- **Property Value** – members of the neighborhood, especially those closest to 4048 N 40th Place, have concerns of the adverse impact the commercial space will have on our home values.
Estimates from 5-10% reduction have been given to us by real estate professionals with the knowledge and experience of how situations such as this has impacted other communities.

- **Home Prices & Availability** – home prices have steadily increased over the last 18-24 months making it difficult for some to purchase a home. In addition, new home starts in the Phoenix Metro outpace the national average while vacant home inventory is at an all-time low of 1.22*. Active listings in the Phoenix Metro is 66% less than 18 months ago. We feel that removing a residence is not the correct thing to do given market conditions.

*Vacant Home Inventory Index is a number, measured in months, until zero new homes would be available for purchase. Source: NAHB

**Housing Price Trend** –

![Housing Price Trend Graph](image)

**Housing Units by Building Permits Trend** –

![Housing Units by Building Permits Graph](image)
**Active Resale Listings Trend**

![Graph showing Active Resale Listings Trend from January 2017 to July 2021.](image)

In summary, we as a neighborhood, based on the above reason are opposed to the rezoning of 4048 N 40th Place. If you have any questions about the above statements, please let us know. Thank you for your time, consideration as well as your understanding.

Sincerely,

Residents of North 40th Place Neighborhood
Phoenix, AZ 85018

**Neighborhood Members:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jen Johnson Collier</td>
<td>4026 N. 40th Place</td>
</tr>
<tr>
<td>Matthew Reyhons &amp; Amber Skoog</td>
<td>4041 N. 40th Place</td>
</tr>
<tr>
<td>Ron &amp; Ruth Elwardt</td>
<td>4027 N 40th Place</td>
</tr>
<tr>
<td>Erin Vecchia</td>
<td>4022 N 40th Place</td>
</tr>
<tr>
<td>Anthony Delagarza</td>
<td>4037 N 40th Place</td>
</tr>
<tr>
<td>Katie Baccus &amp; Jason Lupin</td>
<td>4025 N 40th Place</td>
</tr>
<tr>
<td>Bertha Ann Howard</td>
<td>4032 N 40th Place</td>
</tr>
<tr>
<td>Mike Bivens</td>
<td>4034 N 40th Place</td>
</tr>
</tbody>
</table>
September 30, 2021
Page 4

Brad Efune 4014 N 40th Place
Heather & Kyle Greiert 4018 N 40th Place
Barbara Foster 4008 N 40th Place
Racelle Escolar

Erin Vecchia
Skillsoft
480-334-3118

Begin forwarded message:

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Date: October 5, 2021 at 9:10:10 AM PDT
To: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Subject: [EXTERNAL] RE: Rezoning at 4048 N 40th Pl

Good morning Erin,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Sent: Saturday, October 2, 2021 1:49 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Rezoning at 4048 N 40th Pl

Hi Sophie,

I am sending this email in regards to the petition to rezone the property at 4048 N 40th Pl. I purchased my home at 4022 N 40th Pl in May of 2021. Based on the extreme housing market I had to pay $50,000 over asking at $1.225 million dollars. I had no idea or knowledge that there was a residential property on the street, three houses away from my new home, that was trying to be rezoned until I moved in. I firmly believe that this rezoned residential property will not bring value to our small community, only hinder it. I have also experienced issues with employees from the Studio MA parking on our street in front of our homes in the daytime, restaurant parking issues in the evening and general additional traffic.
zipping down our cul-de-sac from confusion on if it's a through street. We also hear garbage trucks at 4:30 am from the commercial and apartments to the rear of my home. I am not in support of the home being rezoned creating additional issues based on limited parking and more employees. This is a small, quaint street and there are plenty of other commercial spaces, in already designated areas, that could be used for an expanded office building.

I appreciate the time to listen to our thoughts and concerns.

Thanks,

Erin Reitz Vecchia
4022 N 40th Pl
Phoenix, AZ 85018
480-334-3118
Please let me introduce myself. My name is Matthew Reyhons, resident of 4041 N 40th Place Phoenix, AZ 85018. This evening we, the members of the community were present for the review of the above mentioned case. We submitted three letters; one on behalf of the community which was acknowledged by Sofia Mastikhina, and two other members as well as a request to speak. While Sofia acknowledged the letter sent on behalf of the community we were under the assumption we would have our two minutes to speak in which, with respect to the committee’s time I would present our points. I feel a response to confirm we wanted to speak would be made clear on her part as the subject matter expert in the process. I am requesting on behalf of the neighborhood of N 40th Place that we review this case to the Camelback East Village Planning Committee when they next assemble.

Thank You for your time and consideration.

-Matthew Reyhons
Hi Matt,

I recommend contacting the Chairman, Mr. Jay Swart, as he is the head of the committee and it may be easier to coordinate conversations this way. However, the Camelback East VPC will not be able to re-hear the case unless the Planning Commission votes to remand it back to them. So your best next course of action is to contact the Planning Commission staff, Racelle Escolar and Gregory Harmon. Please see the contacts below:

Jay Swart, Chair of Camelback East VPC
jayswart@cox.net

Racelle Escolar, Planner III, Planning Commission
racelle.escolar@phoenix.gov

Greg Harmon
greg.harmon@phoenix.gov

Our director, Alan Stephenson, is also aware of the issue, as he reached out to me after receiving your email, so he will be able to coordinate with hearing bodies to make sure that the community gets a chance to participate in the process.

The next step now is, like I said, participating in the Planning Commission hearing with your request to remand the case back to the VPC, if that is your wish.

Thank,

Sofia Mastikhina, CNU-A
(she/her/hers)
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

Sofia, 

Thanks for the response. What is the best way to contact the Camelback East Village Planning Committee? While mistakes happen we as a community feel the process should be reverted due to not having an opportunity to speak.

Thank You,

-Matthew Reyhons
Good morning Matt,

This case is scheduled for the November 4, 2021 Planning Commission hearing. The agenda for this meeting has not been posted yet but, when it is, you will be able to access it here: https://www.phoenix.gov/cityclerk/publicmeetings/notices. The agenda will have an email address where you will send your request to speak on the matter.

For the case to be heard by the Camelback East Village Planning Committee again, the Planning Commission will have to vote on doing so. Thus, you will have to request this from the Commission.

Please let me know if you have any questions or need further information and, again, my sincere apologies for this oversight.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003
Good evening Matt,

I just scrolled down to see your original email and I must give you my sincere apologies. In the rush to get everything ready for the meeting and sending out all new correspondence to the committee, I overlooked your speaking request. I am deeply sorry about that, as I would never want to hinder meaningful public participation in our hearing processes.

The next opportunity for public input will be at the Planning Commission hearing. I will send you information on how to participate in the morning.

In the meantime if you have any questions please don’t hesitate to contact me.

Best,

Sofia

Get [Outlook for iOS](aka.ms)

From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Tuesday, October 5, 2021 7:47:02 PM
To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Fwd: Case Z-43-21-6

Please see attached acknowledgement.

Thank You,

-Matthew Reyhons
Good morning Matthew,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003
Subject: Case Z-43-21-6

Sofia,

On behalf of the N 40th Place neighborhood please attached letter expressing our concerns of the proposed project.

Thank You,

N 40th Place Residents

Virus-free. www.avg.com [avg.com]
This is what I received. I don’t think it is unreasonable to ask to talk to whom ever is above her to discuss the multiple errors made.

Sent from the all new AOL app for iOS

Begin forwarded message:

On Tuesday, October 5, 2021, 9:14 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Jen,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003
City of Phoenix Planning & Development Dept.

Attn: Zoning Section, Sofia Mastikhina

Case No.: Z-43-21

Rezoning of 4048 N 40th Place

Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of my personal concerns on case no. Z-43-21. I am the newest resident on the street with my home purchase closing late July 2021 during a market high. I can tell you I was immediately drawn to my homes original 1950’s qualities as well as the friendly neighbors found in this community. At the time of writing an offer and then later contract for my home, the intentions to change zoning on the residence three lots north of mine were never disclosed. Had this occurred, I might have reevaluated other options, even in this limited housing inventory market. As is, my home was shown for one afternoon with limited showings and they received multiple offers over asking price.

With my home being fairly original and tenant occupied for over a decade, I have a considerable amount of work and expense in my future. I have concerns about my property value being negatively impacted if a business is a few doors down from my front door. My lot already has a lot of vehicle traffic and foot traffic across my back fence and we have commercial garbage truck pick up at 4:30 each morning not to mention evening music from food establishments weekend evenings. It does seem that our neighborhood is at a crossroads with business encroaching from many sides. I strongly oppose loosing another home on our street or an opportunity to have another family participate in our small tightknit community.

Sincerely,

Jen Johnson Collier
4026 N. 40th Place
Phoenix, AZ 85018
Good morning Matt,

This case is scheduled for the November 4, 2021 Planning Commission hearing. The agenda for this meeting has not been posted yet but, when it is, you will be able to access it here: https://www.phoenix.gov/cityclerk/publicmeetings/notices. The agenda will have an email address where you will send your request to speak on the matter.

For the case to be heard by the Camelback East Village Planning Committee again, the Planning Commission will have to vote on doing so. Thus, you will have to request this from the Commission.

Please let me know if you have any questions or need further information and, again, my sincere apologies for this oversight.

Best regards,

Sofia Mastikhina, CNU-A
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

Good evening Matt,

I just scrolled down to see your original email and I must give you my sincere apologies. In the rush to get everything ready for the meeting and sending out all new correspondence to the committee, I overlooked your speaking request. I am deeply sorry about that, as I would never want to hinder meaningful public participation in our hearing processes.

The next opportunity for public input will be at the Planning Commission hearing. I will send you information on how to participate in the morning.

In the meantime if you have any questions please don’t hesitate to contact me.

Best,

Sofia
From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Tuesday, October 5, 2021 7:47:02 PM
To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Fwd: Case Z-43-21-6

Please see attached acknowledgement.

Thank You,

-Matthew Reyhons

---------- Forwarded message ----------
From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Date: Tue, Oct 5, 2021 at 9:04 AM
Subject: RE: Case Z-43-21-6
To: Matthew Reyhons <reyhma01@luther.edu>
Cc: mber Skoog <Wagers.2@wright.edu>, Anthony Delagarza <Anthony@anthonydelagarza.com>, Barb Foster <barbarafoster17@gmail.com>, Brad Efune <brad@oerc.com>, dan pennington <ghostdog42@gmail.com>, Erin Vecchia <erin.vecchia@skillsoft.com>, Heather Greiert <heathergreiert@gmail.com>, jason Lupin <jasonlupin@gmail.com>, Jen Johnson <jlynjohnson@aol.com>, Katie Baccus <kjkbbaccus@gmail.com>, Keenan Tighe <tigheland@gmail.com>, michael Bivens <mike_j_bivens@yahoo.com>, Ron Elwardt <elwardt56@gmail.com>, rosanne pennington <hairpenn@gmail.com>, Ruth Elwardt <elwardt55@gmail.com>

Good morning Matthew,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003
From: Matthew Reyhons <reyhma01@luther.edu>  
Sent: Monday, October 4, 2021 9:11 AM  
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>  
Cc: mber Skoog <Wagers.2@wright.edu>; Anthony Delagarza <Anthony@anthonydelagarza.com>; Barb Foster <barbarafoo17@gmail.com>; Brad Efune <brad@oerc.com>; dan pennington <ghostdog42@gmail.com>; Erin Vecchia <erin.vecchia@skillsoft.com>; Heather Greiert <heathergreiert@gmail.com>; jason Lupin <jasonlupin@gmail.com>; Jen Johnson <jlynjohnson@aol.com>; Katie Baccus <kkbacce@gmail.com>; Keenan Tighe <tigheland@gmail.com>; Matt Reynolds <reyhma01@luther.edu>; michael Bivens <mike_j_bivens@yahoo.com>; Ron Elwardt <elwardt56@gmail.com>; rosanne pennington <hairpenn@gmail.com>; Ruth Elwardt <elwardt55@gmail.com>  
Subject: Case Z-43-21-6  

Sofia,

On behalf of the N 40th Place neighborhood please attached letter expressing our concerns of the proposed project.

Thank You,

N 40th Place Residents
Good evening Matt,

I just scrolled down to see your original email and I must give you my sincere apologies. In the rush to get everything ready for the meeting and sending out all new correspondence to the committee, I overlooked your speaking request. I am deeply sorry about that, as I would never want to hinder meaningful public participation in our hearing processes.

The next opportunity for public input will be at the Planning Commission hearing. I will send you information on how to participate in the morning.

In the meantime if you have any questions please don’t hesitate to contact me.

Best,

Sofia
Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Monday, October 4, 2021 9:11 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Cc: mber Skoog <Wagers.2@wright.edu>; Anthony Delagarza <Anthony@anthonydelagarza.com>; Barb Foster <barbarafoster17@gmail.com>; Brad Efune <brad@oerc.com>; dan pennington <ghostdog42@gmail.com>; Erin Vecchia <erin.vecchia@skillsoft.com>; Heather Greiert <heathergreiert@gmail.com>; jason Lupin <jasonlupin@gmail.com>; Jen Johnson <jlynjohnson@aol.com>; Katie Baccus <kjkbaccus@gmail.com>; Keenan Tighe <tigheland@gmail.com>; Matt Reynolds <reyhma01@luther.edu>; michael Bivens <mike_j_bivens@yahoo.com>; Ron Elwardt <elwardt56@gmail.com>; rosanne pennington <hairpenn@gmail.com>; Ruth Elwardt <elwardt55@gmail.com>
Subject: Case Z-43-21-6

Sofia,

On behalf of the N 40th Place neighborhood please attached letter expressing our concerns of the proposed project.

Thank You,

N 40th Place Residents
Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018
October 2, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21-6
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia and the City Planning Commission:

We would like to express our concern regarding the rezoning of 4048 N. 40th Place. We have lived at 4027 N 40th Place for 30 years. Our neighborhood is a small, clearly defined neighborhood on a cul-de-sac which allows only one entry and exit point. There are currently fourteen residences on the street. We have enjoyed a close-knit community over the years. We raised our family here and recently new young families with children have moved into the neighborhood.

On our street, we have seen eight renovations, additions, remodels or complete rebuilds since 2017. We as a community have invested a great deal of resources into our properties with the assumption that our street (including 4048 N. 40th Place) would remain residential. We are not a declining neighborhood. Six of the houses in our community are valued at over $1,000,000. Our community should not be seen as a candidate for regentrification. We are a thriving residential community and the property at 4040 N. 40th Place was always well maintained by the previous owner.

In addition, in the last eighteen months, six of our residents purchased their homes without knowledge that there might be any kind of zoning change imminent.

We are anxious to preserve the community environment that we have worked hard to maintain and foster. We feel that the expansion of Studio Ma would adversely impact our small neighborhood both in its community feel and property values.

Thank you for your consideration.

Sincerely,

Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018