OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours 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=e3e0665be7aa4a5b7449ebfe1f1fd3b5b

- Register via telephone at 602-262-6001 at least 2 hours 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.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

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 2558 847 5275# (for English) or 2558 230 6708# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical
access to the meeting location will be available starting 1 hour prior to the meeting.

**Para nuestros residentes de habla hispana:**

- **Para registrarse para hablar en español,** llame al 602-262-6001 al menos 2 horas 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 2558 230 6708#. 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 2558 230 6708#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- **Para asistir a la reunión en persona,** vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, registrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.
CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

1. For Approval or Correction, the Minutes of the Formal Meeting on May 5, 2021
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BOARDS AND COMMISSIONS

4. Mayor and Council Appointments to Boards and Commissions
   Page 14

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Authority - Water Conservation Grant Fund Opportunity
Funding Source: American Rescue Plan Act of 2021
(Ordinance S-50650)

PLANNING AND ZONING MATTERS

73 Final Plat - Union Grove - PLAT 230085 - Southwest Corner of Union Hills Drive and 11th Avenue
District 3 - Page 170

74 Abandonment of Easement - ABND 210027 - Southwest Corner of Union Hills and 11th Avenue (Resolution 22186)
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75 Abandonment of Right of Way - ABND 220011 - 4640 E. Camelback Heights Way (Resolution 22185)
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76 Amend City Code - Ordinance Adoption - Rezoning Application Z-45-23-1 (The Shops at Norterra PUD) - Northwest Corner of Norterra Parkway and Happy Valley Road (Ordinance G-7235)
District 1 - Page 173

77 (CONTINUED FROM FEB. 7, 2024) - Amend City Code - Ordinance Adoption - Rezoning Application Z-61-23-2 (The Villas of Cave Creek Senior Living PUD) - Northwest Corner of 53rd Street and Dynamite Boulevard (Ordinance G-7222)
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78 Amend City Code - Ordinance Adoption - Rezoning Application Z-110-23-5 - Approximately 310 Feet North and 280 Feet West of the Northwest Corner of 19th Drive and Northern Avenue (Ordinance G-7236)
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79 ***REQUEST TO CONTINUE (SEE ATTACHED MEMO)***
Amend City Code - Ordinance Adoption - Rezoning Application Z-87-22-6 (Broadstone 56 PUD) - Approximately 875 Feet South of the Southwest Corner of 56th Street and Van Buren Street (Ordinance G-7234)
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80 Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-1-23--Z--73-01-6(8) - Southwest Corner of 32nd Street and Baseline Road
District 8 - Page 217
81 Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-2-23--Z--73-01-6(8) - Approximately 275 Feet South of the Southwest Corner of 32nd Street and Baseline Road

82 Public Hearing and Resolution Adoption - General Plan Amendment GPA-CE-1-23-8 - Northwest Corner of 46th Street and Belleview Street (Resolution 22184)

83 Public Hearing and Ordinance Adoption - Rezoning Application Z-25-23-8 (Endres Belleview PUD) - Northwest Corner of 46th Street and Belleview Street (Ordinance G-7238)

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

84 Consideration of a Citizen Petition by Mr. Roland Harris

000 CITIZEN COMMENTS

ADJOURN
For Approval or Correction, the Minutes of the Formal Meeting on May 5, 2021

Summary
This item transmits the minutes of the Formal Meeting of May 5, 2021, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
For Approval or Correction, the Minutes of the Formal Meeting on May 19, 2021

Summary
This item transmits the minutes of the Formal Meeting of May 19, 2021, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
For Approval or Correction, the Minutes of the Formal Meeting on Jan. 24, 2024

Summary
This item transmits the minutes of the Formal Meeting of Jan. 24, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
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:

Ahwatukee Foothills Village Planning Committee

Councilman Kevin Robinson recommends the following for appointment:

John Strem
Mr. Strem is the National Sales Manager at R&Y A/C Compressions and a resident of District 6. He fills a vacancy for a term to expire November 19, 2025.

Design Review Committee

I recommend the following for appointment:

Alan Beaudoin
Mr. Beaudoin is a Principal at Norris Design and resident of District 8. He fills a vacancy for a term to expire March 6, 2026.

Neighborhood Block Watch Fund Oversight Committee

Vice Mayor Debra Stark recommends the following for appointment:

Roxanne Smith
Ms. Smith is a neighborhood leader and resident of District 3. She fills a vacancy for a term to expire March 6, 2026.
Liquor License - Special Event - Phoenix Film Foundation

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

Summary

Applicant
Jason Carney

Location
7000 E. Mayo Blvd., Ste. 1059
Council District: 2

Function
Film festival

Date(s) - Time(s) / Expected Attendance
April 4, 2024 - 6 p.m. to 8:30 p.m. / 350 attendees
April 5, 2024 - 6 p.m. to 11:30 p.m. / 350 attendees
April 6, 2024 - 3 p.m. to 11:30 p.m. / 350 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 - Marriott Desert Ridge - Gift Shop

Request for a liquor license. Arizona State License Application 275189.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 10 - Beer and Wine Store

Location
5350 E. Marriott Drive
Zoning Classification: RH M-R
Council District: 2

This request is for a new liquor license for a gift shop. 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 March 18, 2024.

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 to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “Located inside the JW Marriott Resort, the Marriott Desert Ridge Gift Shop offers resort guests the convenience of on-property shopping for clothing, books and magazines, toys, gifts, souvenirs, snacks, and drinks. Applicant would like to offer guests 21 and over the opportunity to purchase beer and wine.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Marriott Desert Ridge - Gift Shop - Data
Attachment - Marriott Desert Ridge - Gift Shop - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
### Liquor License Data: MARRIOTT DESERT RIDGE - GIFT SHOP

#### Liquor License

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<tr>
<td>Bar</td>
<td>6</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>3</td>
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<tr>
<td>Beer and Wine Store</td>
<td>10</td>
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</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>32</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>64.2</td>
<td>53.58</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>3.05</td>
<td>1.91</td>
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</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>46</td>
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<tr>
<td>Total Violations</td>
<td>81</td>
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</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>6150003</td>
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<td>6151001</td>
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<td>6151002</td>
<td>1913</td>
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<td>3</td>
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<td>6152003</td>
<td>867</td>
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<tr>
<td>Average</td>
<td>0</td>
<td>61</td>
<td>13</td>
<td>19</td>
</tr>
</tbody>
</table>
Liquor License - Pei Wei Asian Kitchen

Request for a liquor license. Arizona State License Application 268732.

Summary

Applicant
Patrick Castle, Agent

License Type
Series 12 - Restaurant

Location
12635 N. Tatum Blvd. #120
Zoning Classification: PSC PCD
Council District: 3

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 alcohol sales as an accessory use to a restaurant.

The 60-day limit for processing this application is March 17, 2024.

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 information is not provided due to the multiple ownership interests held by the
applicant 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 an experienced licensee committed to upholding the highest standards to maintain 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:
“Opening its 12th location in Arizona., Pei Wei Asian Kitchen is a popular family-friendly, neighborhood restaurant offering authentic, Asian-inspired cuisine. applicant would like to offer alcoholic beverages to its guests 21 and over as an incident to the delicious meals served.”

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
Attachment - Pei Wei Asian Kitchen - Data
Attachment - Pei Wei Asian Kitchen - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.
## Liquor License Data: PEI WEI ASIAN KITCHEN

### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
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<tbody>
<tr>
<td>Bar</td>
<td>6</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Hotel</td>
<td>11</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>22</td>
<td>19</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>64.2</td>
<td>98.48</td>
<td>127.6</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>7.21</td>
<td>10.08</td>
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</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>45</td>
<td>30</td>
</tr>
<tr>
<td>Total Violations</td>
<td>78</td>
<td>43</td>
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<tr>
<td>BlockGroup</td>
<td>2010 Population</td>
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<td>61</td>
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</table>
Liquor License - Special Event - St. Mary's Roman Catholic High School Phoenix

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

Summary

Applicant
Damin Lopez

Location
2525 N. 3rd St.
Council District: 4

Function
Dinner

Date(s) - Time(s) / Expected Attendance
April 13, 2024 - 5 p.m. to 10 p.m. / 300 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 - Special Event - Laveen Youth FC

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

Summary

Applicant
Donny D. Zamora

Location
4344 W. Indian School Road, Ste. 100
Council District: 5

Function
Concert/Dance

Date(s) - Time(s) / Expected Attendance
April 19, 2024 - 8 p.m. to 2 a.m. / 700 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 - Special Event - Laveen Youth FC

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

Summary

Applicant
Donny D. Zamora

Location
4344 W. Indian School Road, Ste. 100
Council District: 5

Function
Concert/Dance

Date(s) - Time(s) / Expected Attendance
May 10, 2024 - 8 p.m. to 2 a.m. / 700 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 - Aguila’s Hidaway Nugget

Request for a liquor license. Arizona State License Application 271634.

Summary

Applicant
Javier Aguila, Agent

License Type
Series 6 - Bar

Location
4130 N. 83rd Ave., #11
Zoning Classification: C-3
Council District: 5

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 March 9, 2024.

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.

Aguila’s Hidaway The Office (Series 06)
330 S. Gilbert Road #2 and #3, Mesa
Calls for police service: not in Phoenix
Liquor license violations: None

Aguilas Hidaway Saloon (Series 06)
24202 W. HWY 85, Buckeye
Calls for police service: not in Phoenix
Liquor license violations: None

Aguila’s Hidaway Lighthouse (Series 06)
12351 W. Indian School Road, Avondale
Calls for police service: not in Phoenix
Liquor license violations: None

Aguila’s Hidaway (Series 06)
1235 N. 8th Street, Ste. A, Avondale
Calls for police service: not in Phoenix
Liquor license violations: In December 2018, a fine of $750.00 was paid for failure to
request ID from underage buyer and giving, furnishing an underage person with
alcohol.

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 currently own and run 4 other bars in Arizona aside from this one. I have the
education and experience for it.”

The public convenience requires and the best interest of the community will be
substantially served by the issuance of the liquor license because:
“We will provide a place where all people are welcome to relax and socialize. This
building has been a beloved place for many years and we will continue the tradition of gathering with our neighbors and community while upholding all laws and regulations to provide a safe place for all who wish to visit.”

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
Attachment - Aguila's Hidaway Nugget - Data
Attachment - Aguila's Hidaway Nugget - Map

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

#### 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>3</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>8</td>
<td>4</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>
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</thead>
<tbody>
<tr>
<td>Property Crimes</td>
<td>64.2</td>
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<td>Violent Crimes</td>
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<td>33.65</td>
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</table>

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 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>47</td>
<td>191</td>
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<tr>
<td>Total Violations</td>
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<tr>
<td>Average</td>
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<td>61</td>
</tr>
</tbody>
</table>
Liquor License - Special Event - Phoenix Final Four Local Organizing Committee

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

Summary

Applicant
Jay Parry

Location
67 W. Culver St.
Council District: 7

Function
Festival

Date(s) - Time(s) / Expected Attendance
April 5, 2024 - 4:30 p.m. to 10 p.m. / 25,000 attendees
April 6, 2024 - 4 p.m. to 10 p.m. / 25,000 attendees
April 7, 2024 - 2:30 p.m. to 10 p.m. / 25,000 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 - Special Event - Phoenix Community Alliance, Inc.

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

Summary

Applicant
Devney Majerle

Location
67 W. Culver St.
Council District: 7

Function
Festival

Date(s) - Time(s) / Expected Attendance
April 20, 2024 - 11 a.m. to 7 p.m. / 3,000 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 - Special Event - St. Patrick's Day Parade Committee and Irish Society of Arizona, Inc.

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

Summary

Applicant
Vicki Champion

Location
67 W. Culver St.
Council District: 7

Function
Irish Cultural Festival

Date(s) - Time(s) / Expected Attendance
March 16, 2024 - 10 a.m. to 5 p.m. / 2,500 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 - FEZ

Request for a liquor license. Arizona State License Application 275310.

Summary

Applicant
Amy Nations, Agent

License Type
Series 12 - Restaurant

Location
105 W. Portland St.
Zoning Classification: DTC-Downtown Gateway
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 March 17, 2024.

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.

Baci Italian Bistro (Series 12)
8830 E. Germann Road #182, 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: “The new owner owns and has owned restaurants with liquor licenses. He is an experienced operator. As a chef at heart, he know’s what people are looking for dining out and looks forward to being a member of this community. Staff will be trained in Title 4 liquor laws to ensure compliance.”

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 been open since 2005 with a liquor license. The neighborhood calls this restaurant an Original Phoenix Favorite. Phoenicians know FEZ as a place to relax, share a drink and conversation while consuming delicious food. FEZ quickly became a favorite gathering place in a contemporary setting filled with comfort.”

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
Attachment - FEZ - Data
Attachment - FEZ - Map

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

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
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<th>1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microbrewery</td>
<td>3</td>
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<td>2</td>
</tr>
<tr>
<td>Government</td>
<td>5</td>
<td>7</td>
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<tr>
<td>Bar</td>
<td>6</td>
<td>47</td>
<td>14</td>
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<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>17</td>
<td>8</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>16</td>
<td>4</td>
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<tr>
<td>Hotel</td>
<td>11</td>
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<td>Restaurant</td>
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<tr>
<td>Club</td>
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<td>2</td>
<td>0</td>
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</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>64.2</td>
<td>260.16</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>56.71</td>
<td>66.24</td>
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</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>45</td>
<td>64</td>
</tr>
<tr>
<td>Total Violations</td>
<td>78</td>
<td>88</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>
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<td>8</td>
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<td>1131002</td>
<td>1242</td>
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</tr>
<tr>
<td>Average</td>
<td>0</td>
<td>61</td>
<td>13</td>
<td>19</td>
</tr>
</tbody>
</table>
Liquor License - TravelCenters of America

Request for a liquor license. Arizona State License Application 264877.

Summary

Applicant
Monica Copeland, Agent

License Type
Series 10 - Beer and Wine Store

Location
6741 W. Latham St.
Zoning Classification: A-1
Council District: 7

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.

The 60-day limit for processing this application is March 12, 2024.

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 information is not provided due to the multiple ownership interests held by the
applicant 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 a resident of Arizona and the manager of this facility. I have completed manager and basic server training and I am regularly at the premises and familiar with the day to day operations. The company is a national company that owns and operates in excess of 285 locations similar to this one throughout the United States and holds similar retail liquor licenses at a majority of those facilities. The company has developed employee training regarding sales of alcoholic beverages and maintains protocols for proper service in its employee handbook. I am familiar with the training and the service protocols and will work with the employees to ensure compliance with city and state alcoholic beverage laws.”

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 business that has recently undergone a change of ownership. The Seller held a Series 10 beer and wine store license and has authorized TA Operating LLC as the new owner to obtain an interim permit for continued sales of beer and wine. A continuation of this service under the new owner is in the best interest of the community.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - TravelCenters of America - Data
Attachment - TravelCenters of America - Map

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

#### Liquor License

<table>
<thead>
<tr>
<th>Description</th>
<th>Series</th>
<th>1 Mile</th>
<th>1/2 Mile</th>
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<tbody>
<tr>
<td>Wholesaler</td>
<td>4</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>9</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Beer and Wine Store</td>
<td>10</td>
<td>11</td>
<td>6</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>1</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>
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<td>144.61</td>
<td>133.86</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>31.23</td>
<td>32.27</td>
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</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>
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<td>58</td>
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<tr>
<td>Total Violations</td>
<td>81</td>
<td>79</td>
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</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>
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<tr>
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<td>68</td>
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<td>1125052</td>
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<td>1125081</td>
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<td>1125093</td>
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<tr>
<td>Average</td>
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<td>61</td>
<td>13</td>
<td>19</td>
</tr>
</tbody>
</table>
Liquor License - Special Event - Liberty Wildlife Inc.

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

Summary

Applicant
Margaret Mosby

Location
2600 E. Elwood St.
Council District: 8

Function
Cultural Event

Date(s) - Time(s) / Expected Attendance
April 13, 2024 - 4 p.m. to 7 p.m. / 300 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 - Full Speed, LLC

Request for a liquor license. Arizona State License Application 266577.

Summary

Applicant
Rebekka Holmes, Agent

License Type
Series 12 - Restaurant

Location
511 E. Roosevelt St.
Zoning Classification: DTC-Evans Churchill East
Council District: 8

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

The 60-day limit for processing this application is March 9, 2024.

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.

Little Miss BBQ (Series 12)
8901 N. 7th St.
Calls for police service: 12
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 currently own and operate Little Miss BBQ-Sunny Slope which has a series 12 liquor
license. I always file timely reports, and abide by DLLC laws for serving alcohol.”

The public convenience requires and the best interest of the community will be
substantially served by the issuance of the liquor license because:
“Full Speed is a new restaurant concept opening on Roosevelt Row. We will be serving
fried chicken and pork ribs along with sides and deserts. We feel that a liquor license
will bring in more customers eating, dining and drinking in our establishment. We are
creating an inviting atmosphere with amazing food and want to include liquor as part of
our offerings. We always aim the "Be the best part of people's day" and will continue to
strive to be an asset to the city of Phoenix.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Full Speed, LLC - Data
Attachment - Full Speed, LLC - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk
Department.
### Liquor License Data: FULL SPEED, LLC

#### 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>Producer</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Microbrewery</td>
<td>3</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Wholesaler</td>
<td>4</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Government</td>
<td>5</td>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>46</td>
<td>13</td>
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<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>16</td>
<td>6</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>14</td>
<td>7</td>
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<td>Hotel</td>
<td>11</td>
<td>8</td>
<td>3</td>
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<td>Restaurant</td>
<td>12</td>
<td>123</td>
<td>46</td>
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<tr>
<td>Club</td>
<td>14</td>
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</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>64.2</td>
<td>262.97</td>
<td>304.03</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>56.34</td>
<td>63.69</td>
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</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>
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<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>45</td>
<td>128</td>
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<tr>
<td>Total Violations</td>
<td>78</td>
<td>209</td>
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</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>
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<td>1118004</td>
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<td>6</td>
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<tr>
<td>1130001</td>
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<td>1130002</td>
<td>873</td>
<td>29</td>
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<td>38</td>
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<td>1131002</td>
<td>1242</td>
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<td>1132021</td>
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<td>1132022</td>
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<td>1141001</td>
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<tr>
<td>Average</td>
<td>0</td>
<td>61</td>
<td>13</td>
<td>19</td>
</tr>
</tbody>
</table>
Liquor License - The Sidewinder

Request for a liquor license. Arizona State License Application 273943.

Summary

Applicant
Esther Noh, Agent

License Type
Series 12 - Restaurant

Location
924 E. Roosevelt St.
Zoning Classification: C-1 ACOD
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business has plans to open in April 2024.

The 60-day limit for processing this application is March 11, 2024.

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.

Sottise (Series 12)
1025 N. 2nd St., Phoenix
Calls for police service: 2
Liquor license violations: None

Restaurant Progress (Series 12)
702 W. Montecito Ave., Phoenix
Calls for police service: 1
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: “My business partner and I have the privilege of being proprietors of two other successful restaurants that hold Series 12 Liquor Licenses. We have demonstrated a strong understanding of Title 4 Laws by consistently maintaining compliance without any violations.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “It will promote economic growth and stimulate local business, contribute to Garfield’s social scene, fostering social interactions and community bonding, as well as raise the community's profile and reputation, making it more attractive to potential residents, businesses & investors.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - The Sidewinder - Data
Attachment - The Sidewinder- Map

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

### 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>2</td>
<td>2</td>
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<tr>
<td>Wholesaler</td>
<td>4</td>
<td>1</td>
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<tr>
<td>Government</td>
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</tr>
<tr>
<td>Bar</td>
<td>6</td>
<td>24</td>
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<tr>
<td>Beer and Wine Bar</td>
<td>7</td>
<td>11</td>
<td>1</td>
</tr>
<tr>
<td>Liquor Store</td>
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<td>3</td>
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</tr>
<tr>
<td>Beer and Wine Store</td>
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</tr>
<tr>
<td>Hotel</td>
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<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td>93</td>
<td>16</td>
</tr>
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</table>

### Crime Data

<table>
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<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>64.2</td>
<td>251.96</td>
<td>176.22</td>
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<tr>
<td>Violent Crimes</td>
<td>12.31</td>
<td>52.99</td>
<td>37.26</td>
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</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>
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</thead>
<tbody>
<tr>
<td>Parcels w/Violations</td>
<td>46</td>
<td>228</td>
</tr>
<tr>
<td>Total Violations</td>
<td>81</td>
<td>396</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>
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</thead>
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<td>1117003</td>
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<td>1130002</td>
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<td>1131002</td>
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<td>1132032</td>
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<td>70</td>
</tr>
<tr>
<td>Average</td>
<td>0</td>
<td>61</td>
<td>13</td>
<td>19</td>
</tr>
</tbody>
</table>
Liquor License Map: THE SIDEWINDER

924 E ROOSEVELT ST

Date: 1/16/2024

City Clerk Department
PAYMENT ORDINANCE (Ordinance S-50616) (Items 20-23)

Ordinance S-50616 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.

20  VRC Companies, LLC, dba Vital Records Control

For $108,500 in payment authority for a new contract, entered on or about March 15, 2024, for a term of five years for off-site records management services for various City departments. Off-site records management services are necessary to store and protect system backup media in a secure and local off-site location. This contract will also aid with disaster and data recovery plans for City records.

21  Go AZ Motorcycles

For $129,000 in payment authority for a new contract, entered on or about March 1, 2024, for a term of three years, which will provide motorcycle officer helmets, accessories, communications and required maintenance for the Police Department. Traffic Bureau motorcycle officers and students require modular helmets and accessories to provide face protection if a collision occurs, as well as eye protection from the elements such as sand, road debris and rain. This is imperative as the motorcycles used are not equipped with windshields. In addition, due to the nature of motor officer police work, part replacement and helmet maintenance is necessary during the life of a helmet.
22 Matrix Consulting Group

For $68,000 in payment authority to purchase consulting services for the Planning and Development Department. Matrix Consulting Group will expand their prior Public Safety Infrastructure Pilot Study to include information that was not available at the time of the initial study. The consulting services will update projections and model future street networks and include the review and update of planned fire station locations and timing of growth for new facilities. In addition, the consulting services will include a review of the current methodology for determining equivalent demand unit (EDU) factors for impact fee assessment. Funding is available in Planning and Development's operating budget.

23 AGAS MFG, Inc.

For $65,000 in payment authority for a new contract, entered on or about March 15, 2024, for a term of five years for flags, flagpoles, and accessories for Citywide departments. This contract will provide all-weather flags for display at various locations throughout the City on an as-needed basis. Flags provided will include the United States, State of Arizona, City of Phoenix, and various international flags. This contract will also provide flagpoles, mounting hardware, and flag-related accessories necessary for flag display.
Public Education Program through Arizona Media Association Contract - RFA 24-0061 Request for Award (Ordinance S-50626)

Request to authorize the City Manager, or his designee, to enter into a contract with Arizona Media Association to provide Public Service Messaging and Marketing for the Communications Office. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,020,000.

Summary
This contract will provide the Communications Office with the design and implementation of public service campaigns and advertising. Proposed Public Education Programs campaigns will promote water conservation, drought messaging, various departmental hiring campaigns and storm water awareness. The Arizona Media Association is government-focused and can also use marketing performance tools to track key performance metrics and delivery. This will ensure advertisements are placed in accordance with Communications Office goals to identify and purchase advertisement space on channels that are relevant to the City's target audiences at optimal times.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved determination memo based on special circumstances, being without competition. The Public Education Program offered by Arizona Media Association is the only program in Arizona that provides discounted statewide advertising on TV, radio, and digital platforms which is only available to government agencies and nonprofit groups. The Communications Office benefits by leveraging the significant discounts provided by Arizona Media Association.

Contract Term
The contract will begin on or about March 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value for will not exceed $1,020,000 for the five-year
aggregate term. Funding is available in the Communication Office budget.

**Responsible Department**
This item is submitted by City Manager Jeffrey Barton and the Communications Office.
Acceptance of an Easement for Drainage Purposes (Ordinance S-50643)

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

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

Easement (a)
Applicant: NexMetro Western Garden, LLC
Purpose: Drainage
Location: Southeast corner of N. 97th Avenue and W. Indian School Road
File: 230107
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.
Acceptance and Dedication of Easements and Deeds for Sidewalk, Roadway and Public Utility Purposes (Ordinance S-50644)

Request for the City Council to accept and dedicate easements and deeds for sidewalk, roadway, and public utility 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: Kierland Office Park Condos Owners Association, Inc., its successor and assigns
Purpose: Sidewalk
Location: 7077 E. Marilyn Road
File: 230099
Council District: 2

Easement (b)
Applicant: H Cubed Investments, LLC, its successor and assigns
Purpose: Sidewalk
Location: 5020 N. 21st Ave. (5022 N. 21st Ave.)
File: 230119
Council District: 4

Deed (c)
Applicant: Vahagh Kagramanyan, its successor and assigns
Purpose: Roadway
Location: 900 E. Roma Ave.
File: 230070
Council District: 4

Easement (d)
Applicant: Karla L. Davila; Carlos Ruiz, its successor and assigns
Purpose: Public Utility  
Location: 1325 E. Hadley St.  
File: 230116  
Council District: 8

**Deed (e)**  
Applicant: Karla L. Davila; Carlos Ruiz, its successor and assigns  
Purpose: Roadway  
Location: 1325 E. Hadley St.  
File: 230116  
Council District: 8

**Responsible Department**  
This item is submitted by Deputy City Manager Alan Stephenson and Planning and Development and Finance departments.
Grant of Electrical Easement to Salt River Project Across City-owned Property West of 48th Street and South of Pecos Road (Ordinance S-50623)

Request to authorize the City Manager, or his designee, to grant an electrical easement to Salt River Project across City-owned property west of 48th Street and south of Pecos Road for consideration in the amount of the appraised value and other consideration. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary
Salt River Project (SRP) is requesting a power underground distribution easement within Pecos Park to upgrade electrical facilities to service the surrounding area. The easement, totaling approximately 1,356 square feet, will not impact the park improvements and/or use. All costs related to the easement will be paid by SRP.

Financial Impact
Revenue will be reflective of the market value of the easement.

Location
West of S. 48th Street and south of E. Pecos Road, within Maricopa County Assessor parcel number 301-85-086.
Council District: 6

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.
Grant of Water and Sewer Easement to CPLC Broadway and Central LIHTC, LLC Across City-owned Property North of Broadway Road and West of Central Avenue (Ordinance S-50653)

Request to authorize the City Manager, or his designee, to grant a water and sewer easement to CPLC Broadway and Central LIHTC, LLC, or related entity, across City-owned property located north of Broadway Road and west of Central Avenue, at market value. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary
The property, to be encumbered by the easement, is an unimproved property reserved for right-of-way that is no longer needed, adjacent to the west side of the Ed Pastor Transit Center at 10 W. Broadway Road. The easement, totaling 3,100 square feet, is required for the development of the Pueblo Apartment Housing Development project. CPLC Broadway and Central LIHTC, LLC, or related entity, will compensate the City for the easement based on market value as determined by an appraisal or other valuation method accepted by the Finance Department's Real Estate Division.

Financial Impact
Revenue will be reflective of the market value of the easement.

Location
North of Broadway Road and west of Central Avenue
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit and Finance departments.
Amend Ordinance S-44898 for Acquisition of Real Property for the 27th and Olney Avenues Storm Drain Project (Ordinance S-50621)

Request the City Council amend Ordinance S-44898 for authorization to acquire additional real property and related property interests for the 27th and Olney Avenues Storm Drain Project.

**Summary**
Ordinance S-44898 authorized the acquisition of real property for the 27th and Olney Avenues Storm Drain Project. Property rights from three additional parcels will be acquired for construction of a sidewalk, curb and gutter, not included in the original design. The original design, that is currently under construction, included creation of a storm drain and three retention basins. All other conditions and stipulations stated in Ordinance S-44898 remain the same.

The additional properties impacted by this project are identified in Attachment A.

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

**Concurrence/Previous Council Action**
Ordinance S-44898 was adopted on July 5, 2018.

**Location**
Along the south side of Olney Avenue, between 23rd and 27th avenues
Council District: 8

**Responsible Department**
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation and Finance departments.
Attachment A
Property Identification

City of Phoenix Street Improvement Project:
Amend Ordinance S-44898 for Acquisition of Real Property for the 27th Avenue and Olney Avenue Storm Drain Project

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor’s parcel number (APN) and the address or location.

<table>
<thead>
<tr>
<th>APN</th>
<th>Address / Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>300-16-011C</td>
<td>2429 W. Olney Ave.</td>
</tr>
<tr>
<td>300-16-011D</td>
<td>2425 W. Olney Ave.</td>
</tr>
<tr>
<td>300-16-020A</td>
<td>2415 W. Olney Ave.</td>
</tr>
</tbody>
</table>
Full Service and Decontamination Laundry Services - IFB 19-094 - Amendment (Ordinance S-50634)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 150083 with Mission Linen Supply, for the purchase of full service and decontamination laundry services for all City departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $35,000.

Summary
This contract will provide laundry, rental, and dry-cleaning services to include uniforms, costumes, tablecloths as well as towels, mats, smocks, dust mop heads, and laundry bags for Citywide departmental use. The City also requires items that have been biologically contaminated to be contracted out for laundry cleaning that is provided in accordance with all federal, state, county, and city laws.

Contract Term
The contract term remains unchanged, ending on May, 31, 2024.

Financial Impact
Upon approval of $35,000 in additional funds, the revised aggregate value of the contract will not exceed $260,000. Funds are available in various department budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- Full Service and Decontamination Laundry Services - Requirements Contract 150083 (Ordinance S-45594) on May 1, 2019.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.
Employee Medical Health Clinic Services - EXC HR 23-004 (Ordinance S-50617)

Request to authorize the City Manager, or his designee, to enter into a contract with Banner Employer Solutions, LLC, to provide medical health near site clinic services for City employees and their eligible dependents. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $3,000,000.

Summary
This contract is needed to continue receiving uninterrupted Medical Health Near Site Clinic Services through Banner Employer Solutions, LLC. Approval of this agreement will allow Banner Employer Solutions, LLC to continue the operation of the near-site clinic at its current location in downtown Phoenix, and to continue providing common clinical medical services to both adults and children. Services include urgent care level services, injury care, primary care and wellness services. The agreement also includes access to on-site pharmacy and laboratory services. The use of these services will provide employees and their eligible dependents with greater flexibility and an additional resource for routine or unplanned urgent care level services.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the negative impact to City employees and their eligible dependents from not having the option of a near-site clinic for routine or unplanned urgent care level services. Human Resources staff carved out medical health near-site clinic services from the solicitation for Employee Medical Health Plans Administrative Services (Request for Proposal HR 23-001) presently in process. This ensures fairness to all interested offerors, since all known third party administrators cannot provide these services.

The City will be issuing a competitive solicitation process in 2024 for Medical Health Near-Site Clinic Services.

Contract Term
The contract will be effective through Dec. 31, 2025. Provisions of the contract include one additional one-year option to extend the term.
Financial Impact
The aggregate amount shall not exceed $3,000,000 and will be paid by the City's Health Care Benefits Trust Fund. No General Funds will be used.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.
**Amendments to Classification Plan (Ordinance S-5815) in Accordance with Human Resources Committee 623 Recommendations (Ordinance S-50658)**

The following amendments to the Classification Plan (Ordinance S-5815) are proposed in accordance with the recommendation of Human Resources Committee 623, to be effective on April 1, 2024. The proposal will also require modifications to the City’s Pay Ordinance (S-49802), which will be processed under a separate ordinance.


Regrade the classification of Assistant Security Systems Supervisor, Job Code: 74470, Salary Plan: 001, Grade/Range: 047 ($36,858 - $80,454/annual), Labor Unit Code:
007, Benefit Category: 007, EEO-4 Category: Technicians, FLSA Status: Exempt to Grade/Range: 053 ($42,661 - $93,122/annual).


Regrade and retitle the classification of Environmental Programs Coordinator, Job Code: 23030, Salary Plan: 001, Grade/Range: 066 ($58,594 - $127,920/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Job Title: Environmental Program Manager, Grade/Range: 069 ($63,045 - $137,592/annual).

Retitle the classification of Environmental Programs Manager, Job Code: 51300, Salary Plan: 018, Grade/Range: 912 ($133,307 - $173,306/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Professionals, FLSA Status: Exempt to Job Title: Environmental Programs Administrator.


Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).


Summary
The Classification and Compensation study was implemented rapidly to address a systemic staffing and labor market crisis throughout the City. Adjustments to grade and salary ranges are necessary as the City adapts to the new pay structures that took effect on Aug. 7, 2023. These recommendations balance internal alignment with external market focus. As a result of the changes made during the Classification and Compensation study, staff requests that the adjustments listed above be approved.

Financial Impact
The estimated cost for this action for the first year is $270,100.

Concurrence/Previous Council Action
On Feb. 13, 2024, Human Resources Committee 623 reviewed and recommended these modifications for approval effective on April 1, 2024.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.
Amendments to Pay Ordinance (Ordinance S-49802) in Accordance with Human Resources Committee 623 Recommendations (Ordinance S-50659)

The following amendments to the Pay Ordinance (Ordinance S-49802) are proposed in accordance with the recommendation of Human Resources Committee 623, to be effective on April 1, 2024. The proposal will also require modifications to the City’s Classification Plan (Ordinance S-5815), which will be processed under a separate ordinance.


Regrade the classification of Assistant Security Systems Supervisor, Job Code: 74470,
Salaries and Grades:

**Salary Plan: 001, Grade/Range: 047 ($36,858 - $80,454/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Technicians, FLSA Status: Exempt to Grade/Range: 053 ($42,661 - $93,122/annual).**


Regrade and retitle the classification of Environmental Programs Coordinator, Job Code: 23030, Salary Plan: 001, Grade/Range: 066 ($58,594 - $127,920/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Job Title: Environmental Program Manager, Grade/Range: 069 ($63,045 - $137,592/annual).

Retitle the classification of Environmental Programs Manager, Job Code: 51300, Salary Plan: 018, Grade/Range: 912 ($133,307 - $173,306/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Professionals, FLSA Status: Exempt to Job Title: Environmental Programs Administrator.


Regrade the classification of Architect, Job Code: 23040, Salary Plan: 001,
Grade/Range: 065 ($57,179 - $124,800/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).


Summary
The Classification and Compensation study was implemented rapidly to address a systemic staffing and labor market crisis throughout the City. Adjustments to grade and salary ranges are necessary as the City adapts to the new pay structures that took effect on Aug. 7, 2023. These recommendations balance internal alignment with external market focus. As a result of the changes made during the Classification and Compensation study, staff requests that the adjustments listed above be approved.

Financial Impact
The estimated cost for this action for the first year is $270,100.

Concurrence/Previous Council Action
On Feb. 13, 2024, Human Resources Committee 623 reviewed and recommended these modifications for approval effective on April 1, 2024.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.
Authorization To Apply for Local Judicial Collection Enhancement Fund Grant Funding to Purchase Computer Hardware (Ordinance S-50645)

Request authorization for the Phoenix Municipal Court to apply for grant funding in an amount not to exceed $180,000 from the Arizona Supreme Court administered Judicial Collection Enhancement Fund (JCEF) to purchase computers and related hardware. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary
The Phoenix Municipal Court will use these funds to replace aging desktop computers, laptops, and related hardware, as well as to replenish its stock of spare computers and hardware. The purchase of additional hardware, and replacement of existing hardware, will help the Court support expanded business needs, ensure the reliability of the Court's business systems, minimize potential hardware failure and support requirements, as well as maintenance costs.

Financial Impact
Funds will be made available in the Phoenix Municipal Court local JCEF account. The Phoenix Municipal Court must submit a funding plan and application to the Arizona Supreme Court Administrative Office of the Courts to secure approval for utilization of JCEF funds pursuant to Arizona Revised Statutes section 12-113. No General Fund dollars will be used.

Responsible Department
The item is recommended by Deputy City Manager Inger Erickson and Chief Presiding Judge B. Don Taylor III.
Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-50637)

Request to authorize the City Manager, or his designee, to transfer retirement funds for Michael Romeo in the amount of $18,372.87 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary
Pursuant to Arizona Revised Statutes, sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of his credited service:

Romeo, Michael: $18,372.87

Concurrence/Previous Council Action
This item was approved by the COPERS Board at the Feb. 1, 2024, meeting.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Retirement Office.
Choice Neighborhoods Planning Grant for Marcos de Niza Public Housing Community (Ordinance S-50652)

Request to authorize the City Manager, or his designee, to submit a Choice Neighborhoods Planning Grant application for up to $500,000, or the maximum award to the U.S. Department of Housing and Urban Development (HUD) for the Marcos de Niza Public Housing community planning effort, and to enter into program contracts and agreements and to take any and all actions deemed necessary or appropriate to apply for and implement a Choice Neighborhoods Planning Grant, together with its City-approved consulting partners to assist with the grant application and planning processes. Further request to authorize the City Treasurer to accept and the City Controller to disburse all grant, partner leverage, and match funds for the life of the grant.

Summary
The objective of the HUD Choice Neighborhoods program is to support locally driven solutions for transforming neighborhoods using place-based strategies to address the interconnected challenges of distressed housing, low education attainment, poor health, crime, and lack of capital. Choice Neighborhoods Planning Grant funds would be utilized over a 24-month period to create a comprehensive neighborhood transformation plan with extensive input from the community. The transformation plan would be structured around the three core elements of the Choice Neighborhoods program (Housing, Neighborhood, and People) and would serve as the community’s vision for housing redevelopment, neighborhood revitalization, and supportive services.

A planning process with residents and stakeholders would develop strategies to replace existing public housing in the Marcos de Niza community with mixed-income housing, improve educational outcomes for youth and families, and encourage public and private reinvestment to increase economic and housing stability. The goal of the community planning process is to create a resident and community-driven transformation plan that would meet the criteria to apply for a Choice Neighborhoods Implementation Grant in the future.
The Housing Department has successfully applied for and received three HUD Choice Neighborhoods Grants for the Edison-Eastlake Community (EEC): $1.5 million for Planning and Action, $30 million for Implementation, and $10 million for supplemental implementation to redevelop 577 public housing units as well as revitalize the surrounding neighborhood and provide supportive services in the EEC, located approximately 3.5 miles east of the Marcos de Niza site.

This Choice Neighborhoods Planning Grant effort will focus on the Marcos de Niza public and affordable housing community and the surrounding neighborhood. Marcos de Niza is located at 305 W. Pima Road and has a total of 374 units (281 Public Housing and 93 Project Based Voucher) in 124 buildings on 30.5 acres (Site). Major cross streets are West Buckeye Road and South Central Avenue, with the Site bounded by South 1st Avenue to the east, West Yavapai Street to the north, and West Mojave Street to the south. The Site is immediately adjacent to Harmon Park as well as Lowell Elementary School. Marcos de Niza, originally constructed in 1942, will require long-term development planning and is positioned close to downtown, with many family-oriented amenities nearby. It is also located within walking distance of a new station along the South Central Light Rail Extension.

The Housing Department will apply for a Choice Neighborhoods Planning Grant as soon as HUD’s 2024 Notice of Funding Opportunity is released, which is anticipated this spring. The grant application also requires at least a dollar-for-dollar match, which the Housing Department has secured from partners. After completion of the community planning effort, the resulting Transformation Plan will qualify for application to the Choice Neighborhoods Implementation Grant program. The Housing Department anticipates to apply in 2026 or 2027. The Housing Department will return to the City Council to seek approval for the anticipated Implementation Grant application. The Housing Department has initiated the application planning process by engaging a planning coordination consulting team, which was approved by City Council on Dec. 13, 2023. This team will assist the Housing Department to complete the grant application, create community engagement strategies, assess needs, and conduct the planning process.

**Contract Term**
If awarded, the Housing Department will execute the appropriate contract agreement (s) with HUD.

**Financial Impact**
There is no impact to the General Fund. The Choice Neighborhoods Planning Grant is a federally funded program.
Concurrence/Previous Council Action
On Dec. 13, 2023, via Ordinance S-50414, City Council approved entering into a contract with The Liou Choice, LLC, to provide planning and coordination services in connection with the development of a neighborhood revitalization plan and preparation of a Choice Neighborhoods Planning Grant application for the Marcos de Niza community.

Location
305 W. Pima Road and surrounding neighborhood
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Housing Department.
City Council Formal Meeting

Report

Agenda Date: 3/6/2024, Item No. 37

Authorization to Annually Submit Head Start Birth to Five Refunding Applications (Ordinance S-50622)

Request to authorize the City Manager, or his designee to: (a) annually submit the Head Start Birth to Five Refunding Applications for approximately $48,269,349 annually or an aggregate not to exceed $266,718,621 for the five years of the grant (2024-29) as approved by the Head Start Birth to Five Governing Board and; (b) enter into or execute all contracts, documents, and agreements and take all other action necessary or appropriate to implement the Head Start Birth to Five grants subject to any necessary approval by the Head Start Birth to Five Governing Board. Further request authorization for the City Treasurer to accept and the City Controller disburse all funds related to this item. There is no impact to the General Fund.

Summary
The City of Phoenix Head Start Birth to Five program provides comprehensive education and social services through two programs: Early Head Start (0-3 years) and Head Start (3-5 years). There are 488 slots for infants and toddlers in Early Head Start and 2,963 preschool slots in Head Start. The terms of the Head Start Birth to Five grant is from July 1, 2024 and running through June 30, 2029. The grant require grantees to submit a refunding application each year.

On Oct. 13, 2023, a solicitation was issued to procure Education Service Providers to provide services for children birth to age five for the next five year grant cycle (2024-29). Proposals are currently under evaluation with the goal of entering into contract beginning July 1, 2024. Based on the evaluation process results, current contracts could be extended for up to one year if consensus cannot be reached.

Contract Term
The City of Phoenix, as the Grantee, will enter into the first year of a five-year grant for the Head Start Birth to Five program beginning July 1, 2024, with the remaining four years of the five year contract term beginning July 1, 2025 and running through June 30, 2029.

Financial Impact
The grant funding for the first year of $48,269,349 is inclusive of $9,244,794 for Early
Head Start and $39,024,555 for Head Start funding. The aggregate contract total of $266,718,621 for the remaining four years of the grant (2025-29). Totals include a forecasted five percent Cost of Living Adjustment annually for each of the remaining four years of the grant. There is no impact to the General Fund.

Concurrence/Previous Council Action
This item was approved by the Economic Development and Housing Subcommittee, which serves as the Head Start Governing Board, on Feb. 14, 2024. This item is scheduled for review by the Head Start Policy Council on March 11, 2024.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.
Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 159421 with Holly Street Studio, LLC for architectural services for the Bookmobile for Underserved Areas project. 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 additional fee for services included in this amendment will not exceed $42,491.

Summary
The purpose of this project is to provide the design for an asphalt pad for a bookmobile, asphalt parking lot, restrooms, lighting, utilities, a garage to house the bookmobile and security cameras on an empty City-owned parcel of land on the corner of Lower Buckeye Road and 67th Avenue.

This amendment is necessary because the initial fee for services was determined to be insufficient for the comprehensive project costs proposed by the Consultant. This amendment will provide additional funds to the agreement.

Contract Term
The term of the agreement remains unchanged. 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 initial agreement for Architectural Services was approved for an amount not to exceed $235,000, including all subconsultant and reimbursable costs.
- This amendment will increase the agreement by an additional $42,491, for a new total amount not to exceed $277,491, including all subconsultant and reimbursable costs.
This amendment is funded by available Community Development Block Grant funds. The Budget and Research Department will separately review and approve funding availability prior to the 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 City Council approved Architectural Services Agreement 159421 (Ordinance S-50292) on Nov. 1, 2023.

**Location**
6620 W. Lower Buckeye Road
Council District: 7

**Responsible Department**
This item is submitted by Deputy City Managers Inger Erickson, Gina Montes and Alan Stephenson, the Library and Neighborhood Services departments, and the City Engineer.
Yavapai County Consulting Services Intergovernmental Agreement Request (Ordinance S-50655)

Request to authorize City Manager, or his designee, to enter into an intergovernmental agreement with Yavapai County, through the Yavapai County School Superintendent (YCSS), to provide the City of Phoenix, through the Phoenix Public Library (PPL), assistance in identifying and applying for funds, equipment, vendors, and service providers in order to support PPL’s participation in the federal E-Rate Program. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $60,000 and the term will be five years with no option to extend.

Summary
Phoenix Public Library is a participant in the federal E-Rate Program, the commonly used name for the Schools and Libraries Service Fund, which is administered by the Universal Service Administration Company under the direction of the Federal Communications Commission. The E-Rate Program provides discounts and financial support for telecommunications services, internet access, internal connections and basic maintenance of the internal connections for schools and libraries. In order to be eligible for the significant discount, PPL must provide certain resources such as: computers, telephones, software, and other elements necessary to fully utilize the connectivity funded by the E-Rate Program. The E-Rate Program ensures that library customers have access to advanced telecommunication services at reasonable rates regardless of their location.

YCSS is a designated local education agency that specializes in helping libraries apply for funding under the E-Rate Program by providing services such as identifying the appropriate funds available, selecting providers to qualify for E-Rate Program funding, and utilizing them in a manner that aligns with the goals of both the E-Rate Program and the PPL.

Contract Term
The agreement shall begin on or about July 1, 2024, for a five-year term with no options to extend.
Financial Impact
The total value of the agreement shall not exceed $60,000, with payment of up to $12,000 each year. Funding is available in the Library Department budget.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Library Department.
Request to Amend Contract with Central Arizona Shelter Services, Inc. for The Haven Facility Improvements (Ordinance S-50624)

Request to authorize the City Manager, or his designee, to extend Contract 156214 with Central Arizona Shelter Services, Inc. (CASS) for the completion of COVID-19 related essential public facility improvements to The Haven (formerly called The Haven 2). There is no impact to the contract value or General Fund.

Summary
On July 1, 2021, the City Council approved entering into a contract with CASS to utilize Community Development Block Grant Corona Virus (CDBG-CV) funds for public facility improvement costs to create 170 new emergency shelter bed facility, focused on individuals experiencing homelessness over the age of 55 years old. On May 31, 2023, the City Council approved an extension through Dec. 31, 2023, with an option to extend for an additional three months, to allow to allow CASS additional time to complete the scope of the contract.

Due to the substantial impact of unforeseen construction delays to the project and schedule, an extension through June 30, 2024, with an option to extend an additional three months, is necessary to complete the project and allow for final payment. The value of the contract will remain unchanged and will not exceed $4,000,000 in CDBG-CV funds.

Contract Term
The term of the contract extension period will be from March 31, 2024, through June 30, 2024, with an option to extend for an additional three months, exercised at the discretion of the City Manager, or his designee.

Financial Impact
The total contract value will remain unchanged and will not exceed $4,000,000. Funding is available from Community Development Block Grant CARES Act funds. There is no impact to the General Fund. Payments may be made up to agreement limits, which may extend past the agreement termination.
Concurrence/Previous Council Action

- On July 1, 2021, the City Council approved Contract 156214 with Ordinance S-47805.
- On May 31, 2023, the City Council approved an extension to Contract 156214 with Ordinance S-49786.

Location
8152 N. Black Canyon Highway
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Neighborhood Services Department.
Artist Contract for Lone Mountain Park Public Art Project (Ordinance S-50641)

Request to authorize the City Manager, or his designee, to enter into a contract, and amendments as necessary, with WOWHAUS for an amount not to exceed $450,000 to design, fabricate, and install public art at Lone Mountain Park. Further request authorization for the City Controller to disburse all funds related to this item.

Summary
The Fiscal Year (FY) 2023-28 Public Art Plan includes funding for artwork to be located at Lone Mountain Park, currently 39.5 acres of undeveloped land at 56th Street and Montgomery Road in District 2. The Lone Mountain Park updated master plan was approved by the City of Phoenix Parks and Recreation Board in September 2023. The project, including integrated public art elements, is expected to be completed in 2025.

A selection panel reviewed applicants from the Pre-Qualified Artist Roster for City Parks which was established in May 2023. The recommended artist team of Ene Osteraas-Constable and Scott Constable (WOWHAUS) was chosen for their previous collaborations with public parks and experience with innovative, interactive, and functional artworks. WOWHAUS will work with the project design team, the Parks and Recreation Department, and the nearby community to identify the best locations for the integration of artwork within the park infrastructure.

The selection panel included Mary Beth Bannon, Arts Educator and District 2 resident; Jeff Lothner, Associate Principal Landscape Architect, Dig Studio; and Tony Salinas, Recreation Supervisor, City of Phoenix Parks & Recreation Department. WOWHAUS will be responsible for community outreach, design development, structural engineering, fabrication and installation of the artwork. Should WOWHAUS be unable to fulfill their contractual obligations, the panel recommends Dixie Friend Gay as the alternate artist for this project.

Financial Impact
The proposed $450,000 budget will cover all costs related to the design, fabrication, and installation of the artwork. Funding for this project was included in the FY2023-28 Public Art Plan approved by City Council on July 3, 2023. Funds are available in the department’s Capital Improvement Budget using Percent-for-Art funds.
Concurrence/Previous Council Action
The Economic Development and Housing Subcommittee reviewed and approved this item at its Feb. 14, 2024 meeting.
The Phoenix Arts and Culture Commission reviewed and recommended this item for approval on Jan. 9, 2024, by a vote of 10-0.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Office of Arts and Culture.
National Endowment for the Arts Grants for Arts Projects (Ordinance S-50657)

Request authorization for the City Manager, or his designee, to apply for, accept, and if awarded, enter into an agreement for up to $150,000 in National Endowment for the Arts (NEA) for Arts Projects (Local Arts Agency) funding. The grant funds would be used by the Phoenix Office of Arts and Culture in Fiscal Year (FY) 2024-25 to continue the City's Artists to Work program. Further, authorize the City Treasurer to accept and the City Controller to disburse the funds for purposes of this ordinance.

Summary
The NEA Grants for Arts Project (Local Arts Agency) program is a flexible funding category developed to recognize and assist the cultural programming and achievements of the nation's local arts agencies. The Office of Arts and Culture is the designated local arts agency for the City of Phoenix.

If awarded, the grant funds will be used to continue the Artists to Work Program in FY 2024-25. The American Rescue Plan Act initially funded this program, and funds expire in December 2024. The NEA funds will enable the department to provide grant funds to individual artists to support creating and presenting original, new, or in-process artistic work by practicing Phoenix artists. These artists will receive professional development and mentorship to build partnerships and project sustainability after the grant period.

Financial Impact
The NEA Grants for Arts Projects (Local Arts Agency) program requires a one-to-one match by applicants. The Office of Arts and Culture's FY 2024-25 General Fund appropriation will be used to match the grant award.

Concurrence/Previous Council Action
The Economic Development and Housing Subcommittee reviewed and approved this item at its Feb. 14, 2024 meeting with a 4-0 vote.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Office of Arts and Culture.
Native American Graves Protection and Repatriation Act Program Consultation/Documentation Grant (Ordinance S-50647)

Request to authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into agreements with the National Parks Service for the 2024 National Native American Graves Protection and Repatriation Program Consultation/Documentation Grant. Further request to authorize the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary
The Native American Graves Protection and Repatriation Act (NAGPRA) is a federal law which requires museums that receive federal funds to complete inventories and summaries of Native American cultural items in their collections. It is intended to facilitate the repatriation of Native American human remains (ancestors), funerary objects, sacred objects and objects of cultural patrimony. The law also requires museums to consult with culturally affiliated Native American tribes.

In 2017, the City received one NAGPRA grant which focused on the documentation of ancestors in the collection of S’edav Va’aki Museum (SVM, formerly Pueblo Grande Museum). This grant resulted in the repatriation of over 300 Ancestors and over 600 funerary objects from the collections.

In consultation with Native American tribes, SVM has identified additional issues with potential funerary objects in its collection. Under NAGPRA, a funerary object is “any object reasonably believed to have been placed intentionally with or near human remains… either at the time of death or later, to a death rite or ceremony of a Native American culture…” The question with objects in the collection at SVM is with the research methods used to identify the objects. Prior to 2017, research methods used the standard of proof “beyond a reasonable doubt” to identify funerary objects in the collection. The current standard of proof required by law is “preponderance of the evidence” which is a lower standard.

To remedy this issue, the Parks and Recreation Department requests permission to apply for a NAGPRA Consultation/Documentation Grant. The large amount of time and specialized skill required by this project necessitates the documentation be conducted
by individuals with professional experience doing archaeological research, working with archaeological objects and writing NAGPRA summaries and notices.

The grant will be used to pay for contracted researchers at SVM to review project reports, field notes and context information for archaeological specimens. The researchers will then make recommendations regarding objects that are reasonably believed to be funerary objects and will also identify potential sacred objects which may need repatriation as well.

The contractor will write the legally required NAGPRA paperwork which includes summaries to be sent to Native American tribes, as well as notices to be published in the Federal Register. SVM will use the information generated by this research to consult with Native American tribes concerning the identification of funerary objects and sacred objects. The cost of this contracted work is beyond the scope of the Parks and Recreation Department budget; therefore, the department would like to apply for the National NAGPRA Program Consultation/Documentation Grant. The United States Department of the Interior administers these funds through the National Parks Service.

Financial Impact
If awarded, the grant will provide up to $100,000 to review the archaeological collection at SVM. No matching funds are required.

Concurrence/Previous Council Action
This item was heard by the Transportation, Infrastructure and Planning Subcommittee on Feb. 21, 2024, and approved by a vote of 4-0.

Location
S’edav Va’aki Museum, 4619 E. Washington St.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.
Request to amend Resolution 17093 to modify the boundaries of the Phoenix Central Business District (CBD).

Summary
The original City of Phoenix CBD was established on Dec. 28, 1961. This original area was approximately 30 blocks in the City Center and was expanded in 1987 through Resolution 17093 to include just over two square miles of downtown (Attachment A). In 1993, a second CBD was established for part of the Sky Harbor Center Redevelopment Area to assist with the redevelopment of the areas south and west of Phoenix Sky Harbor International Airport. The Sky Harbor CBD was expanded in 1993, 1996, and 2003. The purpose of creating a CBD was to establish a “Phoenix Tax Incentive District” to encourage private investment in the construction of substantial new improvements.

In 2018, the Arizona Legislature modified the Arizona Revised Statutes (A.R.S.) requirements for a CBD, making several changes that impacted how Arizona cities could establish the boundaries for a CBD. The modifications included a restriction on the size of a CBD, limiting areas to not more than two-and-one-half percent of that total land area of the municipality. In Phoenix this is just over 12 square miles. Additionally, the CBD must be contiguous and geographically compact with a form that has a length that is not twice its width. Despite legislative changes, the existing CBD boundary of Phoenix is grandfathered in and remains in its approved form, with the exception of the second CBD near Phoenix Sky Harbor Airport which has remained inactive since 2018. Modification of the CBD is possible; however, the new boundary for the CBD would need to comply with the modified requirements regarding the size and shape of the district boundary.

The proposed modifications to the CBD would be to expand the boundary to be generally from Thomas Road on the north to one half block south of Broadway Road on the south and the 23rd Avenue alignment on the west to 7th Street on the east. The boundaries are more specifically shown in Attachment B. The proposed updated boundary complies with the modified requirements in state law and will provide new
opportunities for redevelopment in the updated Downtown Redevelopment Area, the Rio Salado Redevelopment Area and the Target Area B Redevelopment Area.

**Concurrence/Previous Council Action**
Updates on the Phoenix Central Business District were presented to the Economic Development and Equity Subcommittee on Feb. 22, 2023 and June 14, 2023. On June 28, 2023, staff presented a modified proposal for recommendation to Economic Development and Equity Subcommittee and the item was approved by a vote of 4-0.

**Public Outreach**
Staff presented to the Phoenix Community Alliance Public Affairs Committee on Jan. 9, 2024, the Phoenix Community Alliance Social & Housing Advancement Committee on Jan. 11, 2024, and the Downtown Voices Coalition on Jan. 13, 2024. Presentations were also offered to the Central City and Encanto village planning committees.

**Location**
Boundaries of the updated Central Business District are generally Thomas Road on the north and Broadway Road on the south, 23rd Avenue on the west and 7th Street on the east.
Council Districts: 4, 7 and 8

**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.
To: John Chan Deputy Deputy City Manager

From: Christine Mackay Community & Economic Development Director

Subject: REQUEST TO CONTINUE ITEM 44, CENTRAL BUSINESS DISTRICT BOUNDARY UPDATE, FROM THE MARCH 6, 2024 FORMAL AGENDA

The purpose of this memo is to request the continuance of the following item on the March 6, 2024 Formal Agenda-Item 44- Resolution 22183, Central Business District Boundary Update. The Community and Economic Development is requesting a continuance to April 17, 2024.

Approved by:

[Signature]

John Chan Deputy City Manager

Date: 2-28-24
To: John Chan  
Deputy City Manager  

From: Christine Mackay  
Community & Economic Development Director  

Subject: CONTINUANCE REQUEST – ITEM 41 – CENTRAL BUSINESS DISTRICT BOUNDARY UPDATE  

The purpose of this memo is to request the continuance of the following item on the February 7, 2024 Formal Agenda – Item 41 - Central Business District Boundary Update. The Community and Economic Development is requesting a continuance to March 6, 2024.

APPROVED:

John Chan  
Deputy City Manager
Metro District Community Organizing Consulting Services SOL-CED23-MDCS - Request for Award (Ordinance S-50656)

Request to authorize the City Manager, or his designee, to enter into contract with Gordon C. James Public Relations, Inc. (Consultant) for the delivery of community organizing services for the Metro District. Further request to authorize to enter into an agreement with Concord Wilshire Capital, LLC (Developer), or its designee, for cost sharing purposes, and authorization to receive and disburse funds related to this item. Additionally, request staff authority to enter into agreements as necessary to enable Consultant to establish the Metro District organization as a 501(c)(3) non-profit. Further request to authorize the City Controller to disburse all fund related to this item and authorize the City Treasurer to accept funds associated with this request. The value of the Consultant's contract will not exceed $125,000.

Summary
In 2021, an effort led by the 19 North Community Alliance created the Metro District Community Collaboration (MDCC). The MDCC consisted of businesses and property owners centered around the former Metrocenter Mall which closed in June 2020. The MDCC sought to brand and market the area and focus on building capacities to collaborate on public safety matters.

In 2022, the Council-approved 27th Avenue Corridor Community Safety and Crime Prevention Plan called for strengthening partnerships with groups such as the MDCC. Additionally, the Developer announced its intent to purchase the former mall. The City and Developer agreed to financially support the MDCC. A one-year consulting services contract was awarded to Community Alliance, LLC (Community Alliance) on May 25, 2022, with a commitment to competitively procure the work for a longer term.

Upon conclusion of the agreement with Community Alliance, an informal solicitation was issued and resulted in a recommendation to contract with the Consultant, which will continue to deliver services for the MDCC that include:

1. Enhance Public Safety - proactively engage the community to combat blight, litter, graffiti, trespassing and other conditions negatively impacting safety in the area.
2. Business Assistance - promote the general welfare of businesses in the area and
work with stakeholders to raise awareness of businesses in the area through events and marketing efforts.

3. Building Relationships - serve as the conduit for connecting businesses and property owners with one another and with external agencies. The Consultant will serve as the focal point for connecting businesses and property owners with one another and with external agencies.

Delivery of these services by the Consultant will enhance the effectiveness of the Crime Prevention Plan and better position the area for future redevelopment by the Developer. Some of the achievements of the previous investment include a dedicated community office at 9610 N. Metro Parkway West, sign toppers branding the area, and the launch of a private security collaborative funded by area businesses and property owners. The Consultant will continue to build on these successes to make the MDCC an effective organization that creates a sense of place and advocates for the Metro District.

To support long term sustainability of the MDCC, the Consultant is also tasked with creating a 501(c)(3) non-profit organization as well as developing and executing a fundraising plan to make the non-profit financially self-sufficient without City support.

**Procurement Information**

The Metro District Community Organizing Consulting Services Informal Solicitation (SOL-CED23-MDCS) was issued on Sep. 1, 2023, and conducted in accordance with Administrative Regulation 3.10. Two proposals were received; one of which was deemed non-responsive. On Oct. 12, 2023, staff identified Consultant as the sole responsive proposer for this business opportunity.

**Contract Term**

The term of the contract is for one year, with two one-year renewal options.

**Financial Impact**

The value of the contract shall not exceed $125,000. Funds will be programmed in the Downtown Community Reinvestment Fund within the Community and Economic Development Department and the Developer will fund 50 percent of the Consultant’s total annual costs through a contribution paid directly to the City.

**Location**

The Metro District Community Collaboration focus area is bounded by Peoria Avenue to the north, Interstate 17 to the east, Dunlap Avenue to the south and 31st Avenue to the west.

Council District: 1
**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.
Holmatro Equipment, Parts and Service - Requirements Contract - RFA 24-0076 (Ordinance S-50620)

Request to authorize the City Manager, or his designee, to enter into a contract with Extrication Concepts, LLC to provide Holmatro equipment, parts, and service to the Fire Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $2,500,000.

Summary
The contract will allow for the purchase of Holmatro rescue and extrication equipment, parts, and services on an as-needed basis. The Fire Department uses Holmatro rescue and extrication equipment to extricate victims of motor vehicle accidents and building collapses. This equipment has the capability to lift, spread, cut, and breach vehicles and building walls and is a critical part of the Fire Department's efforts to provide life safety services to the public.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances without Competition. The Fire Department requests a contract with Extrication Concepts, LLC for the purchase of Holmatro rescue and extrication equipment, parts, and services. Extrication Concepts, LLC is the only authorized distributor in Arizona of Holmatro equipment, parts and services.

Contract Term
The contract will begin on or about March 1, 2024. For a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $2,500,000 for the five-year aggregate term. Funding is available in the Fire Department's budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.
Leather Bunker Boots - PS16004 - Letter of Agreement to Extend Contract for Leather Bunker Boots (Ordinance S-50627)

Request to authorize the City Manager, or his designee, to enter into Letter of Agreement with United Fire Equipment Company to continue to provide Leather Bunker Boots. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-47222.

Summary
The purpose of this Letter of Agreement is to continue to provide leather bunker boots to protect firefighters from toxic and dangerous chemicals while responding to calls for service. The Fire Department supplies leather bunker boots to firefighters as part of their personal protective equipment (PPE) worn on-call or in training. The supply of leather bunker boots will ensure that the Fire Department has adequate stock for use in their inventory. This equipment is a critical part of the Fire Department's efforts to provide the life safety services to the public.

Contract Term
The term of the Letter of Agreement will begin on or about March 1, 2024 and expire on Jan. 1, 2025.

Financial Impact
The aggregate value of the contract will not exceed $4,000,000 and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.
Firefighter Equipment - National Purchasing Partners Cooperative Contract - NPP 00000170 - Amendment (Ordinance S-50628)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 150751 with LN Curtis & Sons for the purchase of Firefighter Equipment for the Fire and Public Works departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $608,929.

Summary
This contract will provide essential tools for the Fire Department to accurately and efficiently fight brush fire operations. These tools and equipment assist the Fire Department to provide life safety services to the public in critical incidents and complicated scenes to protect structures, land and people from the threat of fire when a limited water supply is available.

The Public Works Department Fleet Services Division requests authority to use the cooperative contract to purchase specialty products for Police and Fire vehicles. The cooperative contract offers a wide variety of products such as extraction tools and supplies, hazardous materials equipment, hoses, pumps, and other emergency-related systems. The contract will allow Public Works Fleet Services to directly acquire specialized products from multiple Fire Fighting Gear manufacturers to keep public safety fleet ready for optimal service.

Contract Term
The contract term remains unchanged, ending on Aug. 31, 2024.

Financial Impact
Upon approval of $608,929 in additional funds, the revised aggregate value of the contract will not exceed $1,260,929. Funds are available in the Fire and Public Works departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Firefighter Equipment Contract 150751 (Ordinance S-45997) on Sept. 4, 2019; and
• Firefighter Equipment Contract 150751 - Amendment (Ordinance S-47040) on Nov. 4, 2020;

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Mario Paniagua, and the Fire and Public Works departments.
Class A Uniforms for the Fire Department - RFA 17-160 - Amendment (Ordinance S-50635)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 144899 with United Fire Equipment Company for the purchase of Class A Uniforms for the Fire Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $150,000.

Summary
This contract will provide Class A dress uniforms for the Fire Department in accordance with the terms set forth in the 2016-19 Memorandum of Understanding (MOU) between the City of Phoenix and the Phoenix Fire Fighters Association Local 493. This MOU requires that Class A dress uniforms be provided for all new hires and promotions up to the level of Captain as a one-time benefit effective July 1, 2017.

Contract Term
The contract term remains unchanged, ending on June 30, 2024 with the option to extend to June 30, 2025.

Financial Impact
Upon approval of $150,000 in additional funds, the revised aggregate value of the contract will not exceed $940,000. Funds are available in the Fire Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Class A Uniforms for the Fire Department Contract 144899 (Ordinance S-43415) on April 19, 2017.
- Class A Uniforms for the Fire Department Contract 144899 (Ordinance S-49875) on June 14, 2023.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.
Phoenix Fire Department Ambulance Model Conversion (Ordinance S-50661)

Request to convert part-time ambulance units to full-time status, reactivate frozen firefighter positions, and create new firefighter and administrative support positions.

Summary
For nearly 40 years, the Phoenix Fire Department has provided an emergency ambulance service, designed to offer the people of Phoenix the highest standard of care and hospital transport in times of need. This service guarantees that anyone in Phoenix requiring emergency help receives continuous, reliable care from the moment they dial 9-1-1 until they reach the hospital. Despite handling an increasing number of patient transports annually, a marked surge began in late 2022. This surge, continuing through 2023, has placed considerable strain on the system's ability to consistently meet the rising demand for services.

Like all ambulance services, the Fire Department's operation is regulated by the Arizona Department of Health Services, which mandates the issuance of a Certificate of Necessity. The department is required to charge for ambulance rides, with fees set by the State. While the ambulance service generates revenue for the City of Phoenix General Fund, it is not classified as an Enterprise Fund.

Faced with escalating pressures on the current model, the Fire Department undertook an in-depth evaluation to identify ways to improve efficiency, effectiveness, and solutions to alleviate the system's current strains. This led to the development of a reorganization plan aimed at enhancing service delivery and mitigating the adverse effects experienced by fire department personnel.

The Fire Department requests to convert 10 part-time, two-hour rescues to six full-time rescues. This request includes creating 34 new 56-hour firefighter positions, four new administrative support positions to support ambulance billing, and the reactivation of 14 frozen 56-hour firefighter positions. This request totals 48 new sworn positions and four non-sworn positions. Staggered start dates include 16 firefighters and four administrative support positions, with a target start in May 2024 and the remaining firefighter positions in Fiscal Year 2024-25.
The 34 new firefighter positions include 17 firefighters 56-hour (Job code 61010) and 17 firefighters 56-hour *Paramedic (Job code 6101C). The four new administrative support positions for ambulance billing services include one Administrative Assistant I (Job code 06030) and three Administrative Aides (Job code 06020). The 14 frozen firefighter positions comprise of seven firefighters 56-hour (Job code 61010) with the remaining seven positions to be reallocated to firefighter 56-hour *Paramedic (Job code 61010C).

Financial Impact
The ambulance restructuring proposal will result in a nominal cost to cover new firefighter turnout gear for new hires, which will be absorbed into the Fire Department's budget.

Concurrence/Previous Council Action
This item was approved by the Public Safety and Justice Subcommittee on Feb. 7, 2024.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.
JSI Telecom Software and Hardware Support - 149174 - Letter of Agreement to Extend Contract for Hardware and Software Support with JSI Telecom, Inc. (Ordinance S-50619)

Request to authorize the City Manager, or his designee, to enter into Letter of Agreement with JSI Telecom, Inc. to continue providing wire tap and surveillance system support and maintenance to the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-45216.

Summary
The purpose of this Letter of Agreement is to continue to provide support for wire intercept systems for the Police Department's Drug Enforcement Bureau to conduct joint complex investigations with the United States Drug Enforcement Administration and other federal, state, and local agencies. The system will provide the ability to continue providing wire intercepts, geo-locate cellular phones, investigate various crimes, and locate endangered citizens. The support and maintenance agreement includes warranties on all software, hardware, 24-hour technical support, engineering support, and upgrades.

The use of this system requires a department or agency to present evidence to a judge or magistrate and a search warrant to be issued. The request must include the criminal offense under investigation, the type of intercept device, the physical location of the device and the duration of intercept.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
The term of the Letter of Agreement will begin on or about March 6, 2024 through Dec. 12, 2028.

Financial Impact
The aggregate value of the contract will not exceed $1,042,571 and no additional funds are needed.
Concurrence/Previous Council Action
The City Council previously reviewed this request:

- JSI Telecom Intercept Wire Tap and Surveillance System Contract 4701006344 (Ordinance S-45216) on Dec. 5, 2018;

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.
Reimburse Frontier for Terminal 3 Baggage Service Office Build Out

Request to authorize the City Manager, or his designee, to issue terminal rent credits to reimburse Frontier Airlines (Frontier) up to $217,190, for the construction of a Baggage Service Office (BSO) in Terminal 3 (T3) at Phoenix Sky Harbor International Airport (PHX).

Summary
Frontier currently operates approximately 28 flights per day at PHX and due to this flight growth, they have determined a need for a dedicated BSO to better serve their passengers. Frontier requested approximately 288 square feet for a BSO. All BSO spaces built out by PHX during the T3 Modernization Project are currently under lease and occupied by other T3 airlines. As a result, there is no vacant BSO available space to lease to Frontier.

Frontier is willing to build out the BSO space as a terminal improvement. Staff is seeking approval to reimburse Frontier through terminal rent credits for the construction of an approximately 288 square foot BSO. The terminal rent credits would apply to the construction of the base BSO build components consisting of electrical, mechanical, plumbing & HVAC system connections, structural components and fire life safety systems in an amount up to $217,190. Frontier will be responsible for the cost of the interior BSO tenant improvements to meet their operational requirements. Upon completion of the BSO build, Frontier will then lease the BSO at the prevailing airport terminal rental rates.

Financial Impact
If approved, Aviation will apply a rental credit up to $217,190 to Frontier’s terminal lease upon completion of the BSO build out. Rent paid by Frontier for the added BSO space will be approximately $48,764 per year based on FY2023-24 Airport Rates and Charges for terminal rental rate.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8
Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and Aviation Department.
Vehicle/Car Wash and Pressure Wash Equipment Preventative Maintenance and Repair Services Contract IFB 24-0179 - Request for Award (Ordinance S-50640)

Request to authorize the City Manager, or his designee, to enter into a contract with EST Companies LLC to provide preventative maintenance and repair services for vehicle/car wash and pressure wash equipment on an as-needed basis for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to $650,000.

Summary
The Aviation Department maintains a combination of vehicle/car wash systems and pressure wash systems at Phoenix Sky Harbor International Airport. This contract will provide preventative maintenance, inspections, and repair services for various vehicle/car wash systems, vacuum systems, and pressure wash systems on an as-needed basis and according to the manufacturers' recommendations.

Procurement Information
An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids; one was deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
EST Companies LLC

Contract Term
The contract will begin on or about April 1, 2024, for a two-year contract term with three one-year options, to be exercised at the sole discretion of the Aviation Director, for a total five-year contract.

Financial Impact
The contract value will be up to $650,000 for the total five-year contract term.
Funding is available in the Aviation Department Operating budget.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.
Secret Shopper Services and Americans with Disabilities Act Quality Monitoring RFP 23-0141 - Request for Award (Ordinance S-50651)

Request to authorize the City Manager, or his designee, to enter into a contract with H2 Consulting Partners LLC to provide secret shopper services and Americans with Disabilities Act (ADA) quality monitoring at Phoenix Sky Harbor International Airport (PHX). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to $300,000.

Summary
This contract will provide secret shopper services, as well as subject matter expertise in ADA compliance and disability-related issues to ensure PHX contractors and permittees operate in compliance with federal, state and local laws, City of Phoenix rules and regulations, and contractual requirements for the Aviation Department. Secret shoppers will assess and provide record of the passenger’s transportation experience, contract compliance with airport rules and regulations, and quality of service, which will be used to improve the overall customer service at PHX.

Procurement Information
In accordance with Administrative Regulation 3.10, a Request for Proposal was issued. Two proposals were deemed responsive and responsible. An evaluation committee evaluated the proposals based on the following criteria with a maximum possible point total of 1,000:

Method of Approach (0-350 points)
Qualifications & Experience of Offeror (0-300 points)
Samples (0-200 points)
Pricing (0-150 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

H2 Consulting Partners LLC - 740 points
**Contract Term**
The contract will begin on or about April 1, 2024 for a three-year term with two one-year options to extend at the sole discretion of the Aviation Director, for a total five-year contract.

**Financial Impact**
The contract value will be up to $300,000 for the total five-year contract term.

Funding is available in the Aviation Department's budget.

**Location**
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

**Responsible Department**
This item is submitted by City Manager Mario Paniagua and the Aviation Department.
Air Service Incentive Program (Ordinance S-50660)

Request to authorize the City Manager, or his designee, to approve a new 2024-28 Air Service Incentive Program for Phoenix Sky Harbor International Airport (Program). The maximum amount being requested to support new international nonstop flights will be up to $5 million per incentive contract and this amount will include airport fee waivers and marketing fund reimbursements. The amount per destination is prorated based on distance, frequency, and location. Further request authorization for the City Controller to disburse all monies related to this item.

Summary
International flights result in a $3.4 billion economic impact to the Greater Phoenix region each year. Obtaining new nonstop international air service is extremely competitive. Aircraft are scarce and movable assets that may be placed between any two destinations in the world. Airlines choose new service routes based on several factors including passenger demand, competitive environment, and the revenue opportunity in relation to the route operational expenses. Incentives for airport fee waivers help reduce the significant operational costs an airline incurs when starting new international service. Marketing funds also assist to promote the new service and support its continued success.

It is an industry-wide and federally-approved practice for airports to support new air service through the implementation of an incentive program that reduces an airline's financial risk during the critical route start-up period. When faced with a choice between where to place new service, airline incentive programs make the business case stronger for an airport.

On Dec. 7, 2023, the Federal Aviation Administration (FAA) released new guidelines for airport air service incentive programs. The program for Phoenix Sky Harbor International Airport has been revised to comply with the new guidelines.

Contract Term
The Program will be effective on or about April 10, 2024 through April 10, 2028. The terms of individual incentive contracts under the approved Program will range between one and three years as provided by the FAA's guidance.
**Concurrence/Previous Council Action**
The Phoenix Aviation Advisory Board recommended approval of this item on the Feb. 15, 2024, by a vote of 7-0.

The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 21, 2024, by a vote of 4-0.

**Financial Impact**
The maximum amount being requested for supporting each new international nonstop route will not exceed $5 million per incentive contract. This amount includes airport fee waivers and marketing reimbursement funds. The amount per destination is then prorated based on distance, frequency, and location. Funds are available in the Aviation Department budget to support the program.

**Location**
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

**Responsible Department**
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.
West Transit Facility Request for Proposals

Request to authorize the City Manager, or his designee, to issue a Request for Proposals for fixed-route bus service operated from the City’s West Transit Facility.

Summary
The City’s West Transit Facility, located at 405 N. 79th Ave., is a 22-acre site owned by the Phoenix Public Transit Department (PTD) that accounts for approximately 30 percent of Phoenix’s contracted transit services, with some routes also providing service to adjacent cities.

The West Transit Facility has: buildings for administration, operations, safety/training, and facility-maintenance staff; fueling stations; a bus wash; vehicle maintenance bays; and vehicle fleet/employee parking. There are currently 169 transit vehicles assigned to the facility that provide service on 12 routes throughout the metropolitan area for an average of 546,000 service miles per month. These routes consist of 11 local routes and one neighborhood circulator route, all of which provide an average of over one million passenger boardings per month. Routes operated from the West Transit Facility include some of the region’s most highly utilized routes, including Route 17 (McDowell Road), Route 29 (Thomas Road), and Route 41 (Indian School Road), and service to the region’s busiest transit center (Desert Sky Transit Center).

PTD currently has a seven-year contract with First Transit, Inc. for the services operated at the facility, which started July 1, 2018, and ends June 30, 2025. First Transit, Inc. (as recently acquired by Transdev Services, Inc. in 2023) currently employs 488 local staff at this facility.

Procurement Information
PTD plans to issue the solicitation in Spring 2024.

Contract Term
The contract will be fixed-price (cost per revenue mile) for a five-year term beginning July 1, 2025, with one, two-year option to extend at the City’s discretion. An additional six-month extension beyond the two-year extension will be included to allow for any future unexpected service transition impacts, to be utilized only if necessary.
The contract dates and terms are staggered from Phoenix’s other transit facilities to mitigate potential impacts of transitioning transit services from multiple contractors at once. The total contract term will provide known costs as efforts continue moving forward under the City’s Transportation 2050 plan, and allows proposers to spread fixed and capital costs over a longer period, resulting in lower-cost proposals to the City. The two-year extension option will be exercised only if it is in the City’s best interest to do so, and the proposed contractor has performed satisfactorily during the initial five-year contract period.

Federal Transit Administration (FTA) guidelines, terms, and conditions will also be included in the RFP and resulting contract, as Phoenix receives federal funds to partially fund the operations and maintenance components of these services.

The RFP will contain evaluation criteria and processes, as well as a transparency in lobbying clause. The RFP criteria will focus on the following areas:

- Method of approach
- Qualifications and experience
- Price

**Financial Impact**
The contract will be funded with T2050 and federal funds.

**Responsible Department**
This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.
Purchase of Petroleum Products IFB 23-FSD-031 - Request for Award (Ordinance S-50618)

Request to authorize the City Manager, or his designee, to enter into contracts with Cummins Inc, Flyers Energy LLC, Safety-Kleen Systems Inc., and Senergy Petroleum LLC, to provide the labor materials, equipment, transportation, and other incidental items necessary to furnish petroleum products to the various City facilities. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $3,552,700.

Summary
These contracts will provide products including engine oils, lubricants, grease, transmission fluids, synthetics, re-refined oils, and other petroleum products as specified for the Public Works, Aviation and Water Services departments.

Procurement Information
An Invitation for Bid IFB 23-FSD-031 was processed in accordance with City of Phoenix Administrative Regulation 3.10. Nineteen groups were identified for various types of petroleum products. The Public Works Department, Procurement Section received four bids with all groups having bids deemed responsive and responsible. The requesting departments approved a multiple award recommendation for all groups to allow adequate coverage to procure all products. The award recommendation with the following vendors can be found in Attachment A.

Selected Bidders
Cummins Inc: $461,786.29
Safety-Kleen Systems, Inc: $1,052,186.75
Flyers Energy, LLC: $1,231,778.31
Senergy Petroleum LLC: $1,414,525.79

Contract Term
The contracts will begin on or about April 1, 2024, for a three-year term with two one-year options to extend.
Financial Impact
The aggregate contracts value will not exceed $3,552,700.

Funding is available in the Public Works, Aviation and Water Services departments' budgets.

Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and Ginger Spencer, and the Public Works, Aviation and Water Services departments.
<table>
<thead>
<tr>
<th>Full Legal Name</th>
<th>Senergy Petroleum, LLC</th>
<th>SAFETY-KLEEN SYSTEMS, INC.</th>
<th>Cummins Sales and Service</th>
<th>Flyers Energy LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUP A - FULLY SYNTHETIC GASOLINE ENGINE MOTOR OILS</td>
<td>$74,835.56</td>
<td>$60,272.53</td>
<td>No bid</td>
<td>$68,129.79</td>
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<td>GROUP B - BULK FULLY SYNTHETIC GASOLINE ENGINE MOTORS OILS</td>
<td>$183,387.99</td>
<td>$119,597.85</td>
<td>No bid</td>
<td>$126,123.39</td>
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<td>GROUP C - DIESEL ENGINE MOTOR OILS</td>
<td>$12,803.38</td>
<td>$1,695.13</td>
<td>$679.45</td>
<td>$10,181.63</td>
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<td>GROUP D - BULK DIESEL ENGINE MOTOR OILS</td>
<td>$121,396.30</td>
<td>$105,397.50</td>
<td>$123,450.20</td>
<td>$97,938.60</td>
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<tr>
<td>GROUP E - ENGINE OIL FOR NATURAL GAS &amp; SYNTHETIC FUEL POWERED ENGINES</td>
<td>$3,682.80</td>
<td>$2,860.00</td>
<td>$3,185.96</td>
<td>$3,296.92</td>
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<td>GROUP F - BULK ENGINE OIL FOR NATURAL GAS &amp; SYNTHETIC FUEL POWDERED ENGINES</td>
<td>$81,490.32</td>
<td>$58,659.40</td>
<td>$67,567.84</td>
<td>$66,545.56</td>
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<tr>
<td>GROUP G - AUTOMOTIVE AUTOMATIC TRANSMISSION FLUID</td>
<td>$65,266.76</td>
<td>$34,136.38</td>
<td>$62,241.72</td>
<td>$79,843.17</td>
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<td>GROUP H - BULK AUTOMOTIVE AUTOMATIC TRANSMISSION FLUID</td>
<td>$175,693.61</td>
<td>$115,183.22</td>
<td>$152,928.00</td>
<td>$204,172.25</td>
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<tr>
<td>GROUP I - AUTOMOTIVE MANUAL TRANSMISSION &amp; AXLE/GEAR LUBRICANTS</td>
<td>$11,549.52</td>
<td>$8,015.68</td>
<td>No bid</td>
<td>$10,921.83</td>
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<td>GROUP J - RE-REFINED HYDRAULIC FLUIDS</td>
<td>$2,909.50</td>
<td>$3,466.31</td>
<td>No bid</td>
<td>No bid</td>
</tr>
<tr>
<td>GROUP K BULK RE-REFINED HYDRAULIC FLUIDS</td>
<td>$229,350.80</td>
<td>$180,528.60</td>
<td>No bid</td>
<td>$169,174.60</td>
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<td>GROUP L - GREASE</td>
<td>$99,369.80</td>
<td>$109,027.69</td>
<td>$51,733.12</td>
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<td>GROUP M - DIESEL EXHAUST FLUID (DEF)</td>
<td>$77,865.50</td>
<td>$68,124.10</td>
<td>No bid</td>
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<td>GROUP N - HEAVY DUTY INDUSTRIAL GEAR OIL</td>
<td>$65,832.45</td>
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<td>Group O - Central Lube Grease</td>
<td>$676.20</td>
<td>$118.84</td>
<td>No bid</td>
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<td>GROUP P - HYDRAULIC FLUIDS (Virgin)</td>
<td>$13,118.70</td>
<td>$4,574.92</td>
<td>No bid</td>
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<td>GROUP Q BULK HYDRAULIC FLUIDS (Virgin)</td>
<td>$203,236.60</td>
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<td>No bid</td>
<td>$172,807.88</td>
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<td>GROUP R Deposit Fees (Refundable Upon Return)</td>
<td>No bid</td>
<td>No Bid</td>
<td>No bid</td>
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<tr>
<td>GROUP S - Compressor Lubricants</td>
<td>No bid</td>
<td>No Bid</td>
<td>No bid</td>
<td>No bid</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,414,525.79</strong></td>
<td><strong>$1,052,186.75</strong></td>
<td><strong>$461,786.29</strong></td>
<td><strong>$1,231,778.31</strong></td>
</tr>
</tbody>
</table>
Removal and/or Recovery of Refrigerant From Appliances Contract RFA 24-SW-037 - Request for Award (Ordinance S-50629)

Request to authorize the City Manager, or his designee, to enter into a contract with A-Gas Inc. dba Rapid Recovery to provide on-site removal or recovery of chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), and hydrofluorocarbon (HFC) gas from appliances for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $312,500.

Summary
This contract will provide on-site removal and recovery of CFC, HCFC, and HFC from appliances, in accordance with the Environmental Protection Agency (EPA) regulations for the Aviation and Public Works departments. These refrigerant-based appliances are dropped off by residents at city transfer stations and designated city locations. This contract is essential to maintain regulatory compliance to ensure that CFCs are removed and recovered from appliances prior to disposal of the appliances. The contractor will determine if these appliances contain a refrigerant and charge the City for removal.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Rapid Recovery has provided this service for over 10 years and the only offer when this contract was solicited in the past.

Contract Term
The contract will begin on or about April 1, 2024 for a two-year term with three one-year options to extend.

Financial Impact
The contract value will not exceed $312,500 for the five-year contract term.

Funding is available in the Aviation and Public Works departments' budgets.
Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation and Public Works departments.
CNG Fueling Station Maintenance and Repair IFB 24-FSD-033 - Contract Recommendation (Ordinance S-50632)

Request to authorize the City Manager, or his designee, to enter into a contract with Zeitenergy, LLC and Clean Energy Fuels Corp for compressed natural gas (CNG) fueling station inspections, maintenance, and repairs. Further request to authorize the City Controller to disburse all funds related to this item. These contracts will have a not to exceed value of $1,260,000.

Summary
The Public Works Department is responsible for eight CNG compressors, four fast-fill dispensers and 286 time-fill (slow) dispensing stations. Due to the highly pressurized CNG systems, a third-party vendor is needed to inspect, maintain and repair this equipment. These contracts will provide weekly, monthly and annual inspections to note the general condition of the stations and conduct any maintenance and repairs necessary to keep them up and running.

Procurement Information
Invitation for Bid 24-FSD-033 was conducted in accordance with Administrative Regulation 3.10. The Public Works Department received two offers on Dec. 13, 2023. Two bids were received with both vendors bidding on all three groups: Group I - Inspection and Maintenance; Group II - Repair Services; Group III - Sample Parts. All Groups and line items had successful bids with both vendors being awarded. The grand total of all groups was used for evaluation purposes.

Zeitenergy, LLC: $279,891.00
Clean Energy Fuels Corp: $530,874.96

Contract Term
These contracts will begin on or about March 6, 2024 with a three-year initial term and two one-year options to extend, for a total contract term of five years.

Financial Impact
These contracts will have an estimated annual expenditure of $252,000 with a total value not to exceed $1,260,000.
Funding is available in the Public Works department budget.

**Responsible Department**
This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.
Preformed Thermoplastic Pavement Marking Materials - IFB 18-249 - Letters of Agreement to Extend Contract for Preformed Thermoplastic Pavement Marking Materials with Centerline Supply West Inc. and Ennis Flint Inc. (Ordinance S-50625)

Request to authorize the City Manager, or his designee, to enter into Letters of Agreement with Centerline Supply West Inc. and Ennis Flint Inc. to continue to provide Preformed Thermoplastic Pavement Marking Materials to the Street Transportation Department. Request to continue using funds previously approved via Ordinances S-44815, S-46432, S-47429, and S-49945. No additional funds are needed. Further request to authorize the City Controller to disburse all funds related to this item.

**Summary**
The purpose of the Letters of Agreement is to continue to provide the Street Transportation Department Signing and Striping Shop a variety of preformed thermoplastic pavement marking materials, such as turn arrows and bicyclist symbols, in addition to straight line segments to enhance traffic pavement markings throughout the City on street infrastructure. In addition to standard white and yellow material, these contracts will also include colored marking materials for specialized applications.

The Letters of Agreement are required to provide the Street Transportation Department these services until June 30, 2024. Further, options to extend the Letters of Agreement through June 30, 2025, are included in the event a new solicitation cannot be completed on time.

**Contract Term**
The terms of the Letters of Agreement will begin on or about Feb. 21, 2024, and expire on June 30, 2024, with options to extend through June 30, 2025.

**Financial Impact**
No additional funds are needed.

**Concurrence/Previous Council Action**
The City Council previously approved:
- Preformed Thermoplastic Pavement Marking Materials Contract 147996 (Ordinance
S-44815) on June 20, 2018;

- Additional expenditures for Preformed Thermoplastic Pavement Marking Materials Contract 147996 (Ordinance S-46432) on March 18, 2020;
- Additional expenditures for Preformed Thermoplastic Pavement Marking Materials Contract 147996 (Ordinance S-47429) on April 7, 2021; and

**Responsible Department**
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.
Traffic Signal Poles and Components - C20-083 - Amendment (Ordinance S-50630)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contracts 152971 with Econolite Control Products Inc., 152991 with Advanced Traffic Products Inc., 152955 with AM Signal Inc., 152993 with Iteris Inc., 152961 with Sierra Transportation and Technologies LLC., 152962 with Solar Traffic Controls LLC., and 152959 with Wesco, dba Brown Wholesale, for the purchase of traffic signal poles and components 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 $2,000,000.

Summary
This contract will provide traffic signal poles, hardware, video detection, and traffic signal controller components essential for maintaining over 1,100 signalized junctions.

Contract Term
The contract term remains unchanged, ending on Jun. 30, 2025.

Financial Impact
Upon approval of $2,000,000 in additional funds, the revised aggregate value of the contract will not exceed $7,000,000. Funds are available in the Street Transportation Department's budget.

Concurrence/Previous Council Action
The City Council previously approved:


Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.
Large Valve Repair and Replacement Job Order Contracting Services - 4108JOC218 (Ordinance S-50633)

Request to authorize the City Manager, or his designee, to enter into separate master agreements with two contractors listed below to provide Large Valve Repair and Replacement Job Order Contracting 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 all services will not exceed $24 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to; electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary
The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Large Valve Repair and Replacement JOC services to assess the repair work needed, prepare the site for repair, perform a variety of repairs to the operator mechanisms, install manholes over valve operators, and backfill and compact final street pavement restoration. 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 34-603 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 Firms
Rank 1: WACO LLC dba WACO Contracting
Rank 2: FPS Civil, LLC

Contract Term
The term of each master agreement is up to five years, or up to $12 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 value for each of the JOC contractors will not exceed $12 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $24 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to $2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Water Services Department’s Capital Improvement Program. 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.

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.
Northwest Wastewater Master Plan Package 4B - 51st Avenue Gravity Sewer - Design-Bid-Build Services - WS90500307 (Ordinance S-50639)

Request to authorize the City Manager, or his designee, to accept Action Direct LLC dba Redpoint Contracting as the lowest-priced, responsive and responsible bidder and to enter into an agreement with Action Direct LLC dba Redpoint Contracting for Design-Bid-Build Services for the Northwest Wastewater Master Plan Package 4B - 51st Avenue Gravity Sewer project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $29,021,161, including any change orders.

Summary
The purpose of this project is to install approximately 17,500 feet of 36-inch gravity sewer pipeline and manholes along 51st Avenue, from the Central Arizona Project (CAP) Canal south to Pinnacle Peak Road and then east to 47th Avenue terminating in a new junction structure constructed on an existing 36-inch sewer. The project also includes a bid alternate to jack and bore 405 feet of 60-inch steel casing and install 458 feet of 36-inch sewer under the CAP Canal at 51st Avenue.

Procurement Information
The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Three bids were received on Dec. 5, 2023, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Small Business Enterprise program requirements.

The Opinion of Probable Cost and the two lowest responsive, responsible bidders are listed below:

- Opinion of Probable Cost: $28,896,907.07
- Action Direct LLC dba Redpoint Contracting: $26,382,873
- McCarthy Building Companies: $36,981,790
Bidders who were deemed non-responsive are listed below, in alphabetical order:

- B&F Contracting, Inc.

Due to volatile material costs and increased labor prices in the construction industry, a 10 percent contingency is being requested to allow for project uncertainties. The initial contract will be executed at the bid amount of $26,382,873. Use of the 10 percent contingency above the amount will not be allowed without the prior written approval of the Water Services Department Director and the City Engineer. The bid award amount is within the total budget for this project.

**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 initial agreement value for Action Direct LLC dba Redpoint Contracting will not exceed $26,382,873, including all subcontractor and reimbursable costs. The total agreement value, including any change orders, for Action Direct LLC dba Redpoint Contracting will not exceed $29,021,161, including all subcontractor 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.

**Location**
51st Avenue from the Central Arizona Project Canal south to Pinnacle Peak Road then east to 47th Avenue.
Council District: 1

**Responsible Department**
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.
Salt River Project Land Use License for 25th Avenue Siphon at Arizona Canal Diversion Channel - WS90500273-10 (Ordinance S-50648)

Request to authorize the City Manager, or his designee, to enter into a Land Use License with Salt River Project for work associated with City of Phoenix project WS90500273-10, 25th Avenue Siphon at Arizona Canal Diversion Channel. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18.

Summary
The City is performing maintenance on existing facilities that encroach on the Arizona Canal Diversion Channel and it was discovered that a Salt River Project Land License for the City’s facilities crossing under the canal did not exist. The purpose of the Land Use License is to allow the City’s existing facilities to remain in place. The work associated with this license is in conjunction with City Project WS90500273-10.

Contract Term
The term of the Land Use License shall be for 15 years beginning April 1, 2024, ending March 31, 2039.

Financial Impact
There is no financial impact to the City of Phoenix for this License.

Location
25th Avenue and Arizona Canal Diversion Channel
Council District: 3

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson and the Water Services and Street Transportation departments.
Salt River Project Land Use License for Private Commercial Development - Camelback Ranch (Ordinance S-50649)

Request to authorize the City Manager, or his designee, to enter into a land use license with Salt River Project for a private commercial development project, Camelback Ranch, located on 107th Avenue, north of Camelback Road. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18.

Summary
The land use license is necessary to facilitate the development of property located on 107th Avenue north of Camelback Road. This license will allow for construction of onsite and right-of-way improvements, including sidewalk, curb, gutter, and landscaping and will be consistent with, and shall not interfere with, U.S. Bureau of Reclamation fee property.

Contract Term
The term of the license shall be for 25 years beginning April 1, 2024, and ending March 31, 2049. The license may be renewed upon written agreement by the parties.

Financial Impact
There is no financial impact to the City of Phoenix for this license.

Location
107th Avenue north of Camelback Road
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.
Intergovernmental Agreement with the City of Glendale for the Installation, Operation, and Maintenance of Street Lighting on 43rd Avenue between Bethany Home Road and Glendale Avenue (Ordinance S-50654)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the City of Glendale for the City of Phoenix to design and install streetlights along the west side of 43rd Avenue between Bethany Home Road and Glendale Avenue and then turn the streetlights over to Glendale for operation and maintenance.

Summary
The City of Phoenix Street Transportation Department (Streets) requests to coordinate with the City of Glendale for the installation of streetlights in 14 locations that do not meet current City of Phoenix streetlight standards. Construction of the project is fully funded by Federal Highway Safety Improvement Program (HSIP) funds. The segment of the project on 43rd Avenue between Bethany Home Road and Glendale Avenue is included in the project. While the roadway right-of-way in this area is within the City of Phoenix, the actual location of the new streetlights behind the sidewalk on the west side of 43rd Avenue is within the City of Glendale limits. The City of Phoenix area of maintenance responsibility is limited to the back of the curb on the west side of 43rd Avenue.

The IGA will authorize the City of Phoenix to design and install the new streetlights within the City of Glendale limits. The City of Glendale will operate and maintain the lights once construction is completed and the project is accepted.

Contract Term
This agreement will become effective on the date it is executed and approved by all of the parties and shall remain in effect for 30 years.

Financial Impact
There is no financial impact for this agreement.

Location
43rd Avenue, Bethany Home Road to Glendale Avenue
Council District: 5

**Responsible Department**
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.
Large Water User Ordinance (Ordinance G-7237)

Request City Council to adopt the Sustainable Desert City Development Policy-Large Water User Ordinance that places additional water conservation requirements on new large water use developments in the City. Large water user developments are those that are projected to use more than 250,000 gallons of water per day.

Summary

The history of City of Phoenix is built on water management and conservation. From the canals of ancient Hohokam societies through the Salt River Project, to the construction of the Central Arizona Project, human's ability to thrive in the desert has always depended first and foremost on our ability to use the limited water resources available with care. For this reason, the City and Central Arizona more broadly, have elected to develop on a backbone of renewable surface water resources rather than a finite resource of groundwater, unlike many other communities in the American West.

It is not sustainable to revert to groundwater supplies; therefore, the City has taken great care to protect surface water in the region. In 2014, the Council authorized the Colorado River Resiliency fund, improving local watershed resiliency and providing for underground water storage. Water supply is only one side of the equation. Due to the foresight of current and previous civic leaders, the City has made significant progress in demand management and conservation. In 1980, the State of Arizona passed the Groundwater Management Act, becoming the first state to regulate groundwater and mandate water conservation measures at that scale. Because of these measures and other efforts, per-person water use has fallen by more than 30 percent over the last 30 years. However, hydrologic conditions in the Colorado River, which currently comprise approximately 40 percent of the water delivered to residents, is currently experiencing significant reduction in flow. Therefore, the City can no longer depend on receiving its full allocation from the Colorado River.

For this reason, in June 2023 City Council Adopted the "Sustainable Desert City Development Policy-Water" (Resolution 22129). This resolution had four components:

- Section 1: Conservation Measures for New Development.
- Section 2: Conservation and Restrictions on New Large Water Users.
Section 2 outlined a proposed "Large Water User Ordinance," which would place additional requirements on new large water users projected to use more than 250,000 gallons per day. Staff has continued to meet with multi-departmental, inter-disciplinary teams to evaluate the Ordinance and met with stakeholders to refine the proposed ordinance. The basic tenets of the Ordinance are the same as the approved concept in the Resolution, but staff has added other provisions to implement and enforce the Ordinance (Attachment A). Specifically, the Ordinance requires:

For new large water users projected to use more than 250,000 gallons per day, users must submit a Water Conservation Plan that is approved by the Water Department.

For new large water users projected to use more than 500,000 gallons per day, in addition to requirements listed above, users must also:

- Meet at least 30 percent of their consumptive water demand with recycled or conserved water;
- Fit within the City’s existing Water Resource Portfolio; and
- Economic benefit analysis can be considered when evaluating the 30 percent requirement.

Financial Impact
This item has no expected financial impact.

Concurrence/Previous Council Action
- The Transportation, Infrastructure and Planning Subcommittee received an update on Supply Shortages in the Colorado River on June 15, 2022;
- The Transportation, Infrastructure and Planning Subcommittee received an update on Proposed Water Conservation Measures for New Development on Jan. 18, 2023;
- City Council adopted Resolution 22129, the Sustainable Desert City Development Policy, which outlined this ordinance on June 13, 2023; and
- The Transportation, Infrastructure and Planning Subcommittee unanimously approved the Sustainable Desert City Development - Water Ordinance on Feb. 21, 2024.

Public Outreach
On Dec. 5, 2023, staff held a meeting to discuss and receive feedback on the
proposed Ordinance and invited 20 stakeholders in the field of business development and water conservation. Staff also asked for any comments or concerns to be shared with staff by the middle of January 2024. We received one comment but no objections. In general, the stakeholders understood that this Ordinance will impact a small group of large water users and that the City needs to be good stewards of water for existing and future residents and businesses.

**Responsible Department**
This item is submitted by Deputy City Managers Alan Stephenson and Ginger Spencer, and the Planning and Development and Water Services departments.
ATTACHMENT A

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

ORDINANCE NO. G-

AN ORDINANCE AMENDING PHOENIX CITY CODE CHAPTER 37, ARTICLE III, PERTAINING TO SERVICE CONNECTIONS, TO ADD A DIVISION 2, PERTAINING TO LARGE WATER USERS.

________________________

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

SECTION 1. Phoenix City Code, Chapter 37, Article III, “Service Connections” is hereby amended to read:

DIVISION 1. GENERALLY


A. To protect and support public health and welfare, where property abuts a street in which a water main is laid, the property must be connected with the City public water system. These service connections must extend at right angles from the main to the curblines and must be installed pursuant to City design standards.

* * *  * * *  * * *

SECTION 2. Phoenix City Code, Chapter 37, Article III, “Service Connections” is hereby amended to add a Division 2, “Large Water Users,” to read:

DIVISION 2. LARGE WATER USERS

SEC. 37-52.01. PURPOSE AND INTENT.
A. THE PHOENIX CITY COUNCIL HAS DETERMINED THAT IT IS IN THE
BEST INTERESTS OF THE CITY TO ESTABLISH CERTAIN TERMS,
CONDITIONS, LIMITATIONS AND OTHER REQUIREMENTS REGARDING
THE CITY PUBLIC WATER SYSTEM TO ENSURE WATER SECURITY FOR
ALL CUSTOMERS.

B. THE PHOENIX CITY COUNCIL ALSO DESIRES TO PROMOTE WATER
CONSERVATION AND IMPLEMENT CERTAIN MEASURES THAT WILL
PROVIDE FOR A SUSTAINABLE WATER SUPPLY FOR EXISTING AND
FUTURE CUSTOMERS OF THE CITY PUBLIC WATER SYSTEM.

SEC. 37-52.02. APPLICABILITY.
A. THIS DIVISION APPLIES TO A PERSON WHO APPLIES TO BECOME A
LARGE WATER USER AFTER THE EFFECTIVE DATE OF THIS DIVISION.

B. THIS DIVISION ALSO APPLIES TO AN EXISTING CUSTOMER WHO
REQUESTS WATER-METER UPSIZING AT THE CUSTOMER’S FACILITY
THAT WILL ALLOW FOR WATER USE THAT EQUALS OR EXCEEDS
250,000 GALLONS PER DAY AFTER THE EFFECTIVE DATE OF THIS
DIVISION AND AN EXISTING CUSTOMER WHOSE WATER USE EQUALS
OR EXCEEDS 250,000 GALLONS PER DAY ON THE EFFECTIVE DATE
OF THIS DIVISION AND, WHO, AFTER THE EFFECTIVE DATE,
REQUESTS WATER-METER UPSIZING AT THE CUSTOMER’S FACILITY.

C. THIS DIVISION DOES NOT APPLY TO AN EXISTING CUSTOMER
WHOSE WATER USE AT THE CUSTOMER’S FACILITY EQUALS OR
EXCEEDS 250,000 GALLONS PER DAY ON THE EFFECTIVE DATE OF
THIS DIVISION WHO DOES NOT REQUEST WATER-METER UPSIZING.

SEC. 37-52.03. DEFINITIONS.

IN ADDITION TO THE DEFINITIONS SET OUT IN SEC. 37-1, IN THIS
DIVISION:
“APPLICANT” MEANS A PERSON TO WHOM THIS DIVISION APPLIES, AS IS SET OUT IN SECTION 37-52.02.

“DEVELOPMENT ENTITLEMENT” MEANS APPROVALS BY THE CITY UNDER APPLICABLE PHOENIX CITY CODE PROVISIONS, INCLUDING BUT NOT LIMITED TO CHAPTER 32, FOR DEVELOPMENT, CONSTRUCTION AND/OR INSTALLATION OF IMPROVEMENTS ON SPECIFIED PROPERTY.

“FACILITY” MEANS A SITE USED FOR A PARTICULAR PURPOSE. A FACILITY INCLUDES MULTIPLE SITES THAT ARE CONTIGUOUS OR PROXIMATELY LOCATED UNDER A COMMON OWNERSHIP OR CONTROL WHICH ARE USED FOR A PARTICULAR PURPOSE OR CLOSELY-RELATED PURPOSES.

“GALLONS PER DAY” MEANS DAILY WATER DEMAND CALCULATED ON AN ANNUAL AVERAGE BASIS.

“LARGE WATER USER” MEANS A CUSTOMER OR POTENTIAL CUSTOMER OF THE CITY PUBLIC WATER SYSTEM WHOSE WATER DEMAND AT THE CUSTOMER’S FACILITY IS PROJECTED TO EQUAL OR EXCEED 250,000 GALLONS PER DAY.

“SUSTAINABLE WATER SERVICE APPLICATION” MEANS THE FORM TO BE COMPLETED BY AN APPLICANT THAT WILL BE A LARGE WATER USER. A SUSTAINABLE WATER SERVICE APPLICATION MUST INCLUDE A WATER CONSERVATION PLAN.

“USE OF RECYCLED WATER” MEANS CAUSING WATER TO BE REUSED OR SAVED AT AN APPLICANT’S FACILITY OR OTHERWISE CAUSING REUSE OR SAVINGS OF WATER AT A DIFFERENT LOCATION WITHIN THE CITY’S WATER SERVICE AREA THAT WOULD NOT HAVE OCCURRED WITHOUT THE APPLICANT’S EFFORTS.
“WATER CONSERVATION PLAN” MEANS A PLAN THAT SPECIFIES THE INDUSTRY STANDARDS, BEST PRACTICES, MEANS, AND DILIGENCE THAT AN APPLICANT WILL UNDERTAKE TO USE WATER AS EFFICIENTLY AS IS PRACTICABLE AND TO ENSURE THAT WATER IS NOT WASTED.

“WATER MASTER PLAN” MEANS THE PLAN, AS MAY BE PERIODICALLY UPDATED, THAT REVIEWS THE CITY’S WATER RESOURCES AND ITS CURRENT AND PROJECTED DEMANDS BASED ON ANTICIPATED AND ENCOURAGED DEVELOPMENT WITHIN THE CITY.

“WATER-METER UPSIZING” MEANS REPLACING EXISTING WATER METERS WITH WATER METERS OF A GREATER CAPACITY OR INSTALLING ADDITIONAL WATER METERS AT AN EXISTING FACILITY SO AS TO ALLOW GREATER USE OF WATER AT THE FACILITY.

SEC. 37-52.04. LARGE WATER USERS.

A. A LARGE WATER USER MAY NOT CONNECT TO THE CITY PUBLIC WATER SYSTEM OR USE CITY WATER EXCEPT AS PROVIDED BY THIS DIVISION.

B. APPLICATION TO BECOME A LARGE WATER USER.

1. AN APPLICANT MUST SUBMIT TO THE DIRECTOR A SUSTAINABLE WATER SERVICE APPLICATION, WHICH MUST INCLUDE A WATER CONSERVATION PLAN, IF ANY OF THE FOLLOWING APPLY:

   a. AN APPLICANT WILL BE A NEW CUSTOMER, AND THE APPLICANT’S PROJECTION OF THE APPLICANT’S WATER USE, AS REVIEWED BY THE DIRECTOR, EQUALS OR EXCEEDS 250,000 GALLONS PER DAY.

   b. AN APPLICANT IS AN EXISTING CUSTOMER AND REQUESTS WATER-METER UPSIZING THAT WILL
ALLOW FOR WATER USE THAT EQUALS OR EXCEEDS 250,000 GALLONS PER DAY.

c. AN APPLICANT IS AN EXISTING CUSTOMER WHOSE WATER USE EQUALS OR EXCEEDS 250,000 GALLONS PER DAY AND REQUESTS WATER-METER UPSIZING.

2. FOR UNDEVELOPED PROPERTY, A SUSTAINABLE WATER SERVICE APPLICATION MUST BE SUBMITTED AT THE TIME THE APPLICANT SUBMITS FOR ANY DEVELOPMENT ENTITLEMENTS. AN APPLICANT WHO WILL BECOME OR IS A LARGE WATER USER ON PREVIOUSLY DEVELOPED PROPERTY MUST SUBMIT A SUSTAINABLE WATER SERVICE APPLICATION AT THE TIME THE APPLICANT REQUESTS WATER-METER UPSIZING.


4. THE WATER CONSERVATION PLAN MUST INCLUDE TECHNIQUES AND TECHNOLOGIES THAT WILL REDUCE THE CONSUMPTION OF WATER, REDUCE THE LOSS OR WASTE OF WATER, IMPROVE THE EFFICIENCY IN THE USE OF WATER, OR ESTABLISH USE OF RECYCLED WATER BY THE LARGE WATER USER.

C. CITY REVIEW OF SUSTAINABLE WATER SERVICE APPLICATIONS AND WATER CONSERVATION PLANS.
1. The Director will review properly completed Sustainable Water Service Applications and Water Conservation Plans. The Director may require additional information to be submitted as the Director deems necessary, and the Applicant must submit any additional information requested within 60 days of receiving the request.

2. The Director will allow the Applicant to connect to the City Public Water System and use City Water as a customer of the City Public Water System, if all of the following apply:
   
a. The Director determines, in the Director’s sole and absolute discretion, that the Sustainable Water Service Application and Water Conservation Plan demonstrate that the large water user will undertake to use water as efficiently as is practicable and to ensure that water is not wasted. In determining whether water will be used as efficiently as is practicable, the Director will consider if the Applicant’s facility is existing and the practicability of retrofitting the existing facility with water conserving technologies and practices.
   
b. The Director, in the Director’s sole and absolute discretion, determines that the proposed water use is consistent with the Water Master Plan.
   
c. The Applicant’s projected use of water is less than 500,000 gallons per day.
3. IF AN APPLICANT IS PROJECTED TO USE 500,000 GALLONS PER DAY OF WATER OR MORE, THE DIRECTOR MAY GRANT THE APPLICANT’S REQUEST TO CONNECT TO THE CITY PUBLIC WATER SYSTEM, UNLESS THE DIRECTOR, IN THE DIRECTOR’S SOLE AND ABSOLUTE DISCRETION, FINDS THAT ANY OF THE FOLLOWING APPLY:

a. THE APPLICANT’S SUSTAINABLE WATER SERVICE APPLICATION AND WATER CONSERVATION PLAN FAIL TO DEMONSTRATE THAT THE LARGE WATER USER WILL UNDERTAKE TO USE WATER AS EFFICIENTLY AS IS PRACTICABLE AND TO ENSURE THAT WATER IS NOT WASTED. IN DETERMINING WHETHER WATER WILL BE USED AS EFFICIENTLY AS IS PRACTICABLE, THE DIRECTOR WILL CONSIDER IF THE APPLICANT’S FACILITY IS EXISTING AND THE PRACTICABILITY OF RETROFITTING THE EXISTING FACILITY WITH WATER CONSERVING TECHNOLOGIES AND PRACTICES.

b. THE APPLICANT’S WATER USE WOULD BE INCOMPATIBLE WITH THE CITY’S AVAILABLE WATER RESOURCES.

c. THE APPLICANT’S WATER USE WOULD BE INCONSISTENT WITH THE WATER MASTER PLAN.

d. THE APPLICANT’S WATER USE WOULD BE OF AN INSUFFICIENT ECONOMIC BENEFIT TO WARRANT THE LARGE USE OF WATER.

e. THE APPLICANT HAS NOT AGREED TO USE OF RECYCLED WATER TO OFFSET AT LEAST 30% OF ITS WATER USE OR SUCH OTHER PERCENTAGE AS THE DIRECTOR DETERMINES IS THE MAXIMUM USE OF
RECYCLED WATER THAT IS WARRANTED FOR THE APPLICANT’S FACILITY.

4. IN MAKING THE DETERMINATION WHETHER TO ALLOW AN APPLICANT THAT IS PROJECTED TO USE 500,000 GALLONS PER DAY OF WATER OR MORE TO CONNECT AND BE SERVED BY THE CITY PUBLIC WATER SYSTEM, THE DIRECTOR SHALL CONSIDER ALL OF THE FOLLOWING:

a. THE AVAILABILITY OF WATER TO WHICH THE CITY HAS LEGAL RIGHTS AND THE PHYSICAL ABILITY TO USE THAT IS NOT NEEDED TO SERVE EXISTING CUSTOMERS AND ANTICIPATED DEMAND AS SET OUT IN THE WATER MASTER PLAN.

b. WHETHER THE PROPOSED WATER USE IS CONSISTENT WITH THE WATER MASTER PLAN.

c. ECONOMIC IMPACT STUDIES SUBMITTED BY THE APPLICANT THAT PROVIDE EVIDENCE OF THE PROJECTED IMPACT RESULTING FROM THE PROPOSED WATER USE TO THE CITY’S ECONOMY AND THE ECONOMIC VALUE OF THE WATER TO BE USED EXPRESSED IN DOLLARS/GALLON OF WATER.

d. WHETHER THE PROPOSED WATER USE WILL SUPPORT A KEY INDUSTRY CONSISTENT WITH THE CITY’S ECONOMIC DEVELOPMENT AND EDUCATION STRATEGIC PLAN.

e. THE IMPACT OF THE WATER USE TO THE CITY’S DESIGNATION OF ASSURED WATER SUPPLY UNDER A.R.S. SEC. 45-576.
f. ANY EXTRAORDINARY CONSERVATION TECHNIQUES AND TECHNOLOGIES PROPOSED BY THE APPLICANT IN THE WATER CONSERVATION PLAN.

g. WHETHER THE APPLICANT WILL CONVEY OR ASSIGN TO THE CITY ALL LEGAL RIGHTS TO A PHYSICAL WATER SUPPLY THAT WILL FULLY OFFSET THE APPLICANT’S PROJECTED WATER USE, WHICH WATER SUPPLY, WHEN ASSIGNED TO THE CITY, WILL MEET ALL REQUIREMENTS OF A.R.S. SEC. 45-576 AND THE REGULATIONS ADOPTED BY DWR [ARIZONA DEPARTMENT OF WATER RESOURCES] TO IMPLEMENT THAT SECTION.

h. ANY OTHER INFORMATION THE DIRECTOR DEEMS RELEVANT.

5. A LARGE WATER USER WHO BECOMES A CUSTOMER OF THE CITY IS SUBJECT TO ALL TERMS AND CONDITIONS OF SERVICE AS SPECIFIED BY THIS CHAPTER 37.

D. AS A TERM AND CONDITION OF CONTINUED WATER SERVICE FOR A LARGE WATER USER, BOTH OF THE FOLLOWING MUST OCCUR:

1. A LARGE WATER USER MUST SUBMIT AN UPDATED WATER CONSERVATION PLAN TO THE DIRECTOR EVERY FIVE YEARS.

2. THE DIRECTOR DETERMINES, IN THE DIRECTOR’S SOLE AND ABSOLUTE DISCRETION, THAT THE UPDATED WATER CONSERVATION PLAN DEMONSTRATES THAT THE LARGE WATER USER WILL USE WATER AS EFFICIENTLY AS IS PRACTICABLE AND ENSURE THAT WATER IS NOT WASTED.

E. TERMS AND CONDITIONS OF SERVICE FOR LARGE WATER USERS.
1. IN ADDITION TO THE OTHER TERMS AND CONDITIONS OF WATER SERVICE AS SPECIFIED BY THIS CHAPTER 37, THE FOLLOWING ARE TERMS AND CONDITIONS OF SERVICE OF A LARGE WATER USER:

   a. THE LARGE WATER USER MAY NOT IN ANY YEAR USE WATER IN EXCESS OF 120% OF THE AMOUNT SET OUT IN THE APPLICANT’S SUSTAINABLE WATER SERVICE APPLICATION, AS THAT APPLICATION HAS BEEN APPROVED BY THE DIRECTOR.

   b. THE LARGE WATER USER MUST IMPLEMENT, OPERATE, AND MAINTAIN ALL USE OF RECYCLED WATER, TECHNIQUES, AND TECHNOLOGIES CONSISTENT WITH THE LARGE WATER USER’S MOST RECENTLY APPROVED WATER CONSERVATION PLAN.

2. IN ADDITION TO ANY OTHER SANCTION AVAILABLE UNDER THIS CHAPTER, THE DIRECTOR MAY SUSPEND WATER SERVICE TO A LARGE WATER USER WHO VIOLATES THIS SUBSECTION. THE DIRECTOR WILL PROVIDE NOTICE OF ANY DISCONTINUATION OF WATER SERVICE AS PROVIDED BY SECTION 37-88(B). IF WATER SERVICE IS SUSPENDED UNDER THIS SUBSECTION, THE WATER SERVICE WILL NOT BE RESTORED UNTIL THE LARGE WATER USER HAS COME INTO COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBSECTION.
SEC. 37-52.05. ADDITIONAL REMEDIES.

A. A LARGE WATER USER WHO VIOLATES ANY PROVISION OF THIS DIVISION, IN ADDITION TO ANY OTHER SANCTION AUTHORIZED BY THIS CHAPTER, IS SUBJECT TO A CIVIL SANCTION OF NOT MORE THAN THE FOLLOWING AMOUNTS:

1. TWO HUNDRED PERCENT OF THE CHARGES FOR WATER USED, OR ESTIMATED TO HAVE BEEN USED, IN VIOLATION OF THIS DIVISION, IF THE VIOLATION IS THE LARGE WATER USER’S FIRST VIOLATION OF THIS DIVISION AND THE VIOLATION CONTINUED FOR LESS THAN ONE YEAR.

2. FIVE HUNDRED PERCENT OF THE CHARGES FOR WATER USED, OR ESTIMATED TO HAVE BEEN USED, IN VIOLATION OF THIS DIVISION, IF THE VIOLATION IS THE LARGE WATER USER’S SECOND VIOLATION OF THIS DIVISION OR IF THE VIOLATION CONTINUED FOR MORE THAN ONE YEAR BUT LESS THAN TWO YEARS.

3. ONE THOUSAND PERCENT OF THE CHARGES FOR WATER USED, OR ESTIMATED TO HAVE BEEN USED, IN VIOLATION OF THIS DIVISION, IF THE VIOLATION IS THE LARGE WATER USER’S THIRD VIOLATION OF THIS DIVISION OR IF THE VIOLATION CONTINUED FOR MORE THAN TWO YEARS BUT LESS THAN THREE YEARS.

4. TWO THOUSAND PERCENT OF THE CHARGES FOR WATER USED, OR ESTIMATED TO HAVE BEEN USED, IN VIOLATION OF THIS DIVISION, IF THE VIOLATION IS THE LARGE WATER USER’S FOURTH OR MORE VIOLATION OF THIS DIVISION OR IF THE VIOLATION CONTINUED FOR MORE THAN THREE YEARS.
B. IF, AS A RESULT OF A LARGE WATER USER’S VIOLATION OF THIS DIVISION OR STATE LAW, THE CITY IS ASSESSED A CIVIL PENALTY OR IS ORDERED TO TAKE REMEDIAL ACTION BY DWR [ARIZONA DEPARTMENT OF WATER RESOURCES], THE LARGE WATER USER MUST PAY TO THE CITY THE AMOUNT OF THE CIVIL PENALTY, ALONG WITH ALL COSTS AND EXPENSES INCURRED BY THE CITY DUE TO THE LARGE WATER USER’S VIOLATION.

C. THE DIRECTOR MAY ISSUE A REQUEST FOR COMPLIANCE, NOTICE OF VIOLATION, AND CIVIL CITATION FOR A VIOLATION OF THIS DIVISION. CIVIL CITATIONS WILL BE ISSUED AND PROSECUTED IN ACCORDANCE WITH THE LOCAL RULES OF PRACTICE AND PROCEDURES OF THE PHOENIX CITY COURT.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentence, clauses, and words of the City Code are severable, and if any word, clause, sentence, paragraph, or section of the City Code is declared unconstitutional or invalid for any reason by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining words, clauses, sentences, paragraphs, or sections of the City Code, since the same would have been enacted by the City Council without the incorporation in the City Code of any such unconstitutional or invalid word, clause, sentence, paragraph, or section.
PASSED by the City Council of the City of Phoenix this ___ day of ____,
2024.

____________________________________
M A Y O R

ATTEST:

____________________________
Denise Archibald, City Clerk

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

____________________________

BY: ___________________________

____________________________

REVIEWED BY:

____________________________
Jeffrey Barton, City Manager

CLC;2423308;LF24-0459;3-6-24
Chlorine for Water and Wastewater Contract - IFB-2324-WPP-588 Request for Award (Ordinance S-50631)

Request to authorize the City Manager, or his designee, to enter into a contract with PVS DX, INC. to provide Chlorine for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $12,000,000.

Summary
This contract will provide Chlorine for the treatment of water and wastewater, on an as needed basis. Chlorine is utilized as a disinfectant to continuously treat surface water and wastewater to meet federal, state, and local regulations.

Procurement Information
An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
PVS DX, INC.: $6,120,947.50

Contract Term
The contract will begin on or about April 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $12,000,000.

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

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.
Val Vista Transmission Main Rehabilitation - Construction Manager at Risk Services - WS85500439 (Ordinance S-50638)

Request to authorize the City Manager, or his designee, to enter into an agreement with Achen-Gardner Construction, LLC to provide Construction Manager at Risk Preconstruction and Construction Services for the Val Vista Transmission Main Rehabilitation project. 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 $35,705,000.

Summary
The project consists of 12,400 linear feet of steel slip-lining pipe rehabilitation along various locations of the Val Vista Transmission Main with an inside diameter of 96 inches.

Achen-Gardner Construction, LLC (Achen) will begin in an agency support role for Construction Manager At Risk Preconstruction Services. Achen will assume the risk of delivering the project through a Guaranteed Maximum Price agreement.

Achen's Preconstruction Services include, but are not limited to: providing detailed cost estimating, project planning and scheduling, providing alternate systems evaluation and constructability studies and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

Achen's initial Construction Services will include preparation of a Guaranteed Maximum Price proposal provided under the agreement. Achen will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. Achen will be required to solicit bids from prequalified subcontractors and to perform the work using the City’s subcontractor selection process. Achen may also compete to self-perform limited amounts of work.

Achen's additional Construction Services include constructing 12,400 linear feet of steel slip-lining pipe rehabilitation, arranging for procurement of materials and equipment, scheduling and managing site operations, and maintaining a safe work site.
for all project participants.

**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. Three firms submitted proposals and are listed below:

**Selected Firm**
Rank 1: Achen-Gardner Construction, LLC

**Additional Proposers**
Rank 2: Kiewit Infrastructure West Co.
Rank 3: Sundt Construction, 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 Achen-Gardner Construction, LLC will not exceed $35,705,000, including all subcontractor 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.

**Location**
Lindsey Road and McDowell Road to 48th Street north of University Drive
Council District: Out of City

**Responsible Department**
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.
Purchase of Materials Locker Vending Machines, Maintenance, and Parts Contract - RFQ-2324-WAD-610 - Request for Award (Ordinance S-50642)

Request to authorize the City Manager, or his designee, to enter into a contract with Copper State Bolt & Nut Company, Inc. to provide materials locker vending machines, maintenance, and parts for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $500,000.

Summary
This contract will provide Water Services the ability to purchase a variety of stand-alone locker vending machines, that vary in size, to hold various type of warehouse items. The vending machines will allow Water Services staff to stock, track, and secure City-owned inventory to be available for staff. The lockers will be used to dispense various sized items, such as water meters, brass fittings, and personal protective equipment.

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

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services.

Selected Bidder

Contract Term
The contract will begin on or about March 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $500,000.

Funding is available in the Water Services Department Operating Budget.
Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.
Water Pipeline Emergency Repair and Replacement - Job Order Contracting Services - JOC217 (Ordinance S-50646)

Request to authorize the City Manager, or his designee, to enter into a master agreement with WaCo LLC dba WaCo Contracting, to provide Water Pipeline Emergency Repair and Replacement Job Order Contracting 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 all services will not exceed $8,750,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The Job Order Contracting (JOC) contractor's services will be used on an as-needed basis to provide Water Pipeline Emergency Repair and Replacement JOC services for excavation, assessment, work site preparation and closeout, and backfill/compact and pavement restoration. The JOC contractor shall also have available skilled labor to make repairs to water pipelines and operator mechanisms. The JOC contractor shall be responsible for inspection of faulty water line mechanisms and able to secure the appropriate materials/parts to successfully perform the repairs. Additionally, the JOC contractor will be responsible for fulfilling Small Business Enterprise program requirements.
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. Three firms submitted proposals and are listed below.

Selected Firms
Rank 1: WaCo LLC dba WaCo Contracting

Additional Proposers
Rank 2: Arrowmark Underground LLC dba Local Underground Construction
Rank 3: Rainwater Plumbing, LLC

Contract Term
The term of the master agreement is for up to five years, or up to $8,750,000, 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 value for WaCo LLC, dba WaCo Contracting, will not exceed $8,750,000, including all subcontractor and reimbursable costs.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under this master agreement for up to $2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Water Services Department’s 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.

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.

Request to retroactively authorize the City Manager, or his designee, to apply for a Water Conservation Grant, in partnership with the Bonneville Environmental Foundation, from the Arizona Water Infrastructure Finance Authority, beginning in or about May 2023 through the Fiscal Year 2026-27. The Arizona Water Infrastructure Finance Authority has federal American Rescue Plan Act of 2021 funds available for this Water Conservation Grant. Further request authorization for the City Manager, or his designee, to enter into any agreements or attestations necessary for Bonneville Environmental Foundation to accept and implement funding, if the grant is awarded, and to include an exception to the indemnity and assumption of liability provision found in Phoenix City Code 42-18.

Summary
Under Arizona Revised Statues section 49-1333, a non-governmental entity may apply to Arizona Water Infrastructure Finance Authority (WIFA) for Water Conservation Grant (WCG) funds if done in partnership with a public entity. Under this provision, the Bonneville Environmental Foundation (BEF) submitted a grant application to WIFA for a WCG Fund under their Business for Water Stewardship program in partnership with the City of Phoenix Water Services Department (WSD). This award would be used to support ongoing municipal water conservation efforts to increase the efficiency of large-scale, wet cooling systems serviced by municipal water utilities, specifically the City of Phoenix. The City has an existing Memorandum of Understanding (MOU), No. 156940 (Ordinance S-48597) with BEF's Business for Water Stewardship and New venture Fund's Blue Commons program to promote this program. If awarded, BEF would work with BlueCommons to put grant monies toward BlueCommons' Cooling Water Conservation Fund (Fund). The Fund will provide "repay-for-performance" financing to projects that increase water use efficiency in these cooling systems. Projects supported will initially be focused on appropriate implementations of water softening and chemical treatment retrofits, media replacement, plumbing system upgrades, metering, and other potential retrofits and upgrades that help to reduce overall water
use in existing wet cooling system applications. The program would be a collaborative effort, as outlines in the MOU. The City of Phoenix will not be receiving any funding distributed as a result of this grant application.

The grant program would have an outreach and recruitment phase beginning in Summer 2023 and ending in Summer 2024. Funding and project completion would occur in Fiscal Year 2024-25, and savings verification taking place from Fiscal Year 2025-26 to Fiscal Year 2027-28. The deadline to utilize the WIFA-WCG funds is June 31, 2026.

The WIFA-WCGF submittal deadline was May 19, 2023.

Due to the timing of the deadline put forth by WIFA, WSD submitted an application prior to obtaining City Council approval. If City Council does not approved this retroactive request, the application will be withdrawn by WSD.

Financial Impact
There is no financial impact to the city.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.
Final Plat - Union Grove - PLAT 230085 - Southwest Corner of Union Hills Drive and 11th Avenue

Plat: 230085
Project: 21-889
Name of Plat: Union Grove
Owner: Union Grove, LLC
Engineer: Robert J. Blake, RLS
Request: A 13-Lot Detached Single Family Planned Subdivision Plat
Reviewed by Staff: Jan. 31, 2024
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. This plat needs to record concurrently with Abandonment 210027. The sequence of recording is that the resolution of abandonment is recorded first, and the plat second.

Location
Generally located at the southwest corner of Union Hills Drive and 11th Avenue
Council District: 3

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.
Abandonment of Easement - ABND 210027 - Southwest Corner of Union Hills and 11th Avenue (Resolution 22186)

Abandonment: 210027  
Project: 21-889  
Applicant: Jeff A. Giles  
Request: To abandon the north 20-feet of existing 33-foot public utility easement as dedicated on the final plat, Book 335, Page 16.  
Date of Decision: June 30, 2021

Summary

The resolution of the abandonment, ABND 210027, and the subdivision plat, PLAT 230085, are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording to be followed is that the resolution is recorded first, then the plat is recorded second.

Location

Generally located on the southwest corner of Union Hills and 11th Avenue  
Council District: 3

Financial Impact

Pursuant to Phoenix City Code Article 5, section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.
Abandonment of Right of Way - ABND 220011 - 4640 E. Camelback Heights Way (Resolution 22185)

Abandonment: 220011
Project: 99-3459
Applicant: Lauren Proper Potter
Request: To abandon triangular portion of right-of-way, where North Camelback Canyon Drive and East Camelback Heights Way meet as illustrated on the attached exhibit.
Date of Hearing: March 22, 2023

Location
Generally located at 4640 E. Camelback Heights Way
Council District: 6

Financial Impact
A fee was also collected as part of this abandonment in the amount of $308.70.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.
Amend City Code - Ordinance Adoption - Rezoning Application Z-45-23-1 (The Shops at Norterra PUD) - Northwest Corner of Norterra Parkway and Happy Valley Road (Ordinance G-7235)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-45-23-1 and rezone the site from C-2 M-R PCD (Intermediate Commercial, Mid-Rise District, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) to allow a shopping center (existing) with temporary/promotional events.

Summary
Current Zoning: C-2 M-R PCD
Proposed Zoning: PUD PCD
Acreage: 46.45
Proposal: Existing shopping center with temporary/promotional events

Owner/Applicant: Yam Norterra, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Deer Valley Village Planning Committee was scheduled to hear this case on Nov. 16, 2023, for information only; however, there was no quorum.
VPC Action: The Deer Valley Village Planning Committee heard this case on Jan. 16, 2024, and recommended approval, per the staff recommendation, with a modification, by a vote of 9-0.
PC Action: The Planning Commission heard this case on Feb. 1, 2024, and recommended approval, per the staff memo dated Jan. 31, 2024, by a vote of 8-0.

Location
Northwest corner of Norterra Parkway and Happy Valley Road
Council District: 1
Parcel Address: 2304, 2310, 2330, 2350, 2370, 2390, 2392, 2402, 2404, 2420, 2424, 2430, 2440, 2442, 2446, 2490, 2450, 2460, 2470, 2480, 2510, 2530, 2550, and 2600 W. Happy Valley Road; and 25250, 25252, 25254, and 25256 N. Norterra Parkway
Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson 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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-45-23-1) FROM C-2 M-R PCD (INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, PLANNED COMMUNITY DISTRICT) TO PUD PCD (PLANNED UNIT DEVELOPMENT, PLANNED COMMUNITY DISTRICT).

____________________

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

SECTION 1. The zoning of a 46.45-acre site located at the northwest corner of Norterra Parkway and Happy Valley Road in a portion of Section 1, Township 4 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2 M-R PCD” (Intermediate Commercial, Mid-Rise District, Planned Community District) to “PUD PCD” (Planned Unit Development, Planned Community 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,
vViolation 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 Shops at Norterra PUD reflecting
the changes approved through the request shall be submitted to the Planning
and Development Department within 30 days of City Council approval of the
request. The updated narrative shall be consistent with the Development
Narrative date stamped January 3, 2024, as modified by the following
stipulations:
   a. Update the front cover page with the submittal date of the Hearing Draft.
   b. Page 9: F. Signs, second bullet: Delete the word “digital”.

2. **Airport Disclosure:** The property owner shall record documents that disclose
the existence, and operational characteristics of Deer Valley 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.

3. **Archeologically Sensitive:** 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.

4. **Archeologically Sensitive:** 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.

5. **Archeologically Sensitive:** 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. **Prop 207:** Prior to final site plan approval or the issuance of a permit, 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.

**Planned Community District Stipulations**

**Overall Site Plan**

7. That, as a portion of a larger Planned Community District, the following stipulations shall apply per Z-74-02-1 and Z-153-99-1.

8. The development shall be in general conformance with the site plan date stamped May 11, 2007, with regards to the pedestrian spine, phasing, and general development intensities.

9. A maximum of 5 building pads less than 10,000 square feet in size shall be allowed throughout the 140.2 acre site.

**Amenities**

10. The pedestrian spine extending from Jomax to Happy Valley Road as illustrated on the conceptual plan date stamped May 11, 2007 shall be visually identified with a combination of similar hardscape improvements and a consistent landscape theme, with the inclusion of a pedestrian gate so the employees can access the retail parcel to the south.

**Visual Impacts**

11. The below minimum building setbacks shall apply along the following street frontages, as approved by the Planning and Development Department. The landscape setback along the street frontages shall include a mix of a minimum of 3- and 4-inch caliper trees planted approximately 20 feet on center to screen the buildings.

   a. Happy Valley Road (west of Norterra Parkway) shall be a minimum of 60 feet (with a 75-foot average).

12. The applicant shall provide a minimum 30-foot, undulating landscape setback, with a maximum average landscape setback not to exceed 35 feet, as measured from the right-of-way prior to any trail dedication, planted with drought tolerant vegetation in the Sonoran Boulevard Standards, and meandering sidewalk (where required) adjacent to perimeter street, except along Happy Valley Road; where the landscape setback and sidewalk shall be per the Sonoran Boulevard Standards, as measured from the right-of-way prior to any trail dedication.

13. Any loading, maneuvering and other service areas shall be located interior within the campus and screened so they are not visible from the perimeter rights-of-way.

14. The development along Happy Valley Road shall comply with the Sonoran Boulevard Standards.
Parking

15. Individual parking structures shall not be arranged such that they create a linear walled effect at the perimeter of the property.

16. Parking structures shall be designed, to the greatest extent possible; to minimize the mass of parking structures with adjacent residential properties. In addition, the parking structures shall be so designed as to prevent vehicular headlights and the interior lights of the parking structures from shining directly onto residential properties.

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 6th day of March, 2024.

______________________________
MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

______________________________
REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-45-23-1

A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, A CHISELED "X" ON CONCRETE OVERPASS, BEARS NORTH 89°37'06" WEST (BASIS OF BEARING), A DISTANCE OF 2674.68 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°37'06" WEST, A DISTANCE OF 2641.62 FEET, TO THE CENTERLINE OF INTERSTATE 17;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE, NORTH 09°59'31" WEST, A DISTANCE OF 402.32 FEET, TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1, USAA UNIT 1, RECORDED IN BOOK 900, PAGE 40, MARICOPA COUNTY RECORDS (MCR);

THENCE LEAVING SAID CENTERLINE, ALONG SAID PROLONGATION AND SAID NORTHERLY LINE, NORTH 51°38'06" EAST, A DISTANCE OF 1141.65 FEET;

THENCE NORTH 72°39'09" EAST, A DISTANCE OF 117.11 FEET;

THENCE NORTH 51°38'06" EAST, A DISTANCE OF 290.80 FEET;

THENCE NORTH 63°03'04" EAST, A DISTANCE OF 21.63 FEET;

THENCE NORTH 51°38'06" EAST, A DISTANCE OF 84.00 FEET, TO THE CENTERLINE OF NORTERRA PARKWAY;

THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID CENTERLINE, SOUTH 43°55'11" EAST, A DISTANCE OF 6.82 FEET, TO THE BEGINNING OF A CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 28°40'23", A DISTANCE OF 750.66 FEET, TO THE CURVES END;

THENCE SOUTH 72°35'34" EAST, A DISTANCE OF 314.62 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 645.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 72°05'42", A DISTANCE OF 811.60 FEET, TO THE CURVES END;

THENCE SOUTH 00°29'52" EAST, A DISTANCE OF 300.04 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,543,537 SQUARE FEET OR 58.3916 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.
(CONTINUED FROM FEB. 7, 2024) - Amend City Code - Ordinance Adoption - Rezoning Application Z-61-23-2 (The Villas of Cave Creek Senior Living PUD) - Northwest Corner of 53rd Street and Dynamite Boulevard (Ordinance G-7222)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-61-23-2 and rezone the site from R1-10 (Single-Family Residence District) to PUD (Planned Unit Development) to allow senior housing.

Summary
Current Zoning: R1-10
Proposed Zoning: PUD
Acreage: 4.35
Proposal: Senior housing

Owner: George F Rivera Trust
Applicant: Learsi Capital Group, LLC
Representative: Heather Personne, Evolve Ventures, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Desert View Village Planning Committee heard this case on Oct. 3, 2023, for information only.
VPC Action: The Desert View Village Planning Committee was scheduled to hear this case on Dec. 5, 2023; however, there was no quorum.
PC Action: The Planning Commission heard this case on Jan. 4, 2024, and recommended approval, per the staff recommendation, by a vote of 7-0.

Location
Northwest corner of 53rd Street and Dynamite Boulevard
Council District: 2
Parcel Address: 28255 N. 52nd St. and 5214, 5218, 5221, 5222, 5225, 5226, 5229, 5230, 5233, 5234, 5237, 5238, 5241, 5242 and 5246 E. Silver Sage Lane
Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson 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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-61-23-2) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 4.35-acre site located at the northwest corner of 53rd Street and Dynamite Boulevard in a portion of Section 29, Township 5 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “R1-10” (Single-Family Residence District) to “PUD” (Planned Unit Development).

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 Villas of Cave Creek Senior Living 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 November 17, 2023, as modified by the following stipulations:
   a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].

2. A total of 70 feet of right-of-way shall be dedicated for the north half of Dynamite Boulevard or as approved by Maricopa County.

3. All street improvements to Dynamite Boulevard and 53rd Street are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided prior to Preliminary Site Plan approval.

4. A total of 40 feet of right-of-way shall be dedicated for the east half of 52nd Street.

5. All streets within and adjacent to the development shall be constructed 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 all ADA accessibility standards.

6. The site is located within a Special Flood Hazard Area (SFHA) called a Zone AE and Zone AE floodway on panel 1301M of the Flood Insurance Rate Maps (FIRM) revised July 20, 2021. The following requirements shall apply, as approved by the Planning and Development Department:
   a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
   b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of Floodplain requirements.
c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

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. 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 7th day of February, 2024.

_________________________  
MAYOR

ATTEST:

_________________________  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriehg, 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-61-23-2

Lots 1 thru 15 and Tracts A thru D, Final Plat for 53rd St. & Dynamite, according to the plat of record in Book 1488 of Maps, page 31, recorded in the office of the County Recorder of Maricopa County, Arizona.

A portion of the SE Corner of Section 29, Township 5 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
To: Alan Stephenson
   Deputy City Manager

From: Joshua Bednarek
   Planning and Development Director

Subject: CONTINUANCE OF ITEM 81 ON THE FEBRUARY 7, 2024, FORMAL AGENDA
         – Z-61-23-2 – NORTHWEST CORNER OF 53RD STREET AND DYNAMITE
         BOULEVARD (ORDINANCE G-7222)

Item 81, rezoning application Z-61-23-2 is a request to rezone 4.35 acres located at the
northwest corner of 53rd Street and Dynamite Boulevard from R1-10 (Single-Family
Residence District) to PUD (Planned Unit Development) to allow senior living.

Staff has received correspondence from the applicant requesting a continuance to address
concerns.

Staff recommends continuing this item to the March 6, 2024, City Council Formal meeting.

Approved:

   [Signature]

   Alan Stephenson
   Deputy City Manager

Attachment:
Exhibit A – Applicant’s request for continuance
Stephanie Vasquez

From: Jason Israel <jason@learsicapitalgroup.com>
Sent: Monday, February 5, 2024 8:53 AM
To: Tricia Gomes; Stephanie Vasquez
Cc: Joshua Bednarek
Subject: Re: Case #Z-61-23-2

Good morning Tricia,

I’d like to request a continuance until the March 6, 2024 meeting.

Thank you,

Jason Israel, CCIM
LEARSI CAPITAL GROUP
(480) 278-9338
jason@learsicapitalgroup.com

From: Tricia Gomes <tricia.gomes@phoenix.gov>
Date: Friday, February 2, 2024 at 1:54 PM
To: Jason Israel <jason@learsicapitalgroup.com>, Stephanie Vasquez <stephanie.vasquez@phoenix.gov>
Cc: Joshua Bednarek <joshua.bednarek@phoenix.gov>
Subject: RE: Case #Z-61-23-2

Hi Jason,

Just wanted to follow up and see if you were ready to move forward or needed to request a continuance?

Thank you,
Tricia Gomes, Deputy Director, Planning & Zoning Division
Office: 602-262-4870 Email: tricia.gomes@phoenix.gov

City of Phoenix
Planning & Development Department
Planning & Zoning Division
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Jason Israel <jason@learsicapitalgroup.com>
Sent: Monday, January 29, 2024 10:27 AM
To: Stephanie Vasquez <stephanie.vasquez@phoenix.gov>
Cc: Tricia Gomes <tricia.gomes@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>
Subject: Re: Case #Z-61-23-2

Good morning Stephanie,
Amend City Code - Ordinance Adoption - Rezoning Application Z-110-23-5 - Approximately 310 Feet North and 280 Feet West of the Northwest Corner of 19th Drive and Northern Avenue (Ordinance G-7236)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-110-23-5 and rezone the site from C-2 (Intermediate Commercial District) to WU Code T5:5 (Walkable Urban Code, Transect 5:5 District) to allow multifamily residential.

Summary
Current Zoning: C-2
Proposed Zoning: WU Code T5:5
Acreage: 0.82
Proposed Use: Multifamily residential

Owner: West Royal Development, LLC
Applicant/Representative: Reid Butler, Butler Housing Company, Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this case on Jan. 17, 2024, and recommended approval, per the staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this case on Feb. 1, 2024, and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 310 feet north and 280 feet west of the northwest corner of 19th Drive and Northern Avenue
Council District: 5
Parcel Addresses: 2050 W. Northern Ave.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson 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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-110-23-5) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO WU CODE T5:5 (WALKABLE URBAN CODE, TRANSEC 5:5 DISTRICT).

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

SECTION 1. The zoning of a 0.82 acre site located approximately 310 feet north and 280 feet west of the northwest corner of 19th Drive and Northern Avenue in a portion of Section 36, Township 3 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial District) to “WU Code T5:5” (Walkable Urban Code, Transect 5:5 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 maximum building height shall not exceed 48 feet. If the following conditions are met, the maximum height shall be 56 feet. The conditions must be met prior to or in conjunction with the Final Site Plan Review.
   a. A minimum of 50 percent of the housing units are dedicated for long-term affordability, as approved by the Phoenix Housing Department.
   b. The applicant shall submit a copy of the draft Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), for review and approval by the Phoenix Housing Department.
   c. The applicant shall submit a copy of the Proforma, for review and approval by the Phoenix Housing Department.

2. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
   a. A bicycle repair station ("fix-it station") shall be provided and maintained near secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
   b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
   c. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
   d. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

3. A minimum of 10 percent of the required parking spaces shall include EV-Capable infrastructure.

4. A public pedestrian accessway shall be provided from the western to the eastern extent of the site and connecting to the shared circulation areas. The public pedestrian accessway shall comply with Section 1304.H of the Phoenix Zoning Ordinance.

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. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as 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.

9. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 6th day of March, 2024.

__________________________________________
MAYOR

ATTEST:
Denise Archibald, City Clerk

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

By:

_________________________

_________________________

REVIEWS BY:

_________________________

Jeffrey Barton, City Manager

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

LEGAL DESCRIPTION FOR Z-110-23-5

WITHIN A PORTION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Parcel 1 Lot 5, of EL CARO 19TH & NORTHERN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1119 OF MAPS, PAGE 5.

ALONG THE SOUTH LINE SOUTHEAST QUARTER SECTION 36, T.3N., R.2E. N89°57'32"W(R&M)(BASIS OF BEARINGS) 26.36.39(M), 784.08'

STARTING FROM SOUTHEAST CORNER SECTION 36, T.3.N., R.2E, FOUND IRON BAR IN MANHOLE, 534.78'
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS:
SUBJECT AREA:

WU Code T5:5

GREENWAY RD
ACOMA DR
THUNDERBIRD RD
SWEETWATER AVE
CACTUS RD
CHOLLA ST
PEORIA AVE
DUNLAP AVE
BUTLER DR
NORTHERN AVE

Zoning Case Number: Z-110-23-5
Zoning Overlay: N/A
Planning Village: North Mountain

NOT TO SCALE

Drawn Date: 2/5/2024
Amend City Code - Ordinance Adoption - Rezoning Application Z-87-22-6 (Broadstone 56 PUD) - Approximately 875 Feet South of the Southwest Corner of 56th Street and Van Buren Street (Ordinance G-7234)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-87-22-6 and rezone the site from C-3 (General Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the Walkable Urban Code Transect 5:6 District.

Summary
Current Zoning: C-3
Proposed Zoning: PUD
Acreage: 4.48
Proposal: Multifamily residential and commercial uses per the Walkable Urban Code Transect 5:6 District
Owner: Randum Properties, LLC
Applicant/Representative: George Pasquel, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Camelback East Village Planning Committee heard this case on Nov. 14, 2023, for information only.
VPC Action: The Camelback East Village Planning Committee heard this case on Jan. 9, 2024, and recommended approval, per the staff recommendation, by a vote of 16-0.
PC Action: The Planning Commission heard this case on Feb. 1, 2024, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street
Council District: 6
Parcel Address: 17, 25 and 29 N. 55th Place; 51 N. 55th St.; and 52, 60 and 80 N. 56th St.
Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.
To: Alan Stephenson  
Deputy City Manager  

From: Joshua Bednarek  
Planning and Development Director  

Subject: CONTINUANCE OF ITEM 79 ON THE MARCH 6, 2024, FORMAL AGENDA – Z-87-22-6 – APPROXIMATELY 875 FEET SOUTH OF THE SOUTHWEST CORNER OF 56TH STREET AND VAN BUREN STREET (ORDINANCE G-7234)  

Item 79, rezoning application Z-87-22-6 is a request to rezone 4.48 acres located approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street from C-3 (General Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the Walkable Urban Code Transect 5:6 District.  

Staff has received correspondence from the applicant requesting a continuance.  

Staff recommends continuing this item to the June 26, 2024, City Council Formal meeting.  

Approved: Alan Stephenson  
Deputy City Manager  

Attachment:  
Exhibit A – Applicant’s request for continuance
Thank you George. We will get a continuance memo processed.

From: Joshua Bednarek
To: George Pasquel; Tricia Gomes; Racelle Escolar
Cc: Jason Morris; Heather Klotz; Stephanie Vasquez; Helen Soza
Subject: RE: Request to Continue - Case Z-87-22-6 - Broadstone 56
Date: Thursday, February 22, 2024 1:14:35 PM
Attachments: image002.png
image003.png

Joshua Bednarek
Director, Planning and Development Department
Office: 602-262-6656
E-mail: joshua.bednarek@phoenix.gov

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

From: George Pasquel <george@wmbattorneys.com>
Sent: Thursday, February 22, 2024 12:10 PM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Racelle Escolar <racelle.escolar@phoenix.gov>
Cc: Jason Morris <Jason@wmbattorneys.com>
Subject: Request to Continue - Case Z-87-22-6 - Broadstone 56

Josh
Per our phone call, please accept this email as an official request to continue this case currently scheduled - (and advertised) - to go before Council on March 6th. We would like to track for June 26th, 2024, if possible. Please let me know if you need anything else on our end to help facilitate this request.

Thank you

George A. Pasquel III
Withney Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
602-230-0600 Main
gorge@wmbattorneys.com
www.withneymorris.com [withneymorris.com]
ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-87-22-6) FROM C-3 (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 4.48-acre site located approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street in a portion of Section 8, Township 1 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-3" (General Commercial) to "PUD" (Planned Unit Development).

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 Broadstone 56 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 December 20, 2023, as modified by the following stipulations:
   a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]
   b. Page 12, Development Standards, 1. Development Standards Table, Sidewalk Standards: Add a provision for the detached landscape area: Minimum five-feet-wide landscape strip between back of curb and sidewalk
   c. Page 15, Landscape Standards, Planting Guidelines, Shade Trees: Update third bullet point to reflect that minimum 30% of all trees be 3-inch caliper.
   d. Page 26, I. Comparative Zoning Table, Update the Comparative Zoning Table to be consistent with the PUD Development Standards Section.

2. The developer shall dedicate right-of-way and construct a half-radius temporary turn around at the termination of 55th Place.

3. The developer 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 Street Transportation 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. 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.
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. 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.

8. 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.

9. 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.

10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder’s Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 6th day of March, 2024.

______________________________________________
MAYOR

ATTEST:
Denise Archibald, City Clerk

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

By:
________________________________________

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (8 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-87-22-6

PARCEL NO. 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 590 FEET THEREOF; AND EXCEPT THE WEST 170 FEET THEREOF.

PARCEL NO. 2:


PARCEL NO. 3:

That portion of an abandoned roadway vacated in Resolution No. 20250 recorded June 7, 2005 in 2005-0762764 of Official Records, more particularly described as follows: The west 20 feet of that part of the east half of the east half of the northeast quarter of the northeast quarter of section 8, township 1 north, range 4 east, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying south of the westerly prolongation of the line described as follows:

Commencing at a point 20 feet east and 370 feet south of the northwest corner of the east half of the southeast quarter of the northeast quarter of the northeast quarter of said section 8;

Thence east a distance of 150 feet;

Thence south a distance of 85 feet to the point of beginning;

Thence west a distance of 150 feet to the terminus of the line described herein; and the east 20 feet of that part of the west half of the east half of the northeast quarter of the northeast quarter of section 8, township 1 north, range 4 east, Gila and Salt River Base and Meridian, lying south of the westerly prolongation of the line described as follows:

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;


THENCE WEST A DISTANCE OF 164.64 FEET;

THENCE NORTH A DISTANCE OF 50 FEET;

THENCE EAST A DISTANCE OF 164.64 FEET;

THENCE SOUTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 264.44 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, LEAVING SAID EAST LINE OF SECTION, A DISTANCE OF 159.54 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 263.59 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 127.82 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.64 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.02 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:


THENCE SOUTH 190.00 FEET;

THENCE WEST 160.00 FEET;
THENCE SOUTH 10.00 FEET;
THENCE WEST 150.00 FEET;
THENCE NORTH 145.00 FEET;
THENCE EAST 150.00 FEET;
THENCE NORTH 55.00 FEET; THENCE EAST 160.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:


THENCE WEST 164.64 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 164.64 FEET;


THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 660.51 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 14 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 1204.94 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, BEING ALSO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT IN A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 34 MINUTES 23 SECONDS, A DISTANCE OF 24.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 113 DEGREES 00 MINUTES 06 SECONDS, A DISTANCE OF 98.61 FEET TO SAID PARALLEL LINE; THENCE NORTH 00 DEGREES 14 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 103.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 7:

THAT PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE WEST 164.64 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 164.64 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 5 FEET OF THE EAST 25 FEET; AND EXCEPT THE EAST 20 FEET THEREOF.

TOGETHER WITH

PARCEL NO. 8:

PARCEL NO. 9:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 20 FEET EAST AND 270 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8;
THENCE EAST A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 100 FEET;
THENCE WEST A DISTANCE OF 150 FEET;
THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 10:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8;
THENCE EAST A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 85 FEET;
THENCE WEST A DISTANCE OF 150 FEET;
THENCE NORTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 5 FEET.

PARCEL NO. 11:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 38 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS, A DISTANCE OF 133.59 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 132.59 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;
THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST A DISTANCE OF 128.02 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 150.00 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.21 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-87-22-6
Zoning Overlay: N/A
Planning Village: Camelback East

NOT TO SCALE

drawn Date: 2/5/2024
Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-1-23--Z-73-01-6(8) - Southwest Corner of 32nd Street and Baseline Road

Request to authorize the City Manager, or his designee, to approve Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Commission on Feb. 1, 2024. This ratification requires formal action only.

Summary
Application: PHO-1-23--Z-73-01-6(8)
Existing Zoning: MUA BAOD
Acreage: 3.64

Owner: Zanbour, LLC
Applicant/Representative: Tim Rasnake, Archicon LC

Proposal:
1. Request to modify Stipulation 1.a regarding general conformance with the site plan dated Aug. 27, 2001.
2. Request to delete Stipulation 1.b regarding landscape strips.
3. Request to delete Stipulation 1.d regarding creation of a Homeowners Association.
4. Request to delete Stipulation 1.e regarding Planning Hearing Officer review of gated entry design.
5. Request to delete Stipulation 1.g regarding alternative paving materials for parking stalls.

VPC Action: The South Mountain Village Planning Committee heard the request on Aug. 8, 2023, and continued the request with direction, by a vote of 9-1. The South Mountain Village Planning Committee heard the request on Nov. 14, 2023, and recommended approval with modifications and additional stipulations, by a vote of 14-0.

PHO Action: The Planning Hearing Officer heard the request on Nov. 15, 2023, and recommended a continuance to the Dec. 20, 2023, PHO hearing. The Planning Hearing Officer heard the request on Dec. 20, 2023, and recommended approval with
a modification and additional stipulations.
PC Action: The Planning Commission heard the request on Feb. 1, 2024, and recommended approval, per the Planning Hearing Officer recommendation, with a deleted stipulation and additional stipulations, by a vote of 8-0.

Location
Southwest corner of 32nd Street and Baseline Road
Council District: 8
Parcel Address: 7698 S. 32nd St. and 3179 E. Baseline Road

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

Planning Commission Approved Stipulations – PHO-1-23--Z-73-01-6(8)
Location: Southwest corner of 32nd Street and Baseline Road

Stipulations:

1. Site Planning:
   a. That the development shall be in general conformance with the site plan dated STAMPED OCTOBER 6, 2023, AS APPROVED OR MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, with specific regard to areas to be counted towards approximation of the 50% open space requirements in the MUA as may be approved by DSD, and represented by:
      - A circular open space tract in the residential area.
      - Linear pedestrian tracts in the east and south connecting to adjacent properties.
      - A pedestrian link from the residential to the commercial areas in the north and crossing 32nd Street.
   b. Landscaped tree-lined strips that run along both sides of all local streets in the residential area. This landscaped strip shall include a meandering sidewalk as shown on the site plan.
   c. That the height for commercial buildings be limited to one story along Baseline Road, as specified on the site plan.
   d. That a Homeowners Association (HOA) be created to maintain all areas specified in 1.a.
   e. That a design for the gated entry for the residential area shall be provided to the PHO for review prior to Preliminary Site Plan approval.
   f. That solid walls be allowed on the interior perimeter walls (east and south) not the walls along 32nd Street or Baseline Road. These solid walls must incorporate controlled gates where they intersect the linear pedestrian tracts in the east and south that connect to adjacent properties so pedestrian connections with future adjacent developments is allowed.
   g. THE SURFACE OF PARKING STALLS SHALL BE COMPOSED OF AN ALTERNATIVE TO ASPHALT OR CONCRETE, AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT. That 81 parking stalls between the residential and commercial use shall be built with an alternative paving material.

e. A MINIMUM OF 10% OF THE REQUIRED PARKING SPACES SHALL BE LEVEL 2 OR GREATER EV READY.


g. THE LANDSCAPING SHALL BE LIMITED TO THE SONORAN PLANT LIST WITH THE ADDITION OF CERCIDIUM HYBRID (DEsert MUSEum PALO VERDE), QUERCUS VIRGINIANA (LIVE OAK), AND PISTACIA X 'RED-PUSH (RED PUSH PISTACHE).

2. Building Design:

2.1 Commercial Buildings

a. That the applicant shall submit detailed elevations of the commercial buildings detailing the open areas between the buildings. These connections shall be made through “transparent” type of architectural elements working as shading devices. These elements may include arcades, ramadas, isolated-decorative walls, columns, and other elements that help define and support a shaded pedestrian environment but allow the flow of vistas. This information shall be submitted for review to the Planning Hearing Officer at the time of Preliminary Site Plan approval.

b. THE BUILDING ELEVATIONS SHALL BE IN GENERAL CONFORMANCE WITH ELEVATIONS DATE STAMPED JANUARY 31, 2024, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

c. ANY BUILDING NOT REFLECTED IN THE ABOVE REFERENCED ELEVATIONS SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

d. ALL BUILDING ELEVATIONS SHALL INCLUDE SIMILAR BUILDING MATERIALS AND HAVE A SIMILAR OR COMPATIBLE DESIGN AS THE ELEVATIONS DATE STAMPED JANUARY 31, 2024, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.2 Residential Buildings

a. That only one-story houses shall be built on the south property line and 30% of overall units shall be at one story.

b. The floor plans shall be consistent with the elevations that reflect a rural design based on the “Tuscan Architecture” style illustrated by the applicant.

3. Streets and Rights-of-Way:

a. That a right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.

b. That right-of-way for 32nd Street realignment shall be dedicated as per plans approved by the City of Phoenix. The future intersection for 32nd Street at Baseline Road shall be flared to the minimum extent necessary and tapered in the shortest reasonable distance to function with the existing improvements on the north side of Baseline and with the future 40 foot of pavement within the 60-foot of right-of-way planned for 32nd Street on the south side of Baseline Road. Additional improvements may be required to accommodate left turn access to the proposed driveways.

c. That a 21 foot by 21-foot right-of-way triangle shall be dedicated at the southeast and southwest corners of 32nd Street and Baseline Road.

d. That sufficient right-of-way shall be dedicated to accommodate a bus bay (Detail P-1256) on Baseline Road east of 32nd Street (new alignment).

e. That rights-of-way dedications and street alignments for local streets within the subdivision will be determined by DSD at the time of Preliminary Subdivision Plat Review.

f. That 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 city. All improvements shall comply with all ADA accessibility standards.

g. The applicant shall complete and submit the Developer Project Information form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.

h. That sufficient right-of-way must be provided for an underground tunnel
crossing Baseline Road running on the west side of the 32nd Street (realignment) as may be approved by the Parks, Recreation and Library Department and Street Transportation Department. This right-of-way should be approximately 100 feet by 50 feet from the right-of-way of Baseline Road at the southwest corner of Baseline Road and 32nd Street realignment.

4. **ARCHAEOLOGY:**
   
   a. **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.**
   
   b. **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.**
   
   c. **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.**

4. **Trails:**
   
   5. **A 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED ALONG THE SOUTH SIDE OF BASELINE ROAD AND THE WEST SIDE OF 32ND STREET AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

   That a 25-foot easement shall be provided on the west side of 32nd Street and along Baseline Road to incorporate a multi-use trail as indicated on the South Mountain Village/Laveen Village Trail System map. Plans must be submitted to the Parks, Recreation and Library Department for final approval.
b. That the developer shall provide an alternative paving material where the entrance driveway crosses the equestrian trail. The alternative paving material shall be as wide as the equestrian trail and must be used across the entire width of the street or driveway. The alternate paving material and the material used at the street/trail interface shall be acceptable to the Parks, Recreation and Library Department and Street Transportation Department.

5. Other issues:
   a. That upon approval of this request by City Council, the South Mountain Village Planning Committee will be notified of any subsequent modifications and/or deletions of stipulations and/or variances.
   b. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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.
   c. That the development shall commence construction within 24 months of the rezoning request approval by City Council.
   d. Pedestrian access shall be provided to the development to the south, subject to ADA standards and as approved by the Planning and Development Department.
   e. The amount of cut and fill shall be the minimum amount necessary to accommodate site infrastructure and the accessible pedestrian pathway connecting to the development to the south, as approved by the Planning and Development Department.
   f. On-site lighting shall be accomplished with low level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less.
   g. The landscaping for the project shall be equal to or better than the landscape design shown on the landscape plan presented to the South Mountain Village Planning Committee by the applicant on
NOVEMBER 14, 2023, OR AS REQUIRED BY OTHER CITY CODE, WHICH EVER IS GREATER.
Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-2-23--Z--73-01-6(8) - Approximately 275 Feet South of the Southwest Corner of 32nd Street and Baseline Road

Request to authorize the City Manager, or his designee, to approve Planning Commission’s recommendation without further hearing by the City Council on matters heard by the Planning Commission on Feb. 1, 2024. This ratification requires formal action only.

Summary
Application: PHO-2-23--Z-73-01-6(8)
Existing Zoning: MUA BAOD
Acreage: 4.60

Applicant/Owner: Brian Stillman, Baseline & 32nd, LLC / CG6, LLC
Representative: William F. Allison, Withey Morris Baugh, PLC

Proposal:
1. Request to modify Stipulation 1.a regarding general conformance with the site plan dated Aug. 27, 2001.
2. Request to modify Stipulation 1.b regarding a detached sidewalk.
3. Request to delete Stipulation 1.c regarding commercial building height.
5. Request to modify Stipulation 1.f regarding interior perimeter walls.
6. Request to delete Stipulation 1.g regarding parking stalls.
7. Request to delete Stipulation 2.1a regarding commercial building elevations.
8. Request to modify Stipulation 2.2a regarding one-story houses.
9. Request to modify Stipulation 2.2b regarding floor plans.
10. Request to delete Stipulation 3 regarding streets and rights-of-way.
11. Request to modify Stipulation 4.a regarding a 25-foot easement on the west side of 32nd Street.
13. Request to modify Stipulation 5.a regarding South Mountain Village Planning Committee notification.
14. Request to delete Stipulation 5.b regarding construction commencement.
VPC Action: The South Mountain Village Planning Committee heard the request on Dec. 12, 2023, and recommended approval, with a modification and additional stipulations, by a vote of 11-0.

PHO Action: The Planning Hearing Officer heard the request on Dec. 20, 2023, and recommended denial as filed, approval with modifications and additional stipulations.

PC Action: The Planning Commission heard the request on Feb. 1, 2024, and recommended approval, per the Planning Hearing Officer recommendation, with modifications and additional stipulations, by a vote of 8-0.

Location
Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road
Council District: 8
Parcel Address: 7700 S. 32nd St.

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

Stipulations - PHO-2-23--Z-73-01-6(8)
Location: Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road

Stipulations:

1. Site Planning:
   a. That the development shall be in general conformance with the site plan and landscape plan dated STAMPED NOVEMBER 1, 2023 August 27, 2004, AS APPROVED OR MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, with specific regard to areas to be counted towards approximation of the 50% open space requirements in the MUA as may be approved by DSD, and represented by:
      - A circular open space tract in the residential area.
      - Linear pedestrian tracts in the east and south connecting to adjacent properties.
      - A pedestrian link from the residential to the commercial areas in the north and crossing 32nd Street.
   b. A DETACHED SIDEWALK, SEPARATED FROM THE CURB BY landscaped tree lined strips that run SHALL BE PLACED along both sides ONE SIDE of all local THE PRIVATE STREETS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT in the residential area. This landscaped strip shall include a meandering sidewalk as shown on the site plan.
   c. That the height for commercial buildings be limited to one story along Baseline Road, as specified on the site plan.
   d. That A Homeowners Association (HOA) be created to maintain all COMMON areas specified in 1.a).
   e. That A design for the gated entry for the residential area shall be provided to the PHO for review prior to Preliminary Site Plan approval.
   f. That Solid walls SHALL be allowed on the NORTH AND WEST interior perimeter walls (east and south) WHERE ADJACENT TO SINGLE FAMILY LOTS. A SOLID not the walls SHALL NOT BE ALLOWED along ANY OTHER PERIMETER. 32nd Street, or Baseline Road. These solid
walls must incorporate controlled gates where they intersect the linear pedestrian tracts in the east and south that connect to adjacent properties so pedestrian connections with future adjacent developments is allowed.

g. That 81 parking stalls between the residential and commercial use shall be built with an alternative paving material.

2. Building Design:

2.1 Commercial Buildings

a. That the applicant shall submit detailed elevations of the commercial buildings detailing the open areas between the buildings. These connections shall be made through “transparent” type of architectural elements working as shading devices. These elements may include arcades, ramadas, isolated-decorative walls, columns, and other elements that help define and support a shaded pedestrian environment but allow the flow of vistas. This information shall be submitted for review to the Planning Hearing Officer at the time of Preliminary Site Plan approval.

2.2 2.1 Residential Buildings

a. That only one-story houses shall be built on the south property line and 30% of overall units shall be at one story.

b. The DESIGN OF THE HOMES SHALL floor plans shall be consistent with the elevations that reflect a rural design AND SHALL BE REVIEWED AND APPROVED BY THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE BEFORE PRELIMINARY SITE PLAN APPROVAL based on the “Tuscan Architecture” style illustrated by the applicant.

c. BARREL TILE ROOFS SHALL BE PROHIBITED.

d. OVERHANGING WOODEN EAVES AND EXPOSED RAFTERS, OR SIMILAR, SHALL BE INCORPORATED INTO ONE OR MORE OF THE RESIDENTIAL ELEVATIONS AS A DESIGN OPTION.

e. ALL ELEVATIONS OF THE HOMES SHALL CONTAINING A MINIMUM OF THREE OF THE FOLLOWING ARCHITECTURAL EMBELLISHMENTS AND DETAILING: TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, OVERHANG CANOPES, AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.

f. ALL ELEVATIONS SHALL INCORPORATE A MINIMUM OF THREE OF THE FOLLOWING BUILDING MATERIALS: NATIVE STONE, BURNT ADOBE, TEXTURED BRICK, WOOD (WHEN SHADED BY OVERHANGS OR DEEP RECESSES), SLUMP BLOCK, CERAMIC TILE (MATTE FINISH), STUCCO (MAXIMUM 70% OF ANY WALL), AND EXPOSED AGGREGATE CONCRETE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

3. Streets and Rights-of-Way:
   
a. That a right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.

b. That right-of-way for 32nd Street realignment shall be dedicated as per plans approved by the City of Phoenix. The future intersection for 32nd Street at Baseline Road shall be flared to the minimum extent necessary and tapered in the shortest reasonable distance to function with the existing improvements on the north side of Baseline and with the future 40-foot of pavement within the 60-foot of right-of-way planned for 32nd Street on the south side of Baseline. Additional improvements may be required to accommodate left turn access to the proposed driveways.

c. That a 21 foot by 21 foot right-of-way triangle shall be dedicated at the southeast and southwest corners of 32nd Street and Baseline Road.

d. That sufficient right-of-way shall be dedicated to accommodate a bus bay (Detail P-1256) on Baseline Road east of 32nd Street (new realignment).

e. That rights-of-way dedications and street alignments for local streets within the subdivision will be determined by DSD at the time of Preliminary Subdivision Plat Review.

f. That 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 City. All improvements shall comply with all ADA accessibility standards.

g. The applicant shall complete and submit the Developer Project Information form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.
h. That sufficient right-of-way must be provided for a underground tunnel crossing Baseline Road running on the west side of the 32nd Street (realignment) as may be approved by the Parks, Recreation and Library Department and Street Transportation Department. This right-of-way should be approximately 100 feet by 50 feet from the right-of-way of Baseline Road, at the southwest corner of Baseline Road and 32nd Street (realignment).

4. ARCHEOLOGY:

a. IF DETERMINED NECESSARY BY THE PHOENIX ARCHEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

b. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHEOLOGICAL DATA RECOVERY EXCAVATIONS.

c. IN THE EVENT ARCHEOLOGICAL 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 ARCHEOLOGIST, AND ALLOW TIME FOR THE ARCHEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

4. Trails:

5.

a. That a 25-foot easement shall be provided on the west side of 32nd Street and along Baseline Road to incorporate a multi-use trail as indicated on the South Mountain Village/Laveen Village Trail System map. Plans must be submitted to the Parks, AND Recreation and Library Department for final approval.

b. That the developer shall provide an alternative paving material where the entrance driveway crosses the equestrian trail. The alternative paving material shall be as wide as the equestrian trail and must be used across the entire width of the street or driveway. The alternative paving material
and the material used at the street/trail interface shall be acceptable to the Parks, AND Recreation and Library Department and Street Transportation Department.

5. **Other Issues:**

6. a. That upon approval of this request by City Council, the South Mountain Village Planning Committee will be notified of any subsequent modifications and/or deletions of stipulations and/or variances.

b. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY’S OFFICE. 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.

b. That the development shall commence construction with 24 months of the rezoning request approval by City Council.

c. PEDESTRIAN ACCESS SHALL BE PROVIDED TO THE DEVELOPMENT TO THE NORTH, SUBJECT TO ADA STANDARDS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

d. THE LANDSCAPING FOR THE PROJECT SHALL BE EQUAL TO OR BETTER THAN THE LANDSCAPE DESIGN SHOWN ON THE LANDSCAPE PLAN DATED AUGUST 7, 2023, OR AS REQUIRED BY OTHER CITY CODE, WHICH EVER IS GREATER.

e. THE LANDSCAPING SHALL BE LIMITED TO THE SONORAN PLANT LIST WITH THE ADDITION OF CERCIDIUM HYBRID (DESERT MUSEUM PALO VERDE), QUERCUS VIRGINIANA (LIVE OAK), AND PISTACIA X ‘RED-PUSH (RED PUSH PISTACHE), AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT.

f. A MINIMUM OF FIVE PERCENT OF THE LANDSCAPED COMMON AREA SHALL BE PLANTED IN FLOWERS.

g. THE AMOUNT OF CUT AND FILL SHALL BE THE MINIMUM AMOUNT NECESSARY TO ACCOMMODATE SITE INFRASTRUCTURE AND ACCESSIBLE PEDESTRIAN PATHWAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
h. ON-SITE LIGHTING SHALL BE ACCOMPLISHED WITH LOW LEVEL, UNIFORM LIGHTING FIXTURES DISPERSED THROUGHOUT THE SITE WITH A LUMEN RATING OF 3,000 OR LESS.

i. THE SURFACE OF INDIVIDUAL DRIVEWAYS SHALL BE COMPOSED OF AN ALTERNATIVE TO ASPHALT OR CONCRETE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THIS RESTRICTION SHALL BE INCLUDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION.
Public Hearing and Resolution Adoption - General Plan Amendment GPA-CE-1-23-8 - Northwest Corner of 46th Street and Belleview Street (Resolution 22184)

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 6.70 acres from Residential 5 to 10 dwelling units per acre to Mixed Use. This is a companion case to Z-25-23-8 and should be heard first, followed by Z-25-23-8.

Summary
Application: GPA-CE-1-23-8
Current Designation: Residential 5 to 10 dwelling units per acre
Proposed Designation: Mixed Use
Acreage: 6.70
Proposed Use: A minor General Plan Amendment to allow mixed use (multifamily/retail)

Owner & Applicant: Endres Bellevue, LLC
Representative: Michael Maerowitz, Esq., Snell and Wilmer, LLP

Staff Recommendation: Approval.
VPC Info: The Camelback East Village Planning Committee heard this case on Oct. 3, 2023, for information only.
VPC Action: The Camelback East Village Planning Committee heard this case on Jan. 9, 2024, and recommended approval, by a vote of 16-0.
PC Action: The Planning Commission heard this case on Feb. 1, 2024, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 8-0.

Location
Northwest corner of 46th Street and Belleview Street
Council District: 8
Parcel Address: 4540 E. Bellevue St. and 4515 E. Willetta St.
Responsible Department
This item is submitted by the Deputy City Manager Alan Stephenson and the Planning and Development Department.
ATTACHMENT A

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

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-CE-1-23-8, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREFIN.

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 21307, is hereby amended by adopting GPA-CE-1-23-8. The 6.07 acres of property located at the northwest corner of 46th Street and Bellevue Street is designated as Mixed Use.

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:
Mixed Use (6.70 +/- Acres)

PASSED by the Council of the City of Phoenix this 6th day of March 2024.

____________________________
Denise Archibald, City Clerk

ATTEST:

Denise Archibald, City Clerk

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

By: __________________________
___________________________
GENERAL PLAN AMENDMENT
STAFF ANALYSIS
December 27, 2023

Application: GPA-CE-1-23-8

Owner: Endres Belleview, LLC

Applicant: Endres Belleview, LLC

Representative: Michael Maerowitz, Snell & Wilmer, LLP

Location: Northwest corner of 46th Street and Belleview Street

Acreage: 6.70 acres

Current Plan Designation: Residential 5 to 10 dwelling units per acre (6.70 acres)

Requested Plan Designation: Mixed Use (6.70 acres)

Reason for Requested Change: A minor General Plan Amendment to allow mixed use (multifamily/retail)

Camelback East Village Planning Committee Meeting Date: January 9, 2024

Staff Recommendation: Approval

FINDINGS:

1) The proposed General Plan Land Use Map designation of Mixed Use is compatible with the mixed-use designation on the property to the south which is within the second Camelback East Village primary core, and consistent with the goals of the 44th Street Corridor Specific Plan.

2) The companion rezoning case, Z-25-23-8, Endres Belleview PUD, proposes multifamily residential and neighborhood-oriented commercial uses which will contribute to a mix of land uses in the surrounding area and provide services to nearby residential neighborhoods.
3) The subject site is appropriate for multifamily residential and retail uses within close proximity to arterial streets 44th Street and McDowell Road, and the State Route 143 and Loop 202.

BACKGROUND

The subject site is 6.70 acres located at the northwest corner of 46th Street and Belleview Street. The current General Plan Land Use Map designation on the site is Residential 5 to 10 dwelling units per acre and the zoning is R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District). The proposal is to change the land use designation from Residential 5 to 10 dwelling units per acre to Mixed Use. The requested rezoning companion case Z-25-23-8 is not consistent with the existing General Plan Land Use Map designation of Mixed Use, and the subject site is under 10 acres. However, when combined with the site to the west which is zoned R-3 and the proposed PUD are not consistent with the General Plan Land Use Map designation, therefore, a minor General Plan Amendment is required for site.

SURROUNDING LAND USES

NORTH
North of the subject site, across Willetta Street, are various commercial uses, including offices and a home improvement store zoned C-2 (Intermediate Commercial). This area is designated as Commercial on the General Plan Land Use Map.

SOUTH
South of the subject site, across Belleview Street, is a multifamily residential development zoned C-2 M-R (Intermediate Commercial, Mid-Rise District) and R-3 (Multifamily Residence District). This area is designated as Mixed Use on the General Plan Land Use Map.

EAST
East of the subject site, across 46th Street, is Arizona State Route 143 which is zoned R-5 (Multifamily Residence District), R-5 SP (Multifamily Residence District, Special Permit), and R-3 (Multifamily Residence District). This area is designated as Transportation on the General Plan Land Use Map.

WEST
West of the subject site are townhomes zoned R-3 (Multifamily Residence District). This area is designated as Residential 5 to 10 dwelling units per acre on the General Plan Land Use Map.
RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- 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 provide a multifamily residential development close to 44th Street and McDowell Road, major arterial streets with transit options, and within close proximity to employment and commercial areas.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

  The proposal will contribute to a mix of land uses by providing limited neighborhood retail and services closer to surrounding residential neighborhoods in addition to multifamily residential uses.

- HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.
The PUD Narrative in the companion rezoning case Z-25-23-8, provides standards for detached sidewalks with enhanced planting and shading standards to make the proposal pedestrian friendly and walkable.

**BUILD THE SUSTAINABLE DESERT CITY**

- **TREES AND SHADE: DESIGN PRINCIPLE:** Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD Narrative in the companion rezoning case Z-25-23-8, provides standards for trees and shade within the site and along adjacent street frontages which will reduce the urban heat island effect while also improving thermal comfort for site users and the surrounding neighborhood.

**COMMUNITY INPUT SUMMARY**

At the time this staff report was written, staff has received three letters in opposition. The concerns include limited access to the area and the density of the multifamily proposal.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-CE-1-23-8. The proposed Mixed Use General Plan Land Use Map designation allows for development that provides multifamily residential, limited neighborhood retail and commercial options for the surrounding neighborhood and locates uses appropriately on local streets with access to arterial streets.

**Writer**
John Roanhorse
December 27, 2023

**Team Leader**
Racelle Escolar

**Exhibits**
Sketch Maps (2 page)
Community Correspondence (11 Pages)
GENERAL PLAN AMENDMENT

APPLICATION NO: GPA-CE-1-23-8  ACRES: 6.70 +/-  REVISION DATE:
VILLAGE: Camelback East  COUNCIL DISTRICT: 8
APPLICANT: Endres Belleview, LLC

EXISTING:
Residential 5 to 10 du/ac (6.70 +/- Acres)

PROPOSED CHANGE:
Mixed Use (6.70 +/- Acres)
APPLICATION NO: GPA-CE-1-23-8
ACRES: 6.70 +/-

VILLAGE: Camelback East
COUNCIL DISTRICT: 8

APPLICANT: Endres Belleview, LLC

EXISTING:
Residential 5 to 10 du/ac (6.70 +/- Acres)

PROPOSED CHANGE:
Mixed Use (6.70 +/- Acres)
Dear: City of Phoenix Planning and Development Dept., Phoenix City Council and Camelback East Village Planning Committee,

Filed by Snell & Willmer on Behalf of Endres Belleview.

I wanted to contact you and provide my attachments and objections so you would have them on hand for any upcoming meetings on the proposed case filings and the High-Density 604 dwellings (6) story Project proposed to be dropped right down next to Eastwood Townhomes and the surrounding existing neighborhood.

I have previously sent an email with these attachments yesterday to the assigned City of Phoenix Village Planner Mr. John Roanhorse, and he has replied they were received.

My first residence at Eastwood Townhomes neighborhood was back in 1982 (over 40 years ago) and as a current Eastwood Townhomes owner (resident owner 1989-1993, resident renter all the way back in 1982 and now since 1993 to current day an owner/landlord) about these proposed cases:

Case No. Z-25-23-8
Case No. GPA-CE-1-23-8
Filed by Snell & Willmer on Behalf of Endres Belleview.

I have attached my concerns and opinions for your review and consideration.

I believe both cases should be denied entirely without revision opportunities, and I have provided details as to why in my attachments along with this letter.

On the attachments, I have noted my observations and the many negative impacts on our neighborhood that were a direct result of the High-Density Alanza Place Apartments constructed south of Eastwood Townhomes neighborhood several years ago which has only gotten worse, especially on weekends.

In addition, I was on site again all day yesterday assisting my renter and drove around the entire neighborhood area to see for myself what they are proposing. What I saw was disturbing, the neighborhood is already grossly
overwhelmed by pedestrian, vehicle parking and vehicle traffic already. I took some pictures, and 46th St. and Willetta already look like parking lots, bumper to bumper vehicle parking on both sides of the streets during the middle of the day. These are major safety, property, and crime issues for all our current neighborhood area residents, especially children and nearby Balsz Elementary School. If these cases are approved and this project is allowed to proceed it will substantially add to these current and increasing issues and only exacerbate these problems for our neighborhood.

I expanded my drive through our neighborhood area, and there are currently under construction multiple and massive High-Density Apartment, Townhome Complexes that are being built just North of the 202, South of McDowell Rd. between 38th St East to 44th St. which will meet current and future housing needs and requirements. Most of these are being constructed on what were vacant parcels of land from what I know.

This proposed project is clearly not necessary for our neighborhood, as the Snell & Willmer notification letter inferred, in my opinion. This project will only be detrimental, and if the Cases are approved simply allow the current land parcel owners to substantially profit at the expense of all other neighborhood residents current and future, in my opinion.

Please deny both cases without opportunity for revision:
Case No. Z-25-23-8
Case No. GPA-CE-1-23-8

Thank you for your time and consideration.

Kurt R. Harrison
Eastwood Townhome owner
Regarding: Case No. Z-25-23-8

As a longtime Eastwood Townhomes rental resident initially in 1982, then owner resident 1989-1993 and now an owner landlord since 1993, I wanted to make my observations, opinions and objections known to the City of Phoenix Planning and Development Board, going forward referred to as: (CPPD).

Upon reviewing the Snell & Willmer notification letter, their case requests on behalf of their client Endres Bellevue and the proposed High-Density Project details which they sent out to Property Owners and Neighborhood Organizations in our neighborhood are.

For your review.

I respectfully request this Re-Zoning Case No. Z-25-23-8 request should be denied in full, and have provided my opinions, reasons, impact, and experiences (After High-Density Alanza Place was built along 44th St. & Bellevue) below for your review.

1. The parcel of land is currently being utilized for exactly what CPPD intended, planned and is zoned for in our neighborhood, and the parcel should not be re-zoned so an entity can profit substantially, dropping in/pigeonholing a massive high-density project with not (1) but (2) (6) story buildings; the parcel is currently roughly 42 residential
units and they are proposing 604 residential units and street level retail, all at the cost and safety of the surrounding established Phoenix neighborhood.

2. CPPD previous approval and construction of High-Density residential project Alanza Place Apartments (I believe it is 4 stories) at 44th St. & Belleview could provide CPPD with a prime case study or example of the impact on quality of life, infrastructure and safety such a High-Density project like this will have on our neighborhood.
   a. Decreased child and pedestrian safety.
   b. Decreased Balsz School student safety due to increased traffic and increased vehicle street parking.
   c. Increased vehicle traffic and congestion on side streets substantially.
   d. Unbelievable street parking and vehicle congestion on Belleview St., especially on weekends. Please go by on a weekend when inspecting.
   e. High-Density Alanza Place has already added substantial students’ enrollment to the Balsz school district.
   f. Increased crime due to the increase in pedestrian traffic.
   g. Decreased quality of life and resident safety.
   h. Potential, if approved, for a major increase in crime in the neighborhood area due to the substantial additional increase in vehicle and pedestrian traffic.
i. Block all eastern views, or views of Papago Park for some residents.

j. Multiple land parcels in the area that are already zoned and available for a High-Density project such as this that the petitioners could invest in.

k. Resident and Service support vehicle access which adds substantial street congestion and decreases safety of all residents.

3. There are other ways for this land parcel owners to optimize their property without impacting the lives of all the other Phoenix residents that have invested and live in this established neighborhood by requesting to build a High-Density residential project in a single family or multiple family well established Phoenix residential neighborhood.

4. The proposed project utilization of residential side streets of Willeta and 46th St. for egress and regress, cannot support the additional residents’ vehicles and services support vehicles traffic that will be created for egress and regress that would be required if this High-Density project Re-Zoning Case No. Z-25-23-8 is approved. If CPPD would, please look at the impact Alanza Place has already had on Bellevue St., vehicle congestion, safety, and the quality of life in our neighborhood.

5. Also, it appears that the owners of this parcel submitting this request possibly have the substantial means to invest and acquire a City of Phoenix parcel of land available on
Wednesday, November 8, 2023

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

Re:  Re-Zoning Application # GPA-CE-1-23-8, Case # Z-25-23-8

Ladies and Gentlemen:

Please see the attached Email that I’d sent to Mr. John Roanhorse, regarding
the above -- a 6 Story, Multi Family apartment project, housing 604 units,
some Studio, Single, Double and 3 Bedroom, with 976 reserved car parking
spots and Retail Shops...all planned on a No Outlet area, on 46th Street,
between Willetta and Bellevue Streets, Phoenix, AZ  85008

I've read that this information and my 'valid' opinions will be kept in the file
for the above applicant, who I might add, is from Minnesota, not a resident?

Please understand the attached is for the betterment of our community at
Eastwood Townhouses, the Alexa Apartments on Bellevue, The Holiday Inn
on Willetta and please note: The Berghoff's maintenance workers cars parked
M-F, 5 am to 3 pm...this would be a nightmare to live and try to drive, on a
daily basis.

Thank you kindly,

Kathleen Brown, Eastwood Owner, Lot 28
1351 N. 44th St.,
Phoenix, AZ  85008
602.275.8846

cc: John Roanhorse
    City of Phoenix Village Planner
Hello Mr. Roanhorse,

I was at the meeting on Tuesday and was wondering about the aerial photo that was presented w/my previous letter from Snell & Wilmer, dated Sept. 21st.

There is nothing shown at the corner of 46th St. & Willetta, where Berghoff Maintenance Company's truck lot is and its business (where A.D.O.T. occupied & Aztec Engineering was) in the cul-de-sac.

You see, every morning from 5:00 a.m. to 2:00 p.m., both North and South sides of Willetta and 46th Street are lined with about 80 cars, of Hispanic workers who work for Berghoff Maintenance Co., Monday through Friday. The congestion of too much traffic for a 'No Outlet' area will be overwhelming with car back-ups waiting to get onto 44th Street. And, the idea of installing another traffic light at Willetta and 44th Street is NOT a good plan, as it would be too close to McDowell.

As mentioned at the meeting, there will be 604 units and 976 parking spaces, but does include the retail workers, maintenance personnel and vendors? I couldn't imagine.

Do you think this project could be reduced in size to 3 story buildings, to match the existing area's developments?

I plan on attending the next meeting, in November? Hopefully I'll get notification and if you have time, Mr. Roanhorse, could you please give me a call at: 602.275.8846 or 602.448.5225.

Thank you kindly,

Kathleen Brown
Eastwood Townhouses Owner, Lot 28
1351 N. 44th Street
Phoenix, AZ  85008-5603
Wednesday, November 8, 2023

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

Re: Re-Zoning Application # GPA-CE-1-23-8, Case # Z-25-23-8

Ladies and Gentlemen:

Please see the attached Email that I'd sent to Mr. John Roanhorse, regarding the above -- a 6 Story, Multi Family apartment project, housing 604 units, some Studio, Single, Double and 3 Bedroom, with 976 reserved car parking spots and Retail Shops...all planned on a No Outlet area, on 46th Street, between Willetta and Belleview Streets, Phoenix, AZ 85008

I've read that this information and my 'valid' opinions will be kept in the file for the above applicant, who I might add, is from Minnesota, not a resident?

Please understand the attached is for the betterment of our community at Eastwood Townhouses, the Alexa Apartments on Belleview, The Holiday Inn on Willetta and please note: The Berghoff's maintenance workers cars parked M-F, 5 am to 3 pm...this would be a nightmare to live and try to drive, on a daily basis.

Thank you kindly,

Kathleen Brown, Eastwood Owner, Lot 28
1351 N. 44th St.,
Phoenix, AZ 85008
602.275.8846

cc: John Roanhorse
City of Phoenix Village Planner
2nd Neighborhood Meeting, Thursday, November 9th at Radisson Hotel

From: relishcuisine@aol.com (relishcuisine@aol.com)
To: john.roanhorse.lli@phoenix.gov
Date: Wednesday, November 8, 2023 at 01:38 AM MST

Hello Mr. Roanhorse,

I'm a resident at Eastwood Townhouses and was at the Informational Meeting in October regarding the above. I'd mentioned that the Berghoff Design Group/Landscape Maintenance Company at 4561 E. McDowell Road, Phoenix, AZ 85008, occupies the space that, in the aerial photograph of the cul-de-sac, DOES NOT show up in the photo.

From 45th Street area on Willetta Street to 46th Street, and South on 46th Street to Belleview, is lined with Berghoff Maintenance workers cars on both sides of the streets, every Monday through Friday, from 5:00 a.m. to 3:00 p.m. This congestion of traffic and parking would not be possible if the 6 story apartment buildings be constructed.

I've noticed that City workers have been at the Intersection of 44th Street and Belleview, doing underground work - possibly making a left turn signal install?

Funny how this is being done before the meeting. Funny how they also repaved/seal coated Willetta, 46th Street and Belleview yesterday and today.

The last time we spoke I'd asked you if you had a chance to drive to see the workers cars lined up on Willetta and 46th Street, but you hadn't. I found a workers notice on the ground on Willetta; that they had to park around 37th Street during this time of seal coating and a shuttle would bring them to the work site.

Is there a connection to Berghoff and the man's name on the APPLICATION TO AMEND? Both from Minnesota? Was the aerial photograph 'photo-shopped' to not show Berghoff's Company's vehicles in the cul-de-sac, on the East side of 46th Street? Or is this photo 25 years old?

I don't understand why The City Of Phoenix would allow this COMPLEX to be built, knowing the amount of people, stuffed into a 'No Outlet' area, is going to cause traffic congestion back up and irritable drivers with no where to go, but wait and wait.

I timed sitting at the light at 44th Street and McDowell yesterday, I sat for 3 minutes, then had to wait for another light, due some knuckle head being on their phone...9-10 minutes later, I got to make a L turn!

I've lived at Eastwood since 1992 and have seen the growth, over populated now and double to triple the traffic, waiting to get on 44th Street...and that's just how things are now.

Mr. Roanhorse, don't you think more time is needed to come up with a better solution? Possibly make the buildings be 3-4 story’s high instead of 6, so they blend in w/what is already around the area?
Why do Snell & Wilmer think this will increase the value of our property at Eastwood? I wouldn't want to live where I can't get out on our small side streets because of lines of cars waiting to get on 44th Street. Would you?

I'll be at the meeting on Thursday evening. My concerns are of more than I. Many owners here are not happy about our Board not petitioning against this project. How can we have a say?

Thank you for your consideration Mr. Roanhorse. I'll look forward to hearing from you, if you have time.

Kindly,

Kathleen Brown
1351 N. 44th St.
Eastwood Owner Lot 28
602.275.8846
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION TO AMEND THE GENERAL PLAN

Application No: GPA-CE-1-23-8

I hereby request that the General Plan for Phoenix be amended in the following manner.

Case Type: Map Amendment

Site Location: Northwest corner of 48th Street and East Belleview Street

Total Acreage: 6.70

Village: Camelback East

Reason for requested change:
Minor General Plan Amendment to allow mixed use (multifamily/retail)

Current Plan Designation(s):
Residential 5 to 10 du/ac (6.70 Acres)

Request Plan Designation(s):
Mixed Use (6.70 Acres)

Is this request related to a rezoning application? Y if so, rezoning Case No. Z-25-23-8

[ ] Map showing site and requested plan designation(s). [ ] Completed applicant analysis questions.

Fee $5,000.00 Fee Waived $0.00 Fee Date 05/02/2023 Receipt 23-0033497 Purpose Original Filing Fee

Applicant: Endres Belleview, LLC
Address: 1505 River Shore Drive
Company: 
E-Mail Address: ngriemsmann@swlaw.com

Phone Number: (602) 382-6824
City/State/Zip: Hastings MN 55033

Initiation: Property owner of entire site

I declare that all information submitted is true and correct to the best of my knowledge and belief. I understand that any error in my application may be cause for changing its scheduling.

APPLICANT'S SIGNATURE: ___________________________ DATE: 3/22/23

200 W. Washington Street, 2nd Floor * Phoenix, Arizona 85003 * Tel: (602) 262-7131 * Fax: (602) 495-3795
Village Planning Committee Meeting Summary
GPA-CE-1-23-8
INFORMATION ONLY

Date of VPC Meeting: October 3, 2023
Request From: Residential 5 to 10 dwelling units per acre
Request To: Mixed Use
Proposal: Mixed Use (Multifamily/retail)
Location: Northwest corner of 46th Street and Bellevue Street

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

Two members of the public registered to speak on this item in opposition.

APPLICANT PRESENTATION:

Michael Maerowitz representing the applicant Snell & Wilmer, LLP introduced himself and noted the presentation is for information only and will cover the General Plan Amendment as well as the rezoning request. Mr. Maerowitz displayed maps, the site plan and traffic information on the proposed development. Mr. Maerowitz provided conceptual details on the proposed site, landscaping, streetscapes, adjacent developments, and street changes. Mr. Maerowitz described the conditions of the site noting the existing multifamily housing and vacant area. Mr. Maerowitz describe the developmental history of this site and the intent of the proposal which would improve residential opportunities and local streets that would benefit the entire area. Mr. Maerowitz stated that the existing local streets and sidewalks were in need of improvement and the proposal would provide pedestrian access, shading and create a better environment for the area. Mr. Maerowitz discussed the existing adjacent developments and the proposed streetscape connectivity to the neighborhood. Mr. Maerowitz displayed conceptual streetscapes for 46th Street and Willetta Street and how changes were prepared and how they will be implemented. Mr. Maerowitz discussed the rezoning application and the minor General Plan Amendment application and noted the current status is residential 5 to 10 dwelling units per acre and the request to change to Mixed Use category. Mr. Maerowitz stated that the current zoning is R-3 and R-5 and the proposal is a request to rezone to a Planned Unit Development (PUD) which will allow the creation of a unique development. Mr. Maerowitz described the proposed Mixed Use Development that will include residential and commercial use with 604 residential units with one-to-three-bedroom units with extensive amenities. Mr.
Maerowitz stated that the proposal includes ground level retail/commercial development, and the building height will be six stories and will have over 900 parking spaces. Mr. Maerowitz stated that 116 bicycle spaces will be provided as well as a bike repair station within the development. Mr. Maerowitz discussed the site layout and the development for the two buildings and the parking associated with each. Mr. Maerowitz described the internal driveway that separates the two buildings, and the automobile access points for each. Mr. Maerowitz stated that one objective of the proposal was to improve the streetscape along Belleview Street with an emphasis on sidewalks and landscaping. Mr. Maerowitz described the retail location and the intention to have a connected pedestrian network that would activate the ground level and pedestrian activity. Mr. Maerowitz discussed the streetscape design along 46th Street noting the addition of sidewalks and landscaping to promote a shaded environment. Mr. Maerowitz stated the proposal will include a second level with amenities and this design will break up the building massing. Mr. Maerowitz stated the proposed design responded to the adjacent buildings by including a courtyard with trees to act as a visual buffer. Mr. Maerowitz discussed the building setbacks and the intent of incorporating building separation to promote landscaping. Mr. Maerowitz noted the community outreach that was provided which included door to door engagement, to provide information and obtain feedback on the proposal. Mr. Maerowitz noted that one primary concern from the neighbors was on street parking and the location of the retail area which was relocated to the eastside of the development to decrease any disruption to the surrounding neighborhood. Mr. Maerowitz stated that 187 letters of support were received, and some neutral responses were also received.

QUESTIONS FROM THE COMMITTEE:

Committee Member Sharaby noted that the retail location was initially on the south side and is now on the east side, but the parking would remain on the south side of the development and asked about the status of parking. Mr. Maerowitz responded that the initial retail location was on the southwest corner and now there are two retail areas along 46th Street and that is where some bicycle parking will be located. Committee Member Sharaby asked if the parking is along 46th Street and what has changed in that area. Mr. Maerowitz responded that they are now including some live-work units along Belleview Street. Committee Member Sharaby asked if there would be more residential units with the change. Mr. Maerowitz responded that the number of units would not change.

PUBLIC COMMENTS:

Mr. Blyden Boyle, Jr. a resident adjacent to the proposed site introduced himself and stated that this was the first time he had seen the plans and presentation. Mr. Boyle stated the proposal is a well thought out plan to improve the area and provide residential options. Mr. Boyle said he opposes the project and thanked the Committee for the opportunity to speak.
Mr. Scott (Timothy) Chandler a resident on Belleview Street introduced himself and thanked the Committee for the opportunity to speak. Mr. Chandler stated he and his neighbors are concerned about the traffic which is expected to increase up to 200 cars per day which is a lot for Belleview Street. Mr. Chandler stated the current residential developments in the area did not have enough parking so there is considerable parking on the street. Mr. Chandler stated that the streets are crowded and narrow which is unsafe for pedestrian movement. Mr. Chandler stated that he prefers there would be no parking along portions of the street and asked the applicant to consider this as part of the development. Mr. Chandler thanked the applicant for adding more parking to the proposed site and relocating the retail site.

APPLICANT RESPONSE:

Mr. Maerowitz thanked the Committee and each speaker. Mr. Maerowitz stated he would be available to meet with the speakers or anyone who has questions. Mr. Maerowitz responded that they are concerned with the on-street parking, and this is an issue and that is why additional parking was added to the proposal.

COMMITTEE DISCUSSION:

Chair Swart stated he appreciated the presentations and commented that when the project comes back to the committee for action, they will look at it in totality and that the applicant has been responsive to many of the issues raised. Chair Swart stated he encourages citizens and committee members to reach out and ask questions about the project and noted the concerns with parking and the need to get cars off the street.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.
Village Planning Committee Meeting Summary
GPA-CE-1-23-8

Date of VPC Meeting: January 9, 2024
Request From: Residential 5 to 10 dwelling units per acre
Request To: Mixed Use
Proposal: Mixed Use (Multifamily/retail)
Location: Northwest corner of 46th Street and Belleview Street
VPC Recommendation: Approval per the staff recommendation
VPC Vote: 16-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Case GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the general plan amendment request describing the location and general plan designation and the surrounding uses.

APPLICANT PRESENTATION:

Nicholas Wood representing the applicant Snell & Wilmer, LLP introduced himself noted the presentation will cover the General Plan Amendment as well as the rezoning application. Mr. Wood stated that since the Committee had previously heard the information only the presentation would focus on key details to allow for questions and discussion. Mr. Wood displayed a presentation and identified the site and location adjacent to State Route 143 and 46th Street. Mr. Wood stated the site has some existing residential units and a portion remains vacant. Mr. Wood stated that in the adjacent area there are existing residential units and as a hallmark of their design team they conducted substantial outreach in the area. Mr. Wood identified the adjacent developments and their uses. Mr. Wood displayed photographs of the existing streetscape noting there were no sidewalks and landscaping along Willetta Street, 46th Street and Belleview Street. Mr. Wood stated the proposal includes a request to change land use designation to mix use so some commercial space could be included in the development. Mr. Wood stated the rezone request to PUD will include 604 residential units, 2,500 square feet of ground floor commercial, six stories and approximately 970
parking spaces. Mr. Wood stated that parking for the proposal was revised since the information presentation noting the Committee’s questions regarding parking. Mr. Wood stated there is additional parking that will be situated underground with spaces in both buildings and the result is one parking space for every bedroom in the project. Mr. Wood stated that the number of bicycle parking spaces has been increased as well as more lush landscaping that will greatly increase the aesthetic quality of the area. Mr. Wood displayed images of the proposal noting the high-quality architecture and streetscape features with color and movement. Mr. Wood stated with size and the design of the buildings there are features to break up the facades with indentations where amenities are placed. Mr. Wood stated that they have received 236 letters of support, 34 people who are neutral and the design team spent a lot of time conducting outreach. Mr. Wood stated they worked closely with staff to prepare the stipulations and they do not expect to change any of them. Mr. Wood concluded his comments asked the Committee for questions.

QUESTIONS FROM THE COMMITTEE:

Committee Member Whitesell stated he had not been on the Committee for the information presentation and had questions. Committee Member Whitesell asked about trash and recycling on the site. Mr. Wood responded that waste and recycling are contained within the buildings. Committee Member Whitesell asked how electric vehicle recharging would be accommodated. Mr. Wood responded that five percent of the parking would have electric vehicle charging available, noting this would be over 45 parking spaces. Committee Member Whitesell asked about building signage. Mr. Wood responded that there would be a comprehensive sign package as part of the development. Committee Member Whitesell stated that there is a concern with having sign at the top of the building which could be obtrusive to residents to the west. Mr. Wood responded that there would not be building signage on the westside of the development any signage would be oriented toward the freeway. Committee Member Whitesell stated the intention of the city is to provide a diverse range of housing options for price and types and was there any consideration for price ranges. Mr. Wood responded that the client intentionally sought to include more studio and one-bedroom units and provided various rental price ranges. Committee Member Whitesell asked how the proposed rental price compares to other rentals in the adjacent neighborhood. Mr. Wood responded that he was not able to answer the question. Committee Member Whitesell noted that there were a couple letters of opposition which stated concerns about ingress and egress to the neighborhood and the volume of street parking on Willetta Street and 46th Street. Committee Member Whitesell asked how traffic safety concerns can be addressed for the area.

Chair Swart responded that the city can put up signage to allow parking in certain areas with a permit and in some cases, this has reduced on street parking. Chair Swart stated the Street Transportation Department could do their own study in the area to determine what the demand would be. Committee Member Whitesell asked if the area had permitted parking would that be for residents in the area or employees of adjacent
businesses. Chair Swart stated a permit would allow parking for people who live in the neighborhood.

**Mr. Wood** responded that they can only control what they can and the adjacent business parking on the street is something they cannot control. Mr. Wood noted that for the proposal they adjusted their parking so their residents can park on the site not on the street.

**Committee Member Whitesell** noted that the letters of opposition stated the number of units overwhelms the local infrastructure. **Mr. Wood** responded that everyone has an opinion and the concerns for the increased density has been addressed and they have conducted substantial outreach in the area. Mr. Wood stated that the issue is not always a matter of numbers but one of function and programming and the proposal is building to the market.

**Committee Member Whitesell** noted a separate concern as the proposal will be constructed in phases. Committee Member Whitesell expressed that the city has concern with displacing residents and that the existing residents may be displaced for the construction of the existing site. Committee Member Whitesell asked if there was anything being done for the displaced residents. **Mr. Wood** stated there will be assistance provided by the developer for displaced residents.

**PUBLIC COMMENTS:**

None.

**APPLICANT RESPONSE:**

None.

**COMMITTEE DISCUSSION:**

None.

**FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:**

**Committee Member Whitesell** asked for a discussion on the rezone request. Committee Member Whitesell noted the compatibility of the proposal in the existing neighborhood with variations in building height is a concern. Committee Member Whitesell expressed concern about the outreach conducted with the adjacent townhome residents nothing that the feedback were form letters and there were two individual letters of opposition and that should be considered in the vote.

**Committee Member Sharaby** commented the proposal is a great project and it will be a tremendous improvement to the area and acknowledged the applicant’s willingness to adjust parking and is supportive of the project.
Vice Chair Fischbach commented that Committee Member Whitesell makes some good points however the location of the project adjacent to the freeway and the vacant lot make the proposal a good option for this site and is supportive of the project.

MOTION:

Committee Member Barry Paceley motioned to recommend approval of GPA-CE-1-23-8 per the staff recommendation. Vice Chair Fischbach seconded the motion.

VOTE:

16-0; motion to recommend approval of GPA-CE-1-23-8 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Grace, Jurayeva, Langmade, O’Malley, Paceley, Schmieder, Sharaby, Whitesell, Fischbach, and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.
ITEM NO: 2  

DISTRIBUTION NO.: 8

SUBJECT:

<table>
<thead>
<tr>
<th>Application #:</th>
<th>GPA-CE-1-23-8 (Companion Case Z-25-23-8)</th>
</tr>
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<tbody>
<tr>
<td>Location:</td>
<td>Northwest corner of 46th Street and Belleview Street</td>
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<tr>
<td>From:</td>
<td>Residential 5 to 10 dwelling units per acre</td>
</tr>
<tr>
<td>To:</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Acreage:</td>
<td>6.70</td>
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<tr>
<td>Proposal:</td>
<td>Minor General Plan Amendment to allow mixed use (multifamily/retail)</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Endres Belleview, LLC</td>
</tr>
<tr>
<td>Owner:</td>
<td>Endres Belleview, LLC</td>
</tr>
<tr>
<td>Representative:</td>
<td>Michael Maerowitz, Esq., Snell &amp; Wilmer, LLP</td>
</tr>
</tbody>
</table>

**ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 10/3/2023 Information only.

**Camelback East** 1/9/2024 Approval, per the staff recommendation. Vote: 16-0.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve GPA-CE-1-23-8, per the Camelback East Village Planning Committee recommendation.

Maker: Mangum  
Second: Jaramillo  
Vote: 8-0  
Absent: None  
Opposition Present: No

**Findings:**

1. The proposed General Plan Land Use Map designation of Mixed Use is compatible with the mixed-use designation on the property to the south which is within the second Camelback East Village primary core, and consistent with the goals of the 44th Street Corridor Specific Plan.

2. The companion rezoning case, Z-25-23-8, Endres Belleview PUD, proposes multifamily residential and neighborhood-oriented commercial uses which will contribute to a mix of land uses in the surrounding area and provide services to nearby residential neighborhoods.
3. The subject site is appropriate for multifamily residential, and retail uses within close proximity to arterial streets 44th Street and McDowell Road, and the State Route 143 and Loop 202.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.
Report

Agenda Date: 3/6/2024, Item No. 83

Public Hearing and Ordinance Adoption - Rezoning Application Z-25-23-8 (Endres Belleview PUD) - Northwest Corner of 46th Street and Belleview Street (Ordinance G-7238)

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-25-23-8 and rezone the site from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to PUD (Planned Unit Development) to allow multifamily and retail. This is a companion case and must be heard following GPA-CE-1-23-8.

Summary
Current Zoning: R-3 (3.56 acres) and R-5 (3.14 acres)
Proposed Zoning: PUD
Acreage: 6.70
Proposed Use: Multifamily and retail

Owner & Applicant: Endres Belleview, LLC
Representative: Michael Maerowitz, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Camelback East Village Planning Committee heard this case on Oct. 3, 2023, for information only.
VPC Action: The Camelback East Village Planning Committee heard this case on Jan. 9, 2024, and recommended approval, per the staff recommendation, by a vote of 15-1.
PC Action: The Planning Commission heard this case on Feb. 1, 2024, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 8-0.

Location
Northwest corner of 46th Street and Belleview Street
Council District: 8
Parcel Address: 4540 E. Belleview St. and 4515 E. Willetta St.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson 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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-23-8) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 6.70-acre site located at the northwest corner of 46th Street and Belleview Street in a portion of Section 6, Township 1 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from 3.56 acres of “R-3” (Multifamily Residence District), and 3.14 acres of “R-5” (Multifamily Residence District) to “PUD” (Planned Unit Development).

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 Endres Belleview 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 December 20, 2023, as modified by the following stipulations:

   a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]

   b. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, First Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

   c. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Second Sub-Bullet Point: Update "Professional Office" to "Office for Professional Uses" and add another bullet point for "Office for Administrative, Clerical, or Sales Services".

   d. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Third Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

   e. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses Bullet Point: Update "C-2 Uses subject to Performance Standards of Section 623, as listed below".


   g. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Fifth Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

   h. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Sixth Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

   i. Page 10, D. Development Standards, D.1 Density Maximum: Update Dwelling Units per Gross Acre to 90.2.

   j. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property
In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls. Adjacent to Willetta Street, there shall be no planting requirements for any landscape strips located between back of curb and sidewalk.

k. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Update Landscape as follows:

Landscape Strip: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees as needed to achieve shading as standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

l. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Add a section for landscape setbacks as follows:

Landscape Setback: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees to be planted 20 feet on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.

m. Page 11, D. Development Standards, D.2: Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

n. Page 11, D. Development Standards, D.2: Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line), Landscape: Update the heading to “Landscape Setback”.

o. Page 11, D. Development Standards, D.2: Landscape Standards Table, d.
Landscape Requirements Adjacent to Belleview Street (South Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

p. Page 11, D. Development Standards, D.2:Landscape Standards Table, d. Landscape Requirements Adjacent to Belleview Street (South Property Line), Landscape: Update the heading to “Landscape Setback”.


r. Page 12, D. Development Standards, D.2:Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape, second paragraph: Replace reference to 20 feet on center to 25 feet on center.

s. Page 12, D. Development Standards, D.3:Parking, Bicycle Parking: Replace standards as follows:

- Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
- Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

2. A minimum 25 feet of right-of-way shall be dedicated for the south half of Willetta Street, adjacent to the development.

3. A minimum 25 feet of right-of-way shall be dedicated for the north half of Belleview Street, adjacent to the development.

4. No parking spaces shall be located within the sight visibility triangles.

5. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department.
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. 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.

8. 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.

9. 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.

10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder’s Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 6th day of March, 2024.
ATTEST:

________________________________________
Denise Archibald, City Clerk

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

By:

________________________________________

REVIEWED BY:

________________________________________
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)
EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-23-8

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF BELLEVUE STREET AND 44TH STREET, FROM WHICH THE NORTH QUARTER CORNER, A BRASS CAP IN A HAND HOLE, BEARS NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST (MEASURED)(BASIS OF BEARINGS) A MEASURED DISTANCE OF 1328.96 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 12 SECONDS EAST (MEASURED), SOUTH 89 DEGREES 26 MINUTES 00 SECONDS EAST (RECORDED), A DISTANCE OF 713.00 FEET TO A FOUND IRON PIPE IN BELLEVUE STREET, FROM WHICH THE SOUTHEAST CORNER OF G.L.O. LOT 2 BEARS SOUTH 89 DEGREES 14 MINUTES 12 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 26 MINUTES 00 SECONDS EAST (RECORDED), A DISTANCE OF 605.82 FEET (CALCULATED), 606.00 FEET (RECORDED);

THENCE NORTH 03 DEGREES 23 MINUTES 24 SECONDS EAST (MEASURED), NORTH 03 DEGREES 17 MINUTES 30 SECONDS EAST (RECORDED), A MEASURED DISTANCE OF 25.17 FEET TO A FOUND IRON PIN LS19824, THE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF BELLEVUE STREET AND THE POINT OF BEGINNING;

THENCE NORTH 03 DEGREES 30 MINUTES 06 SECONDS EAST (CALCULATED), NORTH 03 DEGREES 17 MINUTES 30 SECONDS EAST (RECORDED), ALONG THE EASTERLY BOUNDARY OF THE PARCEL DESCRIBED AS EASTWOOD TOWNHOMES DESCRIBED IN DOCUMENT RECORDED AS BOOK 109 OF MAPS, PAGE 19 RECORDS OF MARICOPA COUNTY, A DISTANCE OF 635.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLETTA STREET MARKED BY A FOUND PIPE AND A SET IRON PIN INSIDE SAID PIPE LS 39954;

THENCE SOUTH 89 DEGREES 15 MINUTES 50 SECONDS EAST (CALCULATED), SOUTH 89 DEGREES 26 MINUTES 00 SECONDS EAST (RECORDED), ALONG AND COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF WILLETTA STREET, A DISTANCE OF 446.97 FEET TO A FOUND IRON PIN LS 19824;

THENCE SOUTH 38 DEGREES 12 MINUTES 10 SECONDS EAST (MEASURED), SOUTH 38 DEGREES 08 MINUTES 55 SECONDS EAST (RECORDED) A DISTANCE OF 10.36 FEET (MEASURED) TO AN IRON PIN LS 19357;

THENCE SOUTH 13 DEGREES 12 MINUTES 01 SECONDS WEST (MEASURED), SOUTH 13 DEGREES 13 MINUTES 05 SECONDS WEST (RECORDED), A
DISTANCE OF 630.23 FEET (MEASURED), 630.22 FEET (RECORDED) TO A FOUND IRON PIN LS 19824;

THENCE SOUTH 51 DEGREES 36 MINUTES 17 SECONDS WEST (MEASURED), SOUTH 51 DEGREES 59 MINUTES 50 SECONDS WEST (RECORDED), A DISTANCE OF 18.44 FEET (MEASURED), 18.79 FEET (RECORDED), TO A FOUND IRON PIN LS 19824 ON THE NORTHERLY RIGHT OF WAY LINE OF BELLEVIEW STREET;

THENCE NORTH 89 DEGREES 11 MINUTES 48 SECONDS WEST (MEASURED), NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (RECORDED), ALONG AND COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF BELLEVIEW STREET, A DISTANCE OF 333.68 FEET (MEASURED), TO THE POINT OF BEGINNING.
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: 

Zoning Case Number: Z-25-23-8
Zoning Overlay: N/A
Planning Village: Camelback East

NOT TO SCALE

Drawn Date: 2/5/2024
Camelback East Village Planning Committee Meeting Date: January 9, 2024
Planning Commission Hearing Date: February 1, 2024

Request From: R-3 (Multifamily Residence District) (3.56 acres) and R-5 (Multifamily Residence District) (3.14 acres)
Request To: PUD (Planned Unit Development) (6.70 acres)

Proposal: Multifamily and retail
Location: Northwest corner of 46th Street and Belleview Street
Owner/Applicant: Endres Belleview, LLC
Representative: Michael Maerowitz, Snell & Wilmer, LLP
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>
<tr>
<td></td>
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<td></td>
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</tbody>
</table>

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 provide a multifamily residential development close to 44th Street and McDowell Road, arterial streets with transit options, and within close proximity to employment and commercial areas.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS**

*DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE:* Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposal will contribute to a mix of land uses by providing limited neighborhood retail and services closer to surrounding residential neighborhoods in addition to multifamily residential uses.

**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 proposal provides standards for trees and shade within the site and along adjacent street frontages which will reduce the urban heat island effect while also improving thermal comfort for site users and the surrounding neighborhood.

### Applicable Plan, Overlays, and Initiatives

- **Housing Phoenix Plan** – See Background Item No. 11.
- **Tree and Shade Master Plan** – See Background Item No. 12.
- **Complete Streets Guiding Principles** – See Background Item No. 13.
- **Comprehensive Bicycle Master Plan** – See Background Item No. 14.
- **Zero Waste PHX** – See Background Item No. 15.
- **44th Street Corridor Specific Plan** – See Background Item No. 16.
Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Multifamily residences and vacant lot</td>
</tr>
<tr>
<td>North (across Willetta Street)</td>
<td>Offices, retail, commercial</td>
</tr>
<tr>
<td>South (across Belleview Street)</td>
<td>Multifamily residential</td>
</tr>
<tr>
<td>East (across 46th Street)</td>
<td>State Route 143</td>
</tr>
<tr>
<td>West</td>
<td>Multifamily residential townhomes</td>
</tr>
</tbody>
</table>

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 6.70-acre site located at the northwest corner of 46th Street and Belleview Street from 3.56 acres of R-3 (Multifamily Residence District) and 3.14 acres of R-5 (Multifamily Residence District) to PUD (Planned Unit Development) to allow multifamily residential and ground floor retail commercial uses. The maximum number of units proposed is 604 and the maximum building height is 70 feet (6 stories).

2. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 dwelling units per acre. The proposal is not consistent with the existing General Plan Land Use Map designation and the subject site is under 10 acres. However, when combined with the site to the west which is also not consistent with the General Plan Land Use Map designation the inconsistent area is over 10 acres therefore, a minor General Plan Amendment is required.

A General Plan Amendment for a Mixed Use designation is requested concurrently with this case via GPA-CE-1-23-8. The adjacent Land Use designations are:

North: Commercial
South: Mixed Use
East: Residential 5 to 10 dwelling units per acre
West: Transportation
EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is surrounded by three local streets, Willetta Street to the north, 46th Street to the east, and Belleview Street to the south. The northern portion of the subject site along Willetta Street is vacant and is zoned R-5. The southern portion along Belleview Street has an existing multifamily development zoned R-3 and R-5.

To the north across Willetta Street are various commercial uses such as offices and a home improvement store zoned C-2 (Intermediate Commercial). To the west are townhome residences zoned R-3 (Multifamily Residence District). Across Belleview Street to the south is a multifamily development zoned C-2 M-R (Intermediate Commercial, Mid-Rise District) and R-3. To the east of the site, across 46th Street, is Arizona State Route 143 which is zoned R-5 (Multifamily Residence District), R-5 SP (Multifamily Residence District, Special Permit) and R-3 (Multifamily Residence District).

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (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 authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the
applicable Zoning Ordinance provisions will be applied.

The PUD proposes a multifamily residential development that will include ground floor retail.

5. **Land Use Plan/Site Plan**  
The conceptual site plan, attached as an exhibit, proposes 604 residential units in two buildings, Phase One, with frontage along Willetta Street and 46th Street and Phase Two, with frontage along 46th Street and Belleview Street. This proposal includes five percent open space, two levels of internalized parking that are screened by the residential units. A promenade drive with access from 46th Street will separate the north and south buildings and provide access to the parking garages. The promenade will include streetscape amenities and accessible ground level activation for residents. The primary street frontage is along 46th Street to the east where the ground level retail space will be located.

6. **List of Uses**  
The PUD proposes a multifamily residential development that will include ground floor commercial. The PUD allows for multifamily residential, live-work units, and limited commercial uses. The commercial uses include coffee shop, restaurant, bakery, beauty shop and other uses of similar scale and intensity. Staff is requesting clarification on the uses as addressed in Stipulations 1.b. through 1.h.

7. **Development Standards**  
The PUD proposes building heights setbacks, lot coverage and density that vary from the allowable underlying zoning in the area. The PUD proposes a density of 90.2 dwelling units per acre, a building height of 70 feet (6 stories) and a maximum lot coverage of 70 percent. Staff is requesting an update to the density to be consistent with the maximum units proposed. This is addressed in Stipulation 1.i.
Below is a summary of the key development standards set forth in the narrative.

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td>604 units</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>70 feet</td>
</tr>
<tr>
<td><strong>Minimum Open Space</strong></td>
<td>5%</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage</strong></td>
<td>70%</td>
</tr>
</tbody>
</table>

**Minimum Building Setbacks**
- Willetta Street (North) 10 feet
- 46th Street (East) 25 feet
- Bellevue Street (South) 25 feet
- Interior (West) 25 feet

**Minimum Landscape Setbacks**
- Willetta Street (North) 10 feet
- 46th Street (East) 25 feet
- Bellevue Street (South) 25 feet
- Interior (West) 20 feet average

**Minimum Streetscape Standards**
- 46th Street (East) Sidewalk width: 6-foot detached  
  Landscape Area: 5-foot landscape strip between back of curb and sidewalk
- Willetta Street (North) Sidewalk width: 5-foot detached  
  Landscape Area: Not specified
- Bellevue Street (South) Sidewalk width: 6-foot detached  
  Landscape Area: 5-foot landscape strip between back of curb and sidewalk

**Minimum Parking Standards**

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents</td>
<td>1.5 spaces per dwelling unit (may be reserved or unreserved spaces)</td>
</tr>
<tr>
<td>Commercial uses</td>
<td>0</td>
</tr>
<tr>
<td>Off-Street Loading Space</td>
<td>2 required</td>
</tr>
<tr>
<td>EV Parking</td>
<td>5% of required spaces will be EV Capable</td>
</tr>
<tr>
<td>Bicycle parking</td>
<td>50 spaces</td>
</tr>
</tbody>
</table>

Staff recommend a stipulation to clarify the bicycle parking. This is addressed in stipulation 1.s.
**Landscape Standards**

The PUD establishes standards to promote shade coverage along each perimeter of the site for pedestrian-oriented design for street facing units and retail areas to maximize landscaping at the street level. The landscape area between the back of curb and sidewalk and the building setbacks adjacent to the streets will be planted with a minimum of 75 percent 3-inch and 25 percent 2-inch caliper trees. Additional five drought-resistant shrubs per tree shall be planted. The landscape standards are generally an enhancement from the typical multifamily standards. Several updates are needed for consistency:

- The reference to angled parking should be removed.
- Clarification is needed related to the landscape strip adjacent to street versus landscape setbacks.
- Landscape strip would need to be specified along Willetta Street.

These updates are addressed in Stipulations 1.j through 1.r.

![Conceptual Site Landscape Plan](image)

**Walls/Fences**
A provision is proposed to allow walls along the west property line to be up to 8 feet tall. All other walls shall comply with Ordinance Section 703.

**Shade**
A combination of architectural and vegetative elements will provide shading throughout the proposed development. Sidewalk and pathway coverage will be shaded to a minimum of 75 percent for public sidewalks and 50 percent for private sidewalks. This is an enhancement to typical multifamily standards.

**Lighting**
All lighting shall be consistent with the standards of the Phoenix Zoning Ordinance and City Code and pedestrian lighting will provided along public and private sidewalks that comply with the Phoenix Walkable Urban standards.

8. **Design Guidelines**
The PUD proposes enhanced design guidelines to ensure the building is aesthetically pleasing and compatible with the surrounding area. The design guidelines include provisions to address exterior materials, building articulation, enhanced corner treatments, screen walls, pedestrian circulation, and so on. Enhanced features include the corner features, shading, balconies and amenities.

Landscaping design will include a mix of three-inch to two-inch caliper trees with a variety of shrubs and ground cover species. A minimum of five percent live ground coverage is proposed which is consistent with the Zoning Ordinance standards. All species will comply with the Arizona Department of Water Resources Low-Water Use/Drought Tolerant Plant list.

Staff recommend removal of the reference to tree caliper sizes and spacing since this is already included in the landscape standards section. This is addressed in Stipulation No. 1.t.

A minimum of three amenity features will be required such as a fitness center, pool area and dog wash. This is an enhancement from typical multifamily standards.

9. **Signs**
Signs shall comply with Section 705 of the Zoning Ordinance with the exception that ground monument signs shall be permitted within the building and landscape setbacks.

10. **Sustainability**
The proposal includes several options to incorporate sustainability principals. These options include standards which encourage recycling and energy and water efficiency.
11. **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.

12. **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. The PUD includes enhanced planting and shading standards to reduce the urban heat island effect.

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. The development will activate the street...
frontages, provide detached sidewalks and provide enhanced landscaping and shade along the sidewalks.

14. **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, electrical charging for 10 percent of the required secure spaces to support micromobility, and bicycle repair tools in the secure bicycle storage areas of both buildings. A stipulation is recommended to clarify the required number on secured and guest bicycle parking spaces. This is addressed in Stipulation No. 1.s.

15. **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 PUD narrative states that recycling receptacles will be provided in the development.

16. **44th Street Corridor Specific Plan**
Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport which encompasses the subject site. The plan indicates that the area between McDowell Road and Washington Street represents the greatest density of development in the corridor. The subject site is within the Multifamily Residential (MF) designation which recommends densities of 15 or more dwelling units per acre or more for the area. The proposal will support the development intensity in the corridor by providing greater housing density, additional housing opportunities in close proximity to a large number of employers, as well as attracting residents with disposable income to spend at nearby retail/restaurant businesses, thus encouraging the long-term viability of the existing office and commercial uses in the surrounding area.

**COMMUNITY INPUT SUMMARY**
17. At the time this staff report was written, three letters in opposition and 236 in support have been received.
INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department provided the following comments:
   - Per the local cross-section, 25 feet is required from the Willetta Street centerline. An additional 15 feet (approximately) is required for the south half of the roadway. This is addressed in stipulation No. 2.
   - Per the local cross-section, 25 feet is required from the Belleview Street centerline. An additional 13 feet (approximately) is required for the north half of the roadway. This is addressed in Stipulation No. 3.
   - The subject site is not within the infill development district, as shown on the general plan for Phoenix, on-street parking adjacent to the development may not be counted toward parking requirements.
   - No parking spaces shall be located within the sight visibility triangles. This is addressed in Stipulation No. 4.
   - Formatting changes are recommended to differentiate between the overall site landscaping standards and streetscape standards. This is addressed in Stipulation Nos. 1.j., 1.k., 1.l., 1.n., 1.o., 1.p.
   - That all streets be constructed with required improvements and comply with current ADA standards. This is addressed in Stipulation No 5.

OTHER

19. The Aviation Department requested airport disclosure. This is addressed in Stipulation No. 6.

20. 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. 7 through 9.

21. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.

22. 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
Findings

1. The site is appropriately located along local streets within close proximity to 44th Street an arterial street, State Route 143, and the Loop 202.

2. The proposal will develop an underutilized site and provide additional housing options consistent with the 44th Street Corridor Specific Plan.

3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking and bicycling environment.

Stipulations

1. An updated Development Narrative for the Endres Belleview 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 December 20, 2023, as modified by the following stipulations:

   a. Front cover: Revise the date information on the cover page to the following:
      City Council Adopted: [Add Adoption Date]

   b. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, First Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

   c. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Second Sub-Bullet Point: Update "Professional Office" to "Office for Professional Uses" and add another bullet point for "Office for Administrative, Clerical, or Sales Services".

   d. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Third Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

   e. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses Bullet Point: Update “C-2 Uses subject to Performance Standards of Section 623, as listed below”.


g. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Fifth Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

h. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Sixth Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

i. Page 10, D. Development Standards, D.1 Density Maximum: Update Dwelling Units per Gross Acre to 90.2.

j. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5' wide attached sidewalk shall be provided adjacent to parking stalls. Adjacent to Willetta Street, there shall be no planting requirements for any landscape strips located between back of curb and sidewalk.

k. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Update Landscape as follows:

Landscape Strip: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees as needed to achieve shading as standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

l. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Add a section for landscape setbacks as follows:

Landscape Setback: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees to be planted 20 feet on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.
m. Page 11, D. Development Standards, D.2:Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

n. Page 11, D. Development Standards, D.2:Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line), Landscape: Update the heading to “Landscape Setback”.

o. Page 11, D. Development Standards, D.2:Landscape Standards Table, d. Landscape Requirements Adjacent to Belleview Street (South Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

p. Page 11, D. Development Standards, D.2:Landscape Standards Table, d. Landscape Requirements Adjacent to Belleview Street (South Property Line), Landscape: Update the heading to “Landscape Setback”.


r. Page 12, D. Development Standards, D.2:Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape, second paragraph: Replace reference to 20 feet on center to 25 feet on center.

s. Page 12, D. Development Standards, D.3:Parking, Bicycle Parking: Replace standards as follows:

- Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
- Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

2. A minimum 25 feet of right-of-way shall be dedicated for the south half of Willetta Street, adjacent to the development.

3. A minimum 25 feet of right-of-way shall be dedicated for the north half of Belleview Street, adjacent to the development.

4. No parking spaces shall be located within the sight visibility triangles.

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

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. 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.

8. 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.

9. 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.

10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County
Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**
John Roanhorse
January 5, 2023

**Team Leader**
Racelle Escolar

**Exhibits**
- Sketch Map
- Aerial Map
- Conceptual Site Plan date stamped December 1, 2023
- Conceptual Elevations date stamped December 1, 2023 (4 pages)
- Community Correspondence (247 pages)
- [Endres Belleview PUD](#) development narrative date stamped December 20, 2023
APPLICANT'S NAME: Michael Maerowitz, Esq.

APPLICATION NO. Z-25-23

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

6.70 Acres

MULTIPLES PERMITTED

R-3, R-5
PUD

CONVENTIONAL OPTION

51, 136
604

REQUESTED CHANGE:

FROM:
R-3 (3.56 a.c.)
R-5 (3.14 a.c.)

TO:
PUD (6.70 a.c.)

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

APPLICATION NO. Z-25-23

DATE: 5/05/2023

REVISED DATE: 12/29/2023

AERIAL PHOTO & QUARTER SEC. NO. QS 12-38

GROSS AREA INCLUDING 1/2 STREET
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51, 136
604

* UNITS P.R.D. OPTION

62, 164
N/A
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Michael Maerowitz, Esq.
APPLICATION NO.: Z-25-23
APPLICATION DATE: 5/05/2023
REVISION DATE: 12/29/2023
AERIAL PHOTO & QUARTER SEC. NO.: QS 12-38
ZONING MAP: G-11

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.70 Acres

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CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2023\Z-25-23.mxd
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name  Jason McKinney

Street Address  121 W 44th Street  Apt 1070

City  Phoenix  Zip Code  85008

Phone Number

Email

CITY OF PHOENIX

DEC 22 2023
Planning & Development Department
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Printed Name

Street Address

City

Zip Code

Phone Number

Email
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code

Phone Number 480-601-5693

Email
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number 602-295-6374

Email

Page 301
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Bellevue PUD application.

Signature Aileen Koch
Printed Name Aileen Koch Pacific Office Automation
Street Address 4501 E. McDowell Rd
City Phoenix Zip Code 85008
Phone Number (480) 221-8220
Email aileen.koch@pacificoffice.com
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By signing below, I give my support to Endres Bellevue PUD application.

Signature Aldo Rodriguez
Printed Name Aldo Rodriguez
Street Address 4423 E Thomas Rd Suite A
City Phoenix Zip Code 85018
Phone Number 602-857-6776
Email Aldo.rodriguezhernandez@cellshop.us
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Alex Fleming

Street Address 1121 North 44th Street

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Alicia Triassi

Street Address 2303 n 44th St

City Phoenix Zip Code 85008

Phone Number 602.595.3095

Email alicia.triassi@yahoo.com
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Signature ______________________________
Printed Name ______________________________
Street Address 1101 N 44TH Street
City __________ Zip Code __________
Phone Number (602) 773-7379
Email ______________________________
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City __________________________ Zip Code __________
Phone Number __________________________
Email __________________________
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Signature: [Signature]
Printed Name: [Printed Name]
Street Address: [Street Address]
City: [City] Zip Code: [Zip Code]
Phone Number: [Phone Number]
Email: [Email]
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Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A
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Signature ____________________________
Printed Name Andrea Groves
Street Address 1419 N 44th St
City Phoenix Zip Code 85028
Phone Number ____________________________
Email ____________________________
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Signature

Printed Name Andrew Morales Hand of Faith

Street Address 4132 E McDowell Rd. Suite #7

City phx Zip Code 85008

Phone Number 602-314-5951

Email handoffaith77@gmail.com
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Andrew Lang

Street Address 1451 N. 44th St.

City Phx Zip Code 85008

Phone Number

Email
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Signature

Printed Name  ANGEL AFFARO

Street Address  3777 E MCDOWELL RD

City   PHOENIX   Zip Code 85008

Phone Number  480 709 9470

Email    FAVKAN@GMAIL.COM
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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

**By signing below, I give my support to Endres Belleview PUD application.**

Signature
Printed Name
Street Address
City
Zip Code
Phone Number
Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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By signing below, I give my support to Endres Bellevue PUD application.

Signature
Printed Name
Street Address
City
Phone Number
Email

Angelica Luna-Romero
Angelica Luna-Romero
1315 N 44th St
Phoenix
85008

angelenamonterrey@outlook.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I **support** Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature [Signature]
Printed Name [Printed Name]
Street Address 1220 N 44th St.
City PHX AZ Zip Code 85008
Phone Number
Email
STATEMENT OF SUPPORT  
Endres Belleview

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Signature: [Signature]
Printed Name: [Printed Name]
Street Address: 2303 W 44th St Ste 14
City: Phoenix Zip Code: 85008
Phone Number: 602-841-8020
Email: Stono 0033@theupsstore.com
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85018

Phone Number 602-577-8300

Email ben-alex@hotmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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Signature  
Printed Name  
Street Address  
City  Zip Code  
Phone Number  
Email  

1301 E. Steinwood Townhomes
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature
Printed Name  BHUPINDER SINGH  7-Eleven
Street Address  4748 E. McDandell Rd
City  PHX  Zip Code  85008
Phone Number  623-275-8452
Email

Page 327
STATEMENT OF SUPPORT
Endres Bellevue

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Signature

Printed Name
Bianka Wilson

Street Address
1327 N. 44th St

City Phoenix Zip Code 85008

Phone Number Disconnected Temp

Email None
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature [Signature]
Printed Name BI Stigall (HOA President)
Street Address 4420 E Bellevue St
City Phoenix Zip Code 85008
Phone Number (602) 935-5990
Email stigall.bj@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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Signature [Signature]
Printed Name [Printed Name]
Street Address [Street Address]
City [City] Zip Code [Zip Code]
Phone Number [Phone Number]
Email [Email]
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Signature

Printed Name Brandon Tuxla Garcia
Street Address 1419 N 43rd Dr
City Phoenix Zip Code 85003
Phone Number (602) 702-8096
Email

Page 331
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]
Printed Name Brandon Cui
Street Address 4132 E McDowell Rd.
City Phx Zip Code 85008
Phone Number 480-220-9126

Email __________________________________________
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By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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Signature
Printed Name
Street Address
City
Zip Code
Phone Number
Email
STATEMENT OF SUPPORT
Endres Bellevue

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THE ENDRES BELLEVUE DEVELOPMENT WILL:

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By signing below, I give my support to Endres Bellevue PUD application.

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Printed Name

Street Address

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Claudia Lopez

Street Address 1607 N. 46th St

City Phoenix Zip Code 85008

Phone Number 602-883-5455

Email angela122117@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number 602-275-0201

Email
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Signature

Printed Name

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City

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Page 344
STATEMENT OF SUPPORT
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Signature

Printed Name

Street Address 23114 22 414TH STREET

City PHX Zip Code 85014

Phone Number 602-699-0288

Email
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name  Daniel Salado  Aspen Dental

Street Address  2w11 N 44th St Suite 101

City  Phoenix Zip Code  85008

Phone Number  (1602) 718-1600

Email
STATEMENT OF SUPPORT
Endres Belleview

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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 Endres Bellevue PUD application.

Signature [Signature]

Printed Name [Darrell Regan Barber]

Street Address 4041 E. Thomas 104

City Phoenix Zip Code 85018

Phone Number

Email [Darrell Regan Barber @gmail.com]
STATEMENT OF SUPPORT
Endres Belleview

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Signature

Printed Name

Street Address

City __________ Zip Code __________

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By signing below, I give my support to Endres Bellevue PUD application.

Signature  

Printed Name  David Gonzales

Street Address  1422 S. 44 ST

City  Phx  Zip Code  85008

Phone Number  480-524-9537

Email  dfg711@yahoo.com
STATEMENT OF SUPPORT

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Signature [Signature]

Printed Name [Printed Name]

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Signature ____________________________
Printed Name ____________________________
Street Address ________________ N 44th St.
City Phoenix Zip Code 85008
Phone Number ____________________________
Email ____________________________
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name DILLI NAHAR (7-ELEVEN)

Street Address 4748 E. VAN BUREN

City PHOENIX Zip Code 85008

Phone Number 602-275-2326

Email
STATEMENT OF SUPPORT
Endres Bellevue

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Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name Donald Stephen Roth
Street Address 2303 North 44th Street
City Phoenix Zip Code 85008
Phone Number 602-595-3695
Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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THE ENDRES BELLEVUE DEVELOPMENT WILL:

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Donald Steven Roth
Street Address 1720 E Thunderbird Phx 85028
City Phx Zip Code 85032
Phone Number 602-875-1683
Email
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name          Donald  Steven  Roth  Smoking  Vapor

Street Address        2303  North  44th  St

City                  Phoenix          Zip Code  85008

Phone Number          602-595-3695

Email                  SmokingVapor123@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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Signature

Printed Name

Street Address

City  Phoenix, A T        Zip Code  85008

Phone Number

Email  agentd7@outlook.com
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Signature  
Printed Name Edward A. Enríquez  
Street Address 9546 N. 17th Ave  
City Phoenix Zip Code 85015  
Phone Number 480.242.4560  
Email Ed@MWORKS.NET
STATEMENT OF SUPPORT
Endres Belleview

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Signature ___________________________

Printed Name _________________________

Street Address 4422 E Belleview St

City Phoenix Zip Code 85008

Phone Number _________________________

Email ________________________________
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Ely Morales
Street Address 2013 N 47th St
City Phoenix, AZ Zip Code 85008
Phone Number
Email
STATEMENT OF SUPPORT
Endres Bellevue

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Signature

Printed Name   EMILY URSCHLER

Street Address  2938 N 1ST PL

City  SCOTTSDALE  Zip Code  85251

Phone Number  504-385-2415

Email  EBURSCHLER@GMAIL.COM
STATEMENT OF SUPPORT
Endres Bellevue

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Signature
Printed Name
Street Address
City Zip Code
Phone Number
Email

Emmanuela Salfor
Emmanuela Salfor
4132 E Medcalf Rd
Phoenix AZ 85008
602 410 1672
Emmanuela@gmail.com
STATEMENT OF SUPPORT
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City Zip Code

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Signature __________________________

Printed Name __________________________

Street Address 1815 N. 47th St-

City __________ Zip Code 85016

Phone Number 602-718-8449

Email __________________________
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Signature ________________________________
Printed Name ________________________________
Street Address 1121 W 44th St Apt 1054
City Phoenix Zip Code 85008
Phone Number 305-282-3931
Email eosesaghae@stu.ed
STATEMENT OF SUPPORT
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Signature

Printed Name
Estefania Romero

Street Address
3711 E McDowell Rd

City Phoenix Zip Code 85008

Phone Number 602 775 0080

Email Estefania Romero 042s@gmail.com
STATEMENT OF SUPPORT
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Signature

Printed Name

Street Address 4518 E. Thomas Rd

City Phx Zip Code 85018

Phone Number 602-802-6700

Email onelovearcadia@gmail.com
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number 480-720-4124

Email chez.francis@yahoo.com
STATEMENT OF SUPPORT
Endres Belleview

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Signature __________________________
Printed Name Gabriel Saldana
Street Address 2814 N. 44th St.
City Phoenix Zip Code 85008
Phone Number 602 954 8874
Email gabriel.saldana.rodrigo@t-mobile.com
STATEMENT OF SUPPORT
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City  PHX  Zip Code  85006

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature ______________________________

Printed Name Garrett Corbyn

Street Address 2342 N 46TH ST

City Phoenix Zip Code 85008

Phone Number 602-880-3539

Email greenlight999@icloud.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name George Hatment (THE UPS STORE)
Street Address 610 E Bell #2
City Phoenix Zip Code 85022
Phone Number 602-863-1694
Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Phone Number

Email
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number (480) 453-3858

Email gwgott10@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an owner/manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name BUSELLF SALACAR

Street Address 1220 N. 44th St.

City Phoenix Zip Code 85205

Phone Number (602) 648-1072

Email ____________________________
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature Gonzalo Ornelas
Printed Name Gonzalo Ornelas Carmen's Bakery
Street Address 4132 E McDowell Rd
City Phoenix Zip Code 85008
Phone Number 602-668-3167
Email __________________________
STATEMENT OF SUPPORT
Endres Belleview

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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 Endres Bellevue PUD application.

Signature  
Printed Name  Hayden Alley
Street Address  1407 11, 44th St
City  Phoenix  Zip Code  85028
Phone Number  480-695-0837
Email  haydenalley@yahoo.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name Heather Stigall
Street Address 4420 E Belleview St
City Phoenix Zip Code 85028
Phone Number 602 935 5955
Email heatherestigall@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature ____________________________
Printed Name Heather Smith
Street Address 2636 N 36 St Apt 207
City Phoenix Zip Code 85008
Phone Number (602) 757-3834
Email Family Forever 07@JCloud.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Hector Bello

Street Address 2303 N. 44th St Az master barber

City Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT

Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature [Signature]

Printed Name Helen C. Miranda

Street Address 1839 N.43rd St

City Phoenix Zip Code 85020

Phone Number 602-361-0660

Email HelenMiranda2Line.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
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Signature [Signature]
Printed Name [Printed Name]
Street Address [Street Address]
City [City] Zip Code [Zip Code]
Phone Number [Phone Number]
Email [Email]
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Signature ____________________________
Printed Name ____________________________
Street Address ____________________________
City ____________ Zip Code ____________
Phone Number _________
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By signing below, I give my support to Endres Belleview PUD application.

Signature __________________________
Printed Name Jacob Thames
Street Address 1415 N, 44th St.
City Phoenix Zip Code 85008
Phone Number 623-853-3734
Email jacob8834@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Signature

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Street Address

City

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Signature ________________________________
Printed Name _______________________________
Street Address _______________________________
City __________________ Zip Code ____________
Phone Number __________  Phone __________
Email ________________________________
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I **support** Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature: [Signature]
Printed Name: Jared Montana
Street Address: 1101 N 44th St
City: Phoenix Zip Code: 85008
Phone Number: 602 273 7313
Email: Jared, Montana @ Columbia Sussex, com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature  
Printed Name  Jason Shew  
Street Address  4352 E. McDowell Rd  
City  Phoenix  Zip Code  85008  
Phone Number  602-275-5305  
Email  jason@msjol@hotmail.com
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City Anthem

Zip Code 85081

Phone Number 480.748.9455

Email jennifer@dewitte.com
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name  Jessica Lausen
Street Address  1220 N 44th St
City  Phoenix Zip Code 85008
Phone Number (602) 351-6028
Email  jessica.lausen96@gmail.com
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name: Jesus Hernández

Street Address: 4802 W. Palm Ln

City: Phoenix Zip Code: A

Phone Number: 602) 541 789

Email: working on unit 7323 N 44th St
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name John Dickey

Street Address 1408 N 47th PL

City Phx Zip Code 85008

Phone Number 460 259 1724

Email John Dickey @ Hotmail.com
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By signing below, I give my support to Endres Belleview PUD application.

Signature: __________________________
Printed Name: John P. Butler
Street Address: 4439 Belleview
City: PHX Zip Code: 85002
Phone Number: 602-341-7754
Email: Butlerjppin
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Signature

Printed Name John Robinson

Street Address 1270 N 44TH

City PHX AZ Zip Code 85008

Phone Number

Email
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Signature

Printed Name

Street Address

City    Phoenix    Zip Code 85016

Phone Number

Email j.lopez77@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature  Judy Curry

Printed Name  Judy Curry

Street Address  4629 E Almeria Rd.

City  Phoenix AZ  Zip Code  85008

Phone Number  602-220-0491

Email  rjcurry@cox.net
STATEMENT OF SUPPORT
Endres Belleview

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature ____________________________
Printed Name ____________________________
Street Address 1027 N 44th
City AK Zip Code 85008
Phone Number ____________________________
Email ____________________________
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

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Printed Name
Street Address
City, Zip Code
Phone Number
Email
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Endres Bellevue

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Printed Name

Street Address

City

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By signing below, I give my support to Endres Bellevue PUD application.

Signature  ____________________________  Kathryn Ward
Printed Name  ____________________________  Kathryn Ward      Maidpro
Street Address  ____________________________  4902 E McDowell #101
City  ____________________________  Phoenix  Zip Code 85008
Phone Number  ____________________________  602 828 6440
Email  ____________________________  kward@maidpro.com
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Kayla Henderson

Street Address 1121 N 44 St

City Phoenix, AZ Zip Code 85008

Phone Number 480-233-0594

Email bigissykayla2002@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Kayla Shibata-Goodman

Street Address 1449 N 44th St

City Phoenix Zip Code 85008

Phone Number 

Email }
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Printed Name

Street Address

City Arcadia/Phoenix Zip Code 85008

Phone Number

Email
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Kayokie M. Cherry lys

Street Address 1369 N. 44th Street

City Phoenix Zip Code 85008

Phone Number 480 285-5402

Email kayokie@aquas-tots.com
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name KEITH MANTYIV

Street Address 1227 NORTH 43 PLACE

City PHOENIX Zip Code 85008

Phone Number 602-362-8530

Email RESTORER0612@GMAIL.COM
STATEMENT OF SUPPORT
Endres Belleview

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Printed Name

Street Address

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Page 431
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Street Address
City
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Kody Kingsley

Street Address 1921 W. 47th St.

City Phoenix Zip Code 85028

Phone Number 602 451-0699

Email K.Kingsley7@gmail.com
STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City Phoenix Zip Code 85008

Phone Number 480-934-3086

Email Bccnet@kristopher@yemain.com
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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Kyle Baldwin Chipotle

Street Address 4923 E 44TH ST #18

City Phoenix Zip Code 85018

Phone Number 480 602 522 2394

Email 02.0001.HT@thomas@chipotle.com
STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name
Lawren Gooding
TruMed Dispensary

Street Address
1613 N. 40th St.

City Phoenix Zip Code 85058

Phone Number (602) 979-1879

Email Lawren.e@trumedaz.com
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature __________________________
Printed Name LeRoy Singleton
Street Address 1121 North 44th St
City Phoenix Zip Code 85007
Phone Number (602) 486-0704
Email ramath@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Lee Kurry

Street Address 1850 N 44th St

City Phoenix Zip Code 85008

Phone Number 602-550-1703

Email Lee.Kurro@yahoo.com
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By signing below, I give my support to Endres Belleview PUD application.

Signature ____________________________
Printed Name __________________________
Street Address __________________________
City ______ Zip Code ______
Phone Number __________________________
Email __________________________
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support
Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address
41036 E. Granada Rd

City Phoenix Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name
Luis Lopez

Street Address
1249 N HOSP

City
Phoenix
Zip Code
85008

Phone Number
602 394 9253

Email
Luisglopez@icloud.com
STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Thomas + 34th development team; that I am a resident of Phoenix, Arizona; and that I support Thomas + 34th proposed Planned Unit of Development for the approximately 5.7-acre site located on Thomas Rd. in between 34th and 35th St.

The proposed project will include: (1) redevelop an underutilized parcel with luxury residential up to 5-story with high quality amenities; (2) approximately 300 unit mix of multifamily; (3) approximately 590 resident parking spaces; (4) provide 6,700 sf. of ground floor commercial retail space (5) provide enhanced shaded landscape and pedestrian experience along Thomas streetscape; (6) offer high quality, modern architecture.

THE THOMAS + 34TH ST. DEVELOPMENT WILL:

Be a welcome addition to the Thomas corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses along Thomas Rd.
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Thomas + 34th St. PUD application.

Signature

Printed Name Luis Mendez
AZ Master Barbers

Street Address 2303 N. 14th St

City Phoenix Zip Code 85008

Phone Number (602) 752-0010

Email Mendez 030513@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Luis Bernal

Street Address 4528 E Thomas Road

City Phoenix Zip Code 85018

Phone Number (602) 955-1416

Email NA
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature ________________________________
Printed Name ________________________________
Street Address ________________________________
City ___________ Zip Code ________________
Phone Number ________________________________
Email ________________________________
STATEMENT OF SUPPORT
Endres Belleview

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Signature ________________________________
Printed Name ________________________________
Street Address ________________________________
City ______________ Zip Code ________________
Phone Number ________________________________
Email ________________________________
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Endres Belleview

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THE ENDRES BELLEVIEW, DEVELOPMENT WILL:

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]
Printed Name [Printed Name]
Street Address 1419 N 47th St 85006
City PHX Zip Code 85006
Phone Number NA
Email [Email]
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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THE ENDRES BELLEVUE, DEVELOPMENT WILL:

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Manuel Lopez

Street Address 4488 E Bellevue St

City Phoenix Zip Code 85008

Phone Number 623-698-2468

Email M.G. Electrical Services
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEV DEVELOPMENT WILL:

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By signing below, I give my support to Endres Belleview PUD application.

Signature  
Printed Name  
Street Address  
City  
Zip Code  
Phone Number  
Email
STATEMENT OF SUPPORT
Endres Belleview

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature __________________________
Printed Name Maria Abin
Street Address 1121 N. 44th St.
City Phx., AZ Zip Code 85028
Phone Number
Email rosie90@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address 1640 W 36th Ste 106

City Phx Zip Code 85008

Phone Number 602 275 0915

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

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Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email

85018

602 370 3468

mcraver85 @ hotmail . com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 83008 Phone Number 480 271 4165

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Mayra Antunez
Street Address 1236 N. 43rd Pl.
City Phoenix Zip Code 85008
Phone Number (602) 800-2185
Email
STATEMENT OF SUPPORT

Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Encourage walkability with ground level pedestrian access.
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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature  Mayra J. Torres
Printed Name  Mayra Delicia Torres
Street Address  1234 N 41st St
City  Phoenix  Zip Code  85008
Phone Number  602-650-0000
Email  

STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Phoenix Zip Code 85018

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Mickey Martin

Street Address 1422 N 44th St

City Phoenix Zip Code 85008

Phone Number 4222 223 1148

Email zuni.slaw@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature Miguel Zaragoza
Printed Name Miguel Zaragoza
Street Address 4539 E Thomas RD 85018
City Phoenix AZ Zip Code 85008
Phone Number 602 975 8630
Email Miguel Zaragoza@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

Mikes Hann

2303 N 44TH ST

Phoenix, AZ

85008

602-396-7980

Zimbo711@hotmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

The Endres Belleview, Development Will:

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature _______________________

Printed Name Misty Jaramillo

Street Address 1425 N 44th St

City Phx Zip Code 85008

Phone Number 623-432-8346

Email ___________________________
STATEMENT OF SUPPORT

Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 44th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE, DEVELOPMENT WILL:

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City  Phoenix Zip Code  85011

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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THE ENDRES BELLEVIEV DEVELOPMENT WILL:

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature __________________________

Printed Name Mohammed M. Haram

Street Address 1917 N. 44TH St.

City PHX Zip Code 85008

Phone Number 480 216 7012

Email LIVINGGOOD@GMAIL.COM
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Mona Chabot

Street Address 4422 E Belleview St

City Phoenix Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name
Street Address
City
Zip Code
Phone Number
Email

Monseñor Felix Ibarra
4701 E. Hubbell St
Phoenix
85008
623-696-2075
MonseñorFelix@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Morad Jawad

Street Address YIOs E McDowell RD

City Phoenix Zip Code 85008

Phone Number 480-387-9666

Email moradjawad @ email.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Mustl Dr Cafe Nazionale

Street Address 5026 E McDowell Rd

City Phx, AZ Zip Code 85018

Phone Number 480 684-8454

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature ____________________________

Printed Name ____________________________

Street Address __________________________

City __________________ Zip Code __________

Phone Number __________________________

Email _________________________________
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]

Printed Name NATHAN L. AGUILL /beeky Home Healt Health Care, Inc

Street Address 4830 E. McDowell Rd #104 & 105

City Phoenix Zip Code 85008

Phone Number 602-750-9461 (cell)

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Olivia Nichols

Street Address 1341 N. 41st Ave

City Phoenix Zip Code 85073

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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THE ENDRES BELleview DEVELOPMENT WILL:

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Orlando Vasquez

Street Address 1121 N 44 St.

City PHX Zip Code 85008

Phone Number (602) 717-9560

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature
Patrick Landis
Printed Name
PL LANDIS
Street Address
313 N McInerney
City PHOENIX Zip Code 85001
Phone Number N/A
Email N/A
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

N/A
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name
Rachael Callan Lang

Street Address
1451 N. 44th St

City Phx Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name: Randy Rasmussen
Street Address: 200 E. McDowell Rd
City: PHX Zip Code: 85008
Phone Number: (602) 374-4867
Email: robert@grjauto.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature
Printed Name
Street Address
City
Zip Code
Phone Number
Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature __________________________
Printed Name ____________________________________________________________________
Street Address ____________________________________________________________________
City ______________________________________________________________________________
City ______________________________________________________________________________
Phone Number ______________________________________________________________________
Email ______________________________________________________________________________
STATEMENT OF SUPPORT
Endres Bellevue

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Richy Mendez

Street Address 2605 N 38th St

City Phoenix Zip Code 85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46\textsuperscript{th} Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
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Endres Belleview

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature ______________________________________________________________________
Printed Name __________________________
Street Address 1524 N. 48th Street
City Phoenix Zip Code 85008
Phone Number 480-747-0163
Email rob@expertsautocare.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name ROBERT H. JORDAN

Street Address 4902 E. McDowell Rd #100

City PHOENIX Zip Code 85008

Phone Number 602- 244- 8400 EXT. 104

Email Rjordan @ jordan eng.net
STATEMENT OF SUPPORT
Endres Belleview

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature  [Signature]
Printed Name  Robert Hough
Street Address  1111 N 44TH ST. / #456
City  Phoenix  AZ  Zip Code  85008
Phone Number
Email  [Email]
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City  AZ Zip Code  85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

[Signature]

Printed Name  Ronald H Johnson

Street Address  4707 E McDowell

City  PHX  Zip Code  85008

Phone Number  631-219-8530

Email  Ronald H Johnson@msn.com

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STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name Rosalie Gonzalez

Street Address 1911 N. 47th Place

City Phoenix Zip Code 85008

Phone Number

Email Rosalie9312@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature
[Signature]

Printed Name
Roxy Karakey

Street Address
4914 E. McDowell Rd #101 Safeway

City
Phoenix
Zip Code
85008

Phone Number
480-955-4821

Email
RoxyEsafeway612
STATEMENT OF SUPPORT
Endres Bellevue

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature: Roy Curry
Printed Name: Roy Curry
Street Address: 4629 E. Almeria Rd.
City: Phoenix Zip Code: 85008
Phone Number: 602-220-0497
Email: rjcurey@cox.net
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature  Ruth Palmer

Printed Name  Ruth Palmer / Windom Security

Street Address  4914 E. McDowell Rd, #101

City  Phoenix Zip Code  85008

Phone Number  480-865-4272

Email  info@windomsecurity.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name  Ryan Adams
Street Address  1415 N. Country Club Rd
City  Mesa, AZ  Zip Code  85201
Phone Number  480.604.4381
Email  namemage@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 44th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature [Signature]
Printed Name [Bada Ahmed]
Street Address 1220 N 44th Street
City [Phx A2] Zip Code [85008]
Phone Number [423-262-4992]
Email [BadaaAli818@gmail.com]
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Samantha Fernandez

Street Address 1121 N 44th St

City Phoenix Zip Code 85008

Phone Number 480-790-3129

Email Vhicks@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Samantha Ulmer

Street Address 1121 N 44th

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature Sara Acevedo

Printed Name Sara Acevedo Buffalo Wild Wings

Street Address 2641 N. 46th St. Suite 102

City Phoenix Zip Code 85008

Phone Number 602-249-3511

Email BWW0811@inspirebrands.com
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature ____________________________
Printed Name Sebastian Sanude
Street Address 121 N __________ x 44th St
City Phoenix Zip Code 85008
Phone Number 480-570-3765
Email Sebastian Sanude441@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature ____________________________
Printed Name _________________________
Street Address ________________________
City __________________ Zip Code ______
Phone Number _________________________
Email ________________________________
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE, DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

Shayla Woodland

437 N. 44th St.

Phoenix

85008

480.233.5197

ShaylaWoodland@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature Shelly Staples
Printed Name Shelly Staples
Street Address 4490 F BELLEVUE ST
City PDX Zip Code 85008
Phone Number (602) 693-5031
Email Shelly Staples 38alyah00.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature
Printed Name  
Street Address  
City  
Zip Code  
Phone Number  
Email  

STATEMENT OF SUPPORT
Endres Belleview

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THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature __________________________
Printed Name Shueib Mohamed
Street Address 1220 N 44 St
City PHX Zip Code 85008
Phone Number 602-366-5292
Email Shueibsupp@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEU DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]
Printed Name Skylar Moschelle
Street Address 2303 N 414th St #11
City Phoenix Zip Code 85008
Phone Number 602-623-6827
Email kei.collective@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature ___________________________ (THE SHOP)
Printed Name STEVEN LOY
Street Address 3914 E McClure
City PHX Zip Code 85038
Phone Number 480-255-6981
Email

* Also a resident of support*
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address 4202 E McDowell Rd

City PHX Zip Code 85008

Phone Number +1 760 884-6043

Email softmex93 @gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email

Page 513
STATEMENT OF SUPPORT
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By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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Signature

Printed Name

Street Address

City

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Teshanna Bradford

Street Address 121 N 44St

City Phoenix AZ Zip Code 85008

Phone Number 477-75570

Email Tesh. work@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature Todd N. Dowden
Printed Name Todd N. Dowden
Street Address 1121 N 44th
City Phoenix Zip Code 85008
Phone Number N/A
Email N/A
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name Troy Diller

Street Address 1121 N 44TH ST

City Phoenix Zip Code 85008

Phone Number 480 852 0840

Email Troy Diller52@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Encourage walkability with ground level pedestrian access.
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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]
Printed Name Valerie Johnson
Street Address 2121 N. 44th St
City Phx Zip Code 85008
Phone Number (423) 759-4203
Email [Email]
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name

Street Address
1917 N. 44th St.

City PHX Zip Code 85008

Phone Number 480-216-7012

Email anikina.vera2@gmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44th St. corridor area.
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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature ________________________________
Printed Name Victor Basek Burger King
Street Address 175 N 46th St
City Phoenix Zip Code 85008
Phone Number 928-451-2019
Email ________________________________
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name  Wendy Sanchez Avila

Street Address  1406 N 43rd Pl

City  Phoenix Zip Code  85008

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I **support** Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 863 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

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By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name **William Sherry**

Street Address **4613 E Almona Lane**

City **Phoenix** Zip Code **85008**

Phone Number

Email
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

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Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature William C. Columbus
Printed Name
Street Address 1303 N. 44th St.
City Phoenix Zip Code 85008
Phone Number 602-574-2090
Email

Security Code off Belleview
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am a resident of Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

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Signature __________________________
Printed Name ___________________________
Street Address ___________________________
City ________ Zip Code __________
Phone Number ___________________________
Email ___________________________
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature _______________________
Printed Name  Yair Tutla
Street Address  1419 N 43rd Pl
City  Phoenix   Zip Code  85008
Phone Number _______________________
Email  Tutla@yair@gmail.com
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVIEW DEVELOPMENT WILL:

Be a welcome addition to the 44TH St. corridor area.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature
Printed Name
Street Address
City
Zip Code
Phone Number
Email
STATEMENT OF SUPPORT
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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email
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Endres Belleview

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature [Signature]
Printed Name Jam Delacoe
Street Address 1628 N 44th St
City Phoenix Zip Code 85008
Phone Number 602-756-3513
Email Delacoe820@hotmail.com
STATEMENT OF SUPPORT
Endres Belleview

By signing my name below, I acknowledge that I have met with representatives of the Endres Belleview development team; that I am a resident of Phoenix, Arizona; and that I support Endres Belleview proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Belleview Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

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Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
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Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature

Printed Name

Street Address

City Zip Code

Phone Number

Email
STATEMENT OF SUPPORT
Endres Bellevue

By signing my name below, I acknowledge that I have met with representatives of the Endres Bellevue development team; that I am an Owner/Manager of a business in Phoenix, Arizona; and that I support Endres Bellevue proposed Planned Unit of Development for the approximately 7.12 gross acre site located at northwest corner of 46th Street and Bellevue Street.

The proposed project will include (1) redevelop an underutilized parcel; (2) six story mixed-use residential community that will add replacement and new dwelling units to the 44th Street corridor approximately 604 unit mix of multifamily; (3) approximately 760 resident parking spaces; (4) provide 4000 sf. of ground floor commercial retail space; (5) provide enhanced shaded landscape and pedestrian experience within the 44th St. corridor; (6) offer high quality, modern and upscale urban living experience.

THE ENDRES BELLEVUE DEVELOPMENT WILL:

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses.
Offer a new restaurant and other commercial uses to support the local residents
Encourage walkability with ground level pedestrian access.
Enhance streetscape and pedestrian experience with lush landscaping.
Bring needed sales taxes and jobs for the City of Phoenix.

By signing below, I give my support to Endres Bellevue PUD application.

Signature

Printed Name  METRO BY T-MOBILE

Street Address  4111 E McDowell Rd

City  Phoenix  Zip Code  85008

Phone Number  1-202-312-439

Email  SELDA.METRO@gmail.com
Dear: City of Phoenix Planning and Development Dept., Phoenix City Council and Camelback East Village Planning Committee,

Filed by Snell & Willmer on Behalf of Endres Belleview.

I wanted to contact you and provide my attachments and objections so you would have them on hand for any upcoming meetings on the proposed case filings and the High-Density 604 dwellings (6) story Project proposed to be dropped right down next to Eastwood Townhomes and the surrounding existing neighborhood.

I have previously sent an email with these attachments yesterday to the assigned City of Phoenix Village Planner Mr. John Roanhorse, and he has replied they were received.

My first residence at Eastwood Townhomes neighborhood was back in 1982 (over 40 years ago) and as a current Eastwood Townhomes owner (resident owner 1989-1993, resident renter all the way back in 1982 and now since 1993 to current day an owner/landlord) about these proposed cases:

Case No. Z-25-23-8
Case No. GPA-CE-1-23-8
Filed by Snell & Willmer on Behalf of Endres Belleview.

I have attached my concerns and opinions for your review and consideration.

I believe both cases should be denied entirely without revision opportunities, and I have provided details as to why in my attachments along with this letter.

On the attachments, I have noted my observations and the many negative impacts on our neighborhood that were a direct result of the High-Density Alanza Place Apartments constructed south of Eastwood Townhomes neighborhood several years ago which has only gotten worse, especially on weekends.

In addition, I was on site again all day yesterday assisting my renter and drove around the entire neighborhood area to see for myself what they are proposing. What I saw was disturbing, the neighborhood is already grossly
overwhelmed by pedestrian, vehicle parking and vehicle traffic already. I took some pictures, and 46th St. and Willetta already look like parking lots, bumper to bumper vehicle parking on both sides of the streets during the middle of the day. These are major safety, property, and crime issues for all our current neighborhood area residents, especially children and nearby Balsz Elementary School. If these cases are approved and this project is allowed to proceed it will substantially add to these current and increasing issues and only exacerbate these problems for our neighborhood.

I expanded my drive through our neighborhood area, and there are currently under construction multiple and massive High-Density Apartment, Townhome Complexes that are being built just North of the 202, South of McDowell Rd. between 38th St East to 44th St. which will meet current and future housing needs and requirements. Most of these are being constructed on what were vacant parcels of land from what I know.

This proposed project is clearly not necessary for our neighborhood, as the Snell & Willmer notification letter inferred, in my opinion. This project will only be detrimental, and if the Cases are approved simply allow the current land parcel owners to substantially profit at the expense of all other neighborhood residents current and future, in my opinion.

Please deny both cases without opportunity for revision:
Case No. Z-25-23-8
Case No. GPA-CE-1-23-8

Thank you for your time and consideration.

Kurt R. Harrison
Eastwood Townhome owner
Regarding: Case No. Z-25-23-8

As a longtime Eastwood Townhomes rental resident initially in 1982, then owner resident 1989-1993 and now an owner landlord since 1993, I wanted to make my observations, opinions and objections known to the City of Phoenix Planning and Development Board, going forward referred to as: (CPPD).

Upon reviewing the Snell & Willmer notification letter, their case requests on behalf of their client Endres Bellevue and the proposed High-Density Project details which they sent out to Property Owners and Neighborhood Organizations in our neighborhood are.

For your review.

I respectfully request this Re-Zoning Case No. Z-25-23-8 request should be denied in full, and have provided my opinions, reasons, impact, and experiences (After High-Density Alanza Place was built along 44th St. & Bellevue) below for your review.

1. The parcel of land is currently being utilized for exactly what CPPD intended, planned and is zoned for in our neighborhood, and the parcel should not be re-zoned so an entity can profit substantially, dropping in/pigeonholing a massive high-density project with not (1) but (2) (6) story buildings; the parcel is currently roughly 42 residential
units and they are proposing 604 residential units and street level retail, all at the cost and safety of the surrounding established Phoenix neighborhood.

2. CPPD previous approval and construction of High-Density residential project Alanza Place Apartments (I believe it is 4 stories) at 44th St. & Bellevue could provide CPPD with a prime case study or example of the impact on quality of life, infrastructure and safety such a High-Density project like this will have on our neighborhood.
   a. Decreased child and pedestrian safety.
   b. Decreased Balsz School student safety due to increased traffic and increased vehicle street parking.
   c. Increased vehicle traffic and congestion on side streets substantially.
   d. Unbelievable street parking and vehicle congestion on Bellevue St., especially on weekends. Please go by on a weekend when inspecting.
   e. High-Density Alanza Place has already added substantial students’ enrollment to the Balsz school district.
   f. Increased crime due to the increase in pedestrian traffic.
   g. Decreased quality of life and resident safety.
   h. Potential, if approved, for a major increase in crime in the neighborhood area due to the substantial additional increase in vehicle and pedestrian traffic.
i. Block all eastern views, or views of Papago Park for some residents.

j. Multiple land parcels in the area that are already zoned and available for a High-Density project such as this that the petitioners could invest in.

k. Resident and Service support vehicle access which adds substantial street congestion and decreases safety of all residents.

3. There are other ways for this land parcel owners to optimize their property without impacting the lives of all the other Phoenix residents that have invested and live in this established neighborhood by requesting to build a High-Density residential project in a single family or multiple family well established Phoenix residential neighborhood.

4. The proposed project utilization of residential side streets of Willeta and 46th St. for egress and regress, cannot support the additional residents’ vehicles and services support vehicles traffic that will be created for egress and regress that would be required if this High-Density project Re-Zoning Case No. Z-25-23-8 is approved. If CPPD would, please look at the impact Alanza Place has already had on Bellevue St., vehicle congestion, safety, and the quality of life in our neighborhood.

5. Also, it appears that the owners of this parcel submitting this request possibly have the substantial means to invest and acquire a City of Phoenix parcel of land available on
the market that is already appropriately zoned for their High-Density project, as well as, appropriate for that neighborhood and would not negatively impact current Phoenix residents in a long-established neighborhood. Such as the parcels located just south of the 101 at 44th St. and Van Buren St.

6. The current Phoenix residents in this neighborhood do not have the same substantial means to be able to just pick up and move due to this High-Density project known and unknown negative impacts should Re-Zoning Case No. Z-25-23-8 be approved.

Thank you for your time and consideration.

Kind Regards,

Kurt Harrison, Eastwood Townhomes Owner
Hello Mr. Roanhorse,

I was at the meeting on Tuesday and was wondering about the aerial photo that was presented w/my previous letter from Snell & Wilmer, dated Sept. 21st.

There is nothing shown at the corner of 46th St. & Willetta, where Berghoff Maintenance Company's truck lot is and its business (where A.D.O.T. occupied & Aztec Engineering was) in the cul-de-sac.

You see, every morning from 5:00 a.m. to 2:00 p.m., both North and South sides of Willetta and 46th Street are lined with about 80 cars, of Hispanic workers who work for Berghoff Maintenance Co., Monday through Friday. The congestion of too much traffic for a 'No Outlet' area will be overwhelming with car back-ups waiting to get onto 44th Street. And, the idea of installing another traffic light at Willetta and 44th Street is NOT a good plan, as it would be too close to McDowell.

As mentioned at the meeting, there will be 604 units and 976 parking spaces, but does include the retail workers, maintenance personnel and vendors? I couldn't imagine.

Do you think this project could be reduced in size to 3 story buildings, to match the existing area's developments?

I plan on attending the next meeting, in November? Hopefully I'll get notification and if you have time, Mr. Roanhorse, could you please give me a call at: 602.275.8846 or 602.448.5225.

Thank you kindly,

Kathleen Brown
Eastwood Townhouses Owner, Lot 28
1351 N. 44th Street
Phoenix, AZ  85008-5603
Wednesday, November 8, 2023

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

Re: Re-Zoning Application # GPA-CE-1-23-8, Case # Z-25-23-8

Ladies and Gentlemen:

Please see the attached Email that I'd sent to Mr. John Roanhorse, regarding the above -- a 6 Story, Multi Family apartment project, housing 604 units, some Studio, Single, Double and 3 Bedroom, with 976 reserved car parking spots and Retail Shops...all planned on a No Outlet area, on 46th Street, between Willetta and Belleview Streets, Phoenix, AZ 85008

I've read that this information and my 'valid' opinions will be kept in the file for the above applicant, who I might add, is from Minnesota, not a resident?

Please understand the attached is for the betterment of our community at Eastwood Townhouses, the Alexa Apartments on Belleview, The Holiday Inn on Willetta and please note: The Berghoff's maintenance workers cars parked M-F, 5 am to 3 pm...this would be a nightmare to live and try to drive, on a daily basis.

Thank you kindly.

Kathleen Brown, Eastwood Owner, Lot 28
1351 N. 44th St.,
Phoenix, AZ 85008
602.275.8846

cc: John Roanhorse
      City of Phoenix Village Planner
2nd Neighborhood Meeting, Thursday, November 9th at Radisson Hotel

From: relishcuisine@aol.com (relishcuisine@aol.com)
To: john.roanhorse.iii@phoenix.gov
Date: Wednesday, November 8, 2023 at 01:38 AM MST

Hello Mr. Roanhorse,

I'm a resident at Eastwood Townhouses and was at the Informational Meeting in October regarding the above.
I'd mentioned that the Berghoff Design Group/Landscape Maintenance Company at 4561 E. McDowell Road, Phoenix, AZ 85008, occupies the space that, in the aerial photograph of the cul-de-sac, DOES NOT show up in the photo.

From 45th Street area on Willetta Street to 46th Street, and South on 46th Street to Belleview, is lined with Berghoff Maintenance workers cars on both sides of the streets, every Monday through Friday, from 5:00 a.m. to 3:00 p.m. This congestion of traffic and parking would not be possible if the 6 story apartment buildings be constructed.

I've noticed that City workers have been at the Intersection of 44th Street and Belleview, doing underground work - possibly making a left turn signal install?

Funny how this is being done before the meeting. Funny how they also repaved/seal coated Willetta, 46th Street and Belleview yesterday and today.

The last time we spoke I'd asked you if you had a chance to drive to see the workers cars lined up on Willetta and 46th Street, but you hadn't. I found a workers notice on the ground on Willetta; that they had to park around 37th Street during this time of seal coating and a shuttle would bring them to the work site.

Is there a connection to Berghoff and the man's name on the APPLICATION TO AMEND? Both from Minnesota? Was the aerial photograph 'photo-shopped' to not show Berghoff's Company's vehicles in the cul-de-sac, on the East side of 46th Street? Or is this photo 25 years old?

I don't understand why The City Of Phoenix would allow this COMPLEX to be built, knowing the amount of people, stuffed into a 'No Outlet' area, is going to cause traffic congestion back up and irritable drivers with no where to go, but wait and wait.

I timed sitting at the light at 44th Street and McDowell yesterday, I sat for 3 minutes, then had to wait for another light, due some knuckle head being on their phone...9-10 minutes later, I got to make a L turn!

I've lived at Eastwood since 1992 and have seen the growth, over populated now and double to triple the traffic, waiting to get on 44th Street...and that's just how things are now.

Mr. Roanhorse, don't you think more time is needed to come up with a better solution? Possibly make the buildings be 3-4 story's high instead of 6, so they blend in w/what is already around the area?
Why do Snell & Wilmer think this will increase the value of our property at Eastwood? I wouldn’t want to live where I can’t get out on our small side streets because of lines of cars waiting to get on 44th Street. Would you?

I’ll be at the meeting on Thursday evening. My concerns are of more than I. Many owners here are not happy about our Board not petitioning against this project. How can we have a say?

Thank you for your consideration Mr. Roanhorse. I’ll look forward to hearing from you, if you have time.

Kindly,

Kathleen Brown
1351 N. 44th St.
Eastwood Owner Lot 28
602.275.8846
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION TO AMEND THE GENERAL PLAN

Application No: GPA-CE-1-23-8

I hereby request that the General Plan for Phoenix be amended in the following manner.

Case Type: Map Amendment

Site Location: Northwest corner of 46th Street and East Belleview Street

Total Acreage: 6.70

Village: Camelback East

Reason for requested change:
Minor General Plan Amendment to allow mixed use (multifamily/retail)

Current Plan Designation(s):
Residential 5 to 10 du/ac (6.70 Acres)

Request Plan Designation(s):
Mixed Use (6.70 Acres)

Is this request related to a rezoning application? Y
if so, rezoning Case No. Z-25-23-8

[ ] Map showing site and requested plan designation(s).
[ ] Completed applicant analysis questions.

Fee $5,000.00 Fee Waived $0.00 Fee Date 05/02/2023 Receipt 23-0033497 Purpose Original Filing Fee

Applicant: Endres Belleview, LLC
Address: 1505 River Shore Drive
Company: 
E-Mail Address: ngriemsmann@swlaw.com

Phone Number: (602) 382-6824
City/State/Zip: Hastings MN 55033

Initiation: Property owner of entire site

I declare that all information submitted is true and correct to the best of my knowledge and belief. I understand that any error in my application may be cause for changing its scheduling.

APPLICANTS SIGNATURE: 

DATE: 5/22/23

200 W. Washington Street, 2nd Floor * Phoenix, Arizona 85003 * Tel: (602) 262-7131 * Fax: (602) 495-3791

Page 543
Village Planning Committee Meeting Summary

Z-25-23-8
INFORMATION ONLY

Date of VPC Meeting: October 3, 2023
Request From: R-3 and R-5
Request To: PUD
Proposal: Multifamily and retail
Location: Northwest corner of 46th Street and Belleview Street

VPC DISCUSSION:

Cases GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

Two members of the public registered to speak on this item in opposition.

APPLICANT PRESENTATION:

Michael Maerowitz representing the applicant Snell & Wilmer, LLP introduced himself noted the presentation is for information only and will cover the General Plan Amendment as well as the rezoning application. Mr. Maerowitz displayed maps, the site plan and traffic information on the proposed development. Mr. Maerowitz provided conceptual details on the proposed site, landscaping, streetscapes, adjacent developments, and street changes. Mr. Maerowitz described the conditions of the site noting the existing multifamily housing and vacant areas. Mr. Maerowitz describe the developmental history of this site and the intent of the proposal which would improve residential opportunities and street improvements that would benefit the entire area. Mr. Maerowitz stated that the existing local streets and sidewalks were in need of improvement and the proposal would provide pedestrian access, shading and create a better environment for the area. Mr. Maerowitz discussed all the adjacent developments and the proposed streetscape connectivity to the neighborhood. Mr. Maerowitz displayed conceptual streetscapes for 46th Street and Willetta Street and how changes were prepared and how they will be implemented. Mr. Maerowitz discussed the rezoning application and the minor General Plan Amendment application and noted the current status is residential 5 to 10 dwelling units per acre and the request to change to Mixed Use category. Mr. Maerowitz stated that the current zoning is R-3 and R-5 and the proposal is a request to rezone to a Planned Unit Development (PUD) which will allow the creation of a unique development. Mr. Maerowitz described the proposed Mixed Use Development that will include residential and commercial use with 604
residential units with one-to-three-bedroom units with extensive amenities. Mr. Maerowitz stated that the proposal includes ground level retail/commercial development, and the building height will be six stories and will have over 900 parking spaces. Mr. Maerowitz stated that 116 bicycle spaces will be provided as well as a bike repair station within the development. Mr. Maerowitz discussed the site layout and the development for the two buildings and the parking associated with each. Mr. Maerowitz described the internal driveway that separates the two buildings, and the automobile access points for each. Mr. Maerowitz stated that one objective of the proposal was to improve the streetscape along Belleview Street with an emphasis on sidewalks and landscaping. Mr. Maerowitz described the retail location and the intention to have a connected pedestrian network that would activate the ground level and pedestrian activity. Mr. Maerowitz discussed the streetscape design along 46th Street noting the addition of sidewalks and landscaping to promote a shaded environment. Mr. Maerowitz stated the proposal will include a second level with amenities and this design will break up the building massing. Mr. Maerowitz stated the proposed design responded to the adjacent buildings by including a courtyard with trees to act as a visual buffer. Mr. Maerowitz discussed the building setbacks and the intent of incorporating building separation to promote landscaping. Mr. Maerowitz noted the community outreach that was provided which included door to door engagement, to provide information and obtain feedback on the proposal. Mr. Maerowitz noted that one primary concern from the neighbors was on street parking and the location of the retail area which was relocated to the eastside of the development to decrease any disruption to the surrounding neighborhood. Mr. Maerowitz stated that 187 letters of support were received, and some neutral responses were also received.

QUESTIONS FROM THE COMMITTEE:

Committee Member Sharaby noted that the retail location was initially on the south side and is now on the east side, but the parking would remain on the south side of the development and asked about the status of parking. Mr. Maerowitz responded that the initial retail location was on the southwest corner and now there are two retail areas along 46th Street and that is where some bicycle parking will be located. Committee Member Sharaby asked if the parking is along 46th Street and what has changed in that area. Mr. Maerowitz responded that they are now including some live-work units along Belleview Street. Committee Member Sharaby asked if there would be more residential units with the change. Mr. Maerowitz responded that the number of units would not change.

PUBLIC COMMENTS:

Mr. Blyden Boyle, Jr. a resident adjacent to the proposed site introduced himself and stated that this was the first time he had seen the plans and presentation. Mr. Boyle stated the proposal is a well thought out plan to improve the area and provide residential options. Mr. Boyle said he opposes the project and thanked the Committee for the opportunity to speak.
Mr. Scott (Timothy) Chandler a resident on Belleview Street introduced himself and thanked the Committee for the opportunity to speak. Mr. Chandler stated he and his neighbors are concerned about the traffic which is expected to increase up to 200 cars per day which is a lot for Belleview Street. Mr. Chandler stated the current residential developments in the area did not have enough parking so there is considerable parking on the street. Mr. Chandler stated that the streets are crowded and narrow which is unsafe for pedestrian movement. Mr. Chandler stated that he prefers there would be no parking along portions of the street and asked the applicant to consider this as part of the development. Mr. Chandler thanked the applicant for adding in more parking to the proposed site and relocating the retail site.

APPLICANT RESPONSE:

Mr. Maerowitz thanked the Committee and each speaker. Mr. Maerowitz stated he would be available to meet with the speakers or anyone who has questions. Mr. Maerowitz responded that they are concerned with the on-street parking, and this is an issue and that is why additional parking was added to the proposal.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Chair Swart stated he appreciated the presentations and commented that when the project comes back to the Committee for action they will look at it in totality and that the applicant has been responsive to many of the issues raised. Chair Swart stated he encourages citizens and Committee Members to reach out and ask questions about the project and noted the concerns with parking and the need to get cars off the street.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.
Village Planning Committee Meeting Summary

Z-25-23-8

Date of VPC Meeting  January 9, 2024
Request From  R-3 and R-5
Request To  PUD
Proposal  Multifamily and retail
Location  Northwest corner of 46th Street and Belleview Street
VPC Recommendation  Approval per the staff recommendation
VPC Vote  15-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning district, and the surrounding uses.

APPLICANT PRESENTATION:

Nicholas Wood representing the applicant Snell & Wilmer, LLP introduced himself. He noted the presentation will cover the General Plan Amendment as well as the rezoning application. Mr. Wood stated that since the Committee had previously heard the information only the presentation would focus on key details to allow for questions and discussion. Mr. Wood displayed a presentation and identified the site and location adjacent to State Route 143 and 46th Street. Mr. Wood stated there are some existing residential units and a portion remains vacant. Mr. Wood stated that in the adjacent area there are existing residential units and as a hallmark of their design team they conducted substantial outreach in the area. Mr. Wood identified the adjacent developments and their uses. Mr. Wood displayed photographs of the existing streetscape noting there were no sidewalks and landscaping along Willetta Street, 46th Street and Belleview Street. Mr. Wood stated the proposal includes a request to change Land Use Designation to Mix Use so some commercial space could be included in the
development. Mr. Wood stated the rezone request to PUD will include 604 residential units, 2,500 square feet of ground floor commercial, six stories and approximately 970 parking spaces. Mr. Wood stated that parking for the proposal was revised since the information presentation noting the Committee’s questions regarding parking. Mr. Wood stated there is additional parking that will be situated underground with spaces in both buildings and the result is one parking space for every bedroom in the project. Mr. Wood stated that the number of bicycle parking spaces has been increased as well as more lush landscaping that will greatly increase the aesthetic quality of the area. Mr. Wood displayed images of the proposal noting the high-quality architecture and streetscape features with color and movement. Mr. Wood stated with size and the design of the buildings there are features to break up the facades with indentations where amenities are placed. Mr. Wood stated that they have received 236 letters of support, 34 people who are neutral and the design team spent a lot of time conducting outreach. Mr. Wood stated they worked closely with staff to prepare the stipulations and they do not expect to change any of them. Mr. Wood concluded his comments asked the Committee for questions.

QUESTIONS FROM THE COMMITTEE:

Committee Member Whitesell stated he had not been the Committee for the information presentation and had questions. Committee Member Whitesell asked about trash and recycling on the site. Mr. Wood responded that waste and recycling are contained within the buildings. Committee Member Whitesell asked how electric vehicle recharging would be accommodated. Mr. Wood responded that five percent of the parking would have electric vehicle charging available, noting this would be over 45 parking spaces. Committee Member Whitesell asked about building signage. Mr. Wood responded that there would be a comprehensive sign package as part of the development. Committee Member Whitesell stated that there is a concern with having sign at the top of the building which could be obtrusive to residents to the west. Mr. Wood responded that there would not be building signage on the westside of the development any signage would be oriented toward the freeway. Committee Member Whitesell stated the intention of the city is to provide a diverse range of housing options price and types and was there any consideration for price ranges. Mr. Wood responded that the client intentionally sought to include more studio and one-bedroom units and provided various rental price ranges. Committee Member Whitesell asked how the proposed rental price compares to other rentals in the adjacent neighborhood. Mr. Wood responded that he was not able to answer the question. Committee Member Whitesell noted that there were a couple letters of opposition which stated concerns about ingress and egress to the neighborhood and the volume of street parking on Willetta Street and 46th Street. Committee Member Whitesell asked how traffic safety concerns can be addressed for the area.

Chair Swart responded that the city can put up signage to allow parking in certain areas with a permit and in some cases, this has reduced on street parking. Chair Swart stated the Street Transportation Department could do their own study in the area to determine what the parking demand would be. Committee Member Whitesell asked if
the area had permitted parking would that be for residents in the area or employees of adjacent businesses. Chair Swart stated a permit would allow parking for people who live in the neighborhood.

Mr. Wood responded that they can only control what they can and the adjacent business parking on the street is something they cannot control. Mr. Wood noted that for the proposal they adjusted their parking so their residents can park on the site not on the street.

Committee Member Whitesell noted that the letters of opposition stated the number of units overwhelms the local infrastructure. Mr. Wood responded that everyone has an opinion and the concerns for the increased density has been addressed and they have conducted substantial outreach in the area. Mr. Wood stated that the issue is not always a matter of numbers but one of function and programming and the proposal is building to the market.

Committee Member Whitesell noted a separate concern as the proposal will be constructed in phases. Committee Member Whitesell expressed that the city has concern with displacing residents and that the existing residents may be displaced for the construction of the existing site. Committee Member Whitesell asked if there was anything being done for the displaced residents. Mr. Wood stated there will be assistance provided by the developer for displaced residents.

PUBLIC COMMENTS:
None.

APPLICANT RESPONSE:
None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

Committee Member Whitesell asked for a discussion on the rezone request. Committee Member Whitesell noted the compatibility of the proposal in the existing neighborhood with variations in building height is a concern. Committee Member Whitesell expressed concern about the outreach conducted with the adjacent townhome residents nothing that the feedback were form letters and there were two individual letters of opposition and that should be considered in the vote.

Committee Member Sharaby commented the proposal is a great project and it will be a tremendous improvement to the area and acknowledged the applicant’s willingness to adjust parking and is supportive of the project.
**Vice Chair Fischbach** commented that Committee Member Whitesell makes some good points however the location of the project adjacent to the freeway and the vacant lot make the proposal a good option for this site and is supportive of the project.

**MOTION:**

**Committee Member Barry Paceley** motioned to recommend approval of Z-25-23-8 per the staff recommendation. **Committee Member Sharaby** seconded the motion.

**VOTE:**

15-1; motion to recommend approval of Z-25-23-8 per the staff recommendation passes with Committee Members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Grace, Jurayeva, Langmade, O'Malley, Paceley, Schmieder, Sharaby, Fischbach, and Swart in favor; with Committee Member Whitesell opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no comments.
**APPLICATION #: Z-25-23-8 (Endres Belleview PUD) (Companion Case GPA-CE-1-23-8)**

**Location:** Northwest corner of 46th Street and Belleview Street

**From:** R-3 and R-5

**To:** PUD

**Acreage:** 6.70

**Proposal:** PUD (Planned Unit Development) to allow multifamily and retail

**Applicant:** Endres Belleview, LLC

**Owner:** Endres Belleview, LLC

**Representative:** Michael Maerowitz, Esq., Snell & Wilmer, LLP

**ACTIONS:**

**Staff Recommendation:** Approval, subject to stipulations.

**Village Planning Committee (VPC) Recommendation:**

**Camelback East** 10/3/2023 Information only.

**Camelback East** 1/9/2024 Approval, per the staff recommendation. Vote: 15-1.

**Findings:**

1. The site is appropriately located along local streets within close proximity to 44th Street an arterial street, State Route 143, and the Loop 202.

2. The proposal will develop an underutilized site and provide additional housing options consistent with the 44th Street Corridor Specific Plan.

3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking and bicycling environment.
Stipulations:

1. An updated Development Narrative for the Endres Belleview 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 December 20, 2023, as modified by the following stipulations:

   a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]

   b. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, First Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

   c. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Second Sub-Bullet Point: Update "Professional Office" to "Office for Professional Uses" and add another bullet point for "Office for Administrative, Clerical, or Sales Services".

   d. Page 9, C. List of Uses, C1: Permitted Uses, Live Work Units, Third Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

   e. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses Bullet Point: Update “C-2 Uses subject to Performance Standards of Section 623, as listed below”.


   g. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Fifth Sub-Bullet Point: Update "Retail" to "Retail, as permitted in the C-2 District".

   h. Page 9, C. List of Uses, C1: Permitted Uses, Commercial (C-2) Uses, Sixth Sub-Bullet Point: Delete "Other uses of similar scope and intensity as approved by the Zoning Administrator".

   i. Page 10, D. Development Standards, D.1 Density Maximum: Update Dwelling Units per Gross Acre to 90.2.

   j. Page 10, D. Development Standards, D.2: Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Delete the following:

   In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls. Adjacent to Willetta Street, there shall be no planting requirements for any landscape strips located between back of curb and sidewalk.
k. Page 10, D. Development Standards, D.2:Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Update Landscape as follows:

Landscape Strip: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees as needed to achieve shading as standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

l. Page 10, D. Development Standards, D.2:Landscape Standards Table, b. Landscape Requirements Adjacent to Willetta Street (North Property Line): Add a section for landscape setbacks as follows:

Landscape Setback: A minimum of (75%) 3-inch and (25%) 2-inch caliper trees to be planted 20 feet on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.

In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.

m. Page 11, D. Development Standards, D.2:Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

n. Page 11, D. Development Standards, D.2:Landscape Standards Table, c. Landscape Requirements Adjacent to 46th Street (East Property Line), Landscape: Update the heading to “Landscape Setback”.

o. Page 11, D. Development Standards, D.2:Landscape Standards Table, d. Landscape Requirements Adjacent to Belleview Street (South Property Line): Delete the following:

In the event angled or parallel on street parking is provided (as approved by the City of Phoenix Transportation Department), minimum 5’ wide attached sidewalk shall be provided adjacent to parking stalls and the 5’ wide landscape strip is not required.

p. Page 11, D. Development Standards, D.2:Landscape Standards Table, d. Landscape Requirements Adjacent to Belleview Street (South Property Line), Landscape: Update the heading to “Landscape Setback”.

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r. Page 12, D. Development Standards, D.2: Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape, second paragraph: Replace reference to 20 feet on center to 25 feet on center.

s. Page 12, D. Development Standards, D.3: Parking, Bicycle Parking: Replace standards as follows:

- Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.

- Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

2. A minimum 25 feet of right-of-way shall be dedicated for the south half of Willetta Street, adjacent to the development.

3. A minimum 25 feet of right-of-way shall be dedicated for the north half of Belleview Street, adjacent to the development.

4. No parking spaces shall be located within the sight visibility triangles.

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

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. 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.

8. 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.
9. 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.

10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.
Consideration of a Citizen Petition by Mr. Roland Harris

This report provides the City Council with information in response to a citizen petition submitted by Mr. Roland Harris at the Feb. 7, 2024, Formal City Council meeting regarding the U.S. Department of Justice (DOJ) investigation of the Phoenix Police Department (Attachment A).

Summary
On Feb. 7, 2024, Mr. Roland Harris submitted a citizen petition to request the City of Phoenix "[e]nact a resolution calling on the Department of Justice to publicly release its full investigatory report of the City of Phoenix and the City of Phoenix Police Department as soon as such investigation and report are complete and final." Mr. Harris further requests that “[t]he investigatory report released should include the totality of the Department of Justice’s findings against the City of Phoenix and the City of Phoenix Police Department, as well as the factual bases for the findings, and should not be a mere summary of the Department’s findings.” Upon review by the Law Department, this submittal was determined to qualify as a citizen petition requiring action by the City Council.

Staff Response
On Aug. 5, 2021, the US Department of Justice (DOJ) announced its civil investigation into the Phoenix Police Department. The investigation is an independent review to determine if the Phoenix Police Department has engaged in a pattern or practice of misconduct and whether systemic deficiencies enable misconduct to persist.

The investigation mainly focuses on five areas:

- Excessive force in violation of the Fourth Amendment.
- Discriminatory policing that violates the Constitution and Federal law.
- Retaliation against those engaged in First Amendment-protected activities.
- Violations of the Americans with Disabilities Act (ADA) related to behavioral health disabilities.
- Violations of the rights of individuals experiencing homelessness with regards to the disposal of property.
The DOJ made four formal requests for the production of documents containing 234 specific requests. In response, as of Feb. 1, 2024, the City has provided:

- More than 179,258 documents;
- Approximately 20TB of data from multiple systems
- Approximately 22,458 Body Worn Camera (BWC) videos
- Interviews of over 130 City employees
- 200 hours of ride alongs with PPD

Additionally, since the DOJ opened its investigation in August 2021, the City has spent a little over $7.5 million on costs associated with the investigation as of Dec. 31, 2023.

While staff does not recommend that the Council concede to any of the WHEREAS statements preceding the petition, staff does recommend submitting a formal letter to the US Department of Justice requesting the public release of the investigation report as soon as the investigation and report are complete and final, and that the investigatory report released should include the totality of the Department of Justice’s findings against the City of Phoenix and the City of Phoenix Police Department, as well as the factual bases for the findings, and should not be a mere summary of the Department’s findings.

**Responsible Department**
This item is submitted by Assistant City Manager Lori Bays and the Police Department.
CITIZEN’S PETITION TO PHOENIX CITY COUNCIL

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, has become the deadliest police force in the country, and engages in a pattern and practice of using unconstitutional excessive force, including deadly force, against Phoenix residents, particularly residents of color;

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, regularly engages in a pattern and practice of discriminatory policing against Phoenix residents of color, Phoenix residents with disabilities, and Phoenix’s unsheltered population;

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, regularly engages in a pattern and practice of retaliatory policing against individuals who are – or who are perceived to be – expressing viewpoints critical of the police. This includes a pattern and practice of using excessive force against actual and perceived anti-police demonstrators in the form of tear gas, pepper-spray, pepper balls, and other kinetic munitions, as well as a pattern and practice of maliciously prosecuting innocent demonstrators to silence and intimidate them. This includes making up a fictional criminal street gang, fabricating evidence, and lying about the factual basis for false charges;

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, regularly engages in a pattern and practice of using excessive force against children, particularly children of color;

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, regularly engages in a pattern and practice of unlawfully harassing Phoenix’s unsheltered population;

WHEREAS, the Phoenix Police Department, under the leadership of Mayor Gallego and Council, regularly engages in a pattern and practice of unlawfully seizing the personal property of the unsheltered population in Phoenix;

WHEREAS, Mayor Gallego and Council have known about these issues for years, and have allowed the Phoenix Police Department to continue to violate the constitutional rights of Phoenix residents with near impunity – failing to investigate and discipline problem officers, and failing to pass and/or implement meaningful changes within the Department;

WHEREAS, Mayor Gallego’s and Council’s weak oversight and failure to hold the Phoenix Police Department accountable have contributed to a constitutional crisis within the Phoenix Police Department;

WHEREAS, Mayor Gallego’s and Council’s refusal to exercise oversight over the Phoenix Police Department, and their repeated failure to hold them accountable for unconstitutional acts, represents a dereliction of duty and breaches of their oaths of office;
WHEREAS, these derelictions of duty have undermined public trust and safety, and led to the pressing need for independent oversight of the Phoenix Police Department; and

WHEREAS, the Department of Justice, in August 2021, announced a pattern and practices investigation into the City of Phoenix and Phoenix Police Department to determine whether the City and/or PPD violated the Constitutional and/or federal law;

Pursuant to Chapter IV, Section 22 of the Phoenix City Charter, I, Roland Harris, a citizen and resident of the City of Phoenix, hereby petition the City Council to:

Enact a resolution calling on the Department of Justice (the "Department") to publicly release its full investigatory report of the City of Phoenix and the City of Phoenix Police Department, as soon as such investigation and report are complete and final. The investigatory report released should include the totality of the Department of Justice's findings against the City of Phoenix and the City of Phoenix Police Department, as well as all factual bases for the findings, and should not be a mere summary of the Department's findings.