City of Phoenix

Agenda
City Council Formal Meeting

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

Wednesday, March 6, 2024 **2:30 PM** **phoenix.gov**

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, regístrese 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**	Page 11
2	**For Approval or Correction, the Minutes of the Formal Meeting on May 19, 2021**	Page 12
3	**For Approval or Correction, the Minutes of the Formal Meeting on Jan. 24, 2024**	Page 13

BOARDS AND COMMISSIONS

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

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

5	**Liquor License - Special Event - Phoenix Film Foundation**	District 2 - Page 16
6	**Liquor License - Marriott Desert Ridge - Gift Shop**	District 2 - Page 17
7	**Liquor License - Pei Wei Asian Kitchen**	District 3 - Page 22
8	**Liquor License - Special Event - St. Mary's Roman Catholic High School Phoenix**	District 4 - Page 27
9	**Liquor License - Special Event - Laveen Youth FC**	District 5 - Page 28
10	**Liquor License - Special Event - Laveen Youth FC**	District 5 - Page 29
11	**Liquor License - Aguila's Hidaway Nugget**	District 5 - Page 30
12	**Liquor License - Special Event - Phoenix Final Four Local Organizing Committee**	District 7 - Page 36
13	**Liquor License - Special Event - Phoenix Community Alliance, Inc.**	District 7 - Page 37

14	**Liquor License - Special Event - St. Patrick's Day Parade Committee and Irish Society of Arizona, Inc.**	District 7 - Page 38
15	**Liquor License - FEZ**	District 7 - Page 39
16	**Liquor License - TravelCenters of America**	District 7 - Page 44
17	**Liquor License - Special Event - Liberty Wildlife Inc.**	District 8 - Page 49
18	**Liquor License - Full Speed, LLC**	District 8 - Page 50
19	**Liquor License - The Sidewinder**	District 8 - Page 55

PAYMENT ORDINANCE (Ordinance S-50616) (Items 20-23) Page 61

20	**VRC Companies, LLC, dba Vital Records Control**	
21	**Go AZ Motorcycles**	
22	**Matrix Consulting Group**	
23	**AGAS MFG, Inc.**	

ADMINISTRATION

24	**Public Education Program through Arizona Media Association Contract - RFA 24-0061 Request for Award (Ordinance S-50626)**	Citywide - Page 63
25	**Acceptance of an Easement for Drainage Purposes (Ordinance S-50643)**	District 5 - Page 65
26	**Acceptance and Dedication of Easements and Deeds for Sidewalk, Roadway and Public Utility Purposes (Ordinance S-50644)**	District 2 - Page 66 District 4 District 8
27	**Grant of Electrical Easement to Salt River Project Across City-owned Property West of 48th Street and South of Pecos Road (Ordinance S-50623)**	District 6 - Page 68

28	**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)**	District 7 - Page 69
29	**Amend Ordinance S-44898 for Acquisition of Real Property for the 27th and Olney Avenues Storm Drain Project (Ordinance S-50621)**	District 8 - Page 70
30	**Full Service and Decontamination Laundry Services - IFB 19-094 - Amendment (Ordinance S-50634)**	Citywide - Page 72
31	**Employee Medical Health Clinic Services - EXC HR 23-004 (Ordinance S-50617)**	Citywide - Page 73
32	**Amendments to Classification Plan (Ordinance S-5815) in Accordance with Human Resources Committee 623 Recommendations (Ordinance S-50658)**	Citywide - Page 75
33	**Amendments to Pay Ordinance (Ordinance S-49802) in Accordance with Human Resources Committee 623 Recommendations (Ordinance S-50659)**	Citywide - Page 78
34	**Authorization To Apply for Local Judicial Collection Enhancement Fund Grant Funding to Purchase Computer Hardware (Ordinance S-50645)**	Citywide - Page 81
35	**Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-50637)**	Citywide - Page 82
	COMMUNITY SERVICES	
36	**Choice Neighborhoods Planning Grant for Marcos de Niza Public Housing Community (Ordinance S-50652)**	District 8 - Page 83
37	**Authorization to Annually Submit Head Start Birth to Five Refunding Applications (Ordinance S-50622)**	Citywide - Page 86
38	**Bookmobile for Underserved Areas - Architectural Services Amendment - ND30010039 (Ordinance S-50636)**	District 7 - Page 88
39	**Yavapai County Consulting Services Intergovernmental Agreement Request (Ordinance S-50655)**	Citywide - Page 90

40	**Request to Amend Contract with Central Arizona Shelter Services, Inc. for The Haven Facility Improvements (Ordinance S-50624)**	District 5 - Page 92
41	**Artist Contract for Lone Mountain Park Public Art Project (Ordinance S-50641)**	District 2 - Page 94
42	**National Endowment for the Arts Grants for Arts Projects (Ordinance S-50657)**	Citywide - Page 96
43	**Native American Graves Protection and Repatriation Act Program Consultation/Documentation Grant (Ordinance S-50647)**	District 8 - Page 97
	ECONOMIC DEVELOPMENT	
44	*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM FEB. 7, 2024) - Central Business District Boundary Update (Resolution 22183)**	District 4 - Page 99 District 7 District 8
45	**Metro District Community Organizing Consulting Services SOL-CED23-MDCS - Request for Award (Ordinance S-50656)**	District 1 - Page 105
	PUBLIC SAFETY	
46	**Holmatro Equipment, Parts and Service - Requirements Contract - RFA 24-0076 (Ordinance S-50620)**	Citywide - Page 108
47	**Leather Bunker Boots - PS16004 - Letter of Agreement to Extend Contract for Leather Bunker Boots (Ordinance S-50627)**	Citywide - Page 109
48	**Firefighter Equipment - National Purchasing Partners Cooperative Contract - NPP 00000170 - Amendment (Ordinance S-50628)**	Citywide - Page 110
49	**Class A Uniforms for the Fire Department - RFA 17-160 - Amendment (Ordinance S-50635)**	Citywide - Page 112
50	**Phoenix Fire Department Ambulance Model Conversion (Ordinance S-50661)**	Citywide - Page 113

51 **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)** — Citywide - Page 115

TRANSPORTATION AND INFRASTRUCTURE

52 **Reimburse Frontier for Terminal 3 Baggage Service Office Build Out** — District 8 - Page 117

53 **Vehicle/Car Wash and Pressure Wash Equipment Preventative Maintenance and Repair Services Contract IFB 24-0179 - Request for Award (Ordinance S-50640)** — District 8 - Page 119

54 **Secret Shopper Services and Americans with Disabilities Act Quality Monitoring RFP 23-0141 - Request for Award (Ordinance S-50651)** — District 8 - Page 121

55 **Air Service Incentive Program (Ordinance S-50660)** — District 8 - Page 123

56 **West Transit Facility Request for Proposals** — Citywide - Page 125

57 **Purchase of Petroleum Products IFB 23-FSD-031 - Request for Award (Ordinance S-50618)** — Citywide - Page 127

58 **Removal and/or Recovery of Refrigerant From Appliances Contract RFA 24-SW-037 - Request for Award (Ordinance S-50629)** — Citywide - Page 130

59 **CNG Fueling Station Maintenance and Repair IFB 24-FSD-033 - Contract Recommendation (Ordinance S-50632)** — Citywide - Page 132

60 **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)** — Citywide - Page 134

61 **Traffic Signal Poles and Components - C20-083 - Amendment (Ordinance S-50630)** — Citywide - Page 136

62	**Large Valve Repair and Replacement Job Order Contracting Services - 4108JOC218 (Ordinance S-50633)**	Citywide - Page 137
63	**Northwest Wastewater Master Plan Package 4B - 51st Avenue Gravity Sewer - Design-Bid-Build Services - WS90500307 (Ordinance S-50639)**	District 1 - Page 139
64	**Salt River Project Land Use License for 25th Avenue Siphon at Arizona Canal Diversion Channel - WS90500273-10 (Ordinance S-50648)**	District 3 - Page 141
65	**Salt River Project Land Use License for Private Commercial Development - Camelback Ranch (Ordinance S-50649)**	District 5 - Page 142
66	**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)**	District 5 - Page 143
67	**Large Water User Ordinance (Ordinance G-7237)**	Citywide - Page 145
68	**Chlorine for Water and Wastewater Contract - IFB-2324-WPP-588 Request for Award (Ordinance S-50631)**	Citywide - Page 161
69	**Val Vista Transmission Main Rehabilitation - Construction Manager at Risk Services - WS85500439 (Ordinance S-50638)**	Out of City - Page 162
70	**Purchase of Materials Locker Vending Machines, Maintenance, and Parts Contract - RFQ-2324-WAD-610 - Request for Award (Ordinance S-50642)**	Citywide - Page 164
71	**Water Pipeline Emergency Repair and Replacement - Job Order Contracting Services - JOC217 (Ordinance S-50646)**	Citywide - Page 166
72	**Apply for Water Infrastructure Finance Authority - Water Conservation Grant Fund Opportunity: Cooling Water Conservation Program Development Grant Opportunity for Fiscal Year 2023- 24. Water Infrastructure Finance**	Citywide - Page 168

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)**	District 3 - Page 171
75	**Abandonment of Right of Way - ABND 220011 - 4640 E. Camelback Heights Way (Resolution 22185)**	District 6 - Page 172
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)**	District 2 - Page 183
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)**	District 5 - Page 193
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)**	District 6 - Page 200
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**	District 8 - Page 225
82	**Public Hearing and Resolution Adoption - General Plan Amendment GPA-CE-1-23-8 - Northwest Corner of 46th Street and Belleview Street (Resolution 22184)**	District 8 - Page 233
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)**	District 8 - Page 264

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

84	**Consideration of a Citizen Petition by Mr. Roland Harris**	Citywide - Page 556

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 1

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 2

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.

City of Phoenix

Report

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

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 4

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.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** March 6, 2024

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 5

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.

City of Phoenix

Report

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

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

Description	Series	1 Mile	1/2 Mile
Bar	6	10	6
Beer and Wine Bar	7	4	2
Liquor Store	9	3	3
Beer and Wine Store	10	5	2
Restaurant	12	32	23

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	53.58	28.76
Violent Crimes	12.31	3.05	1.91

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

Property Violation Data

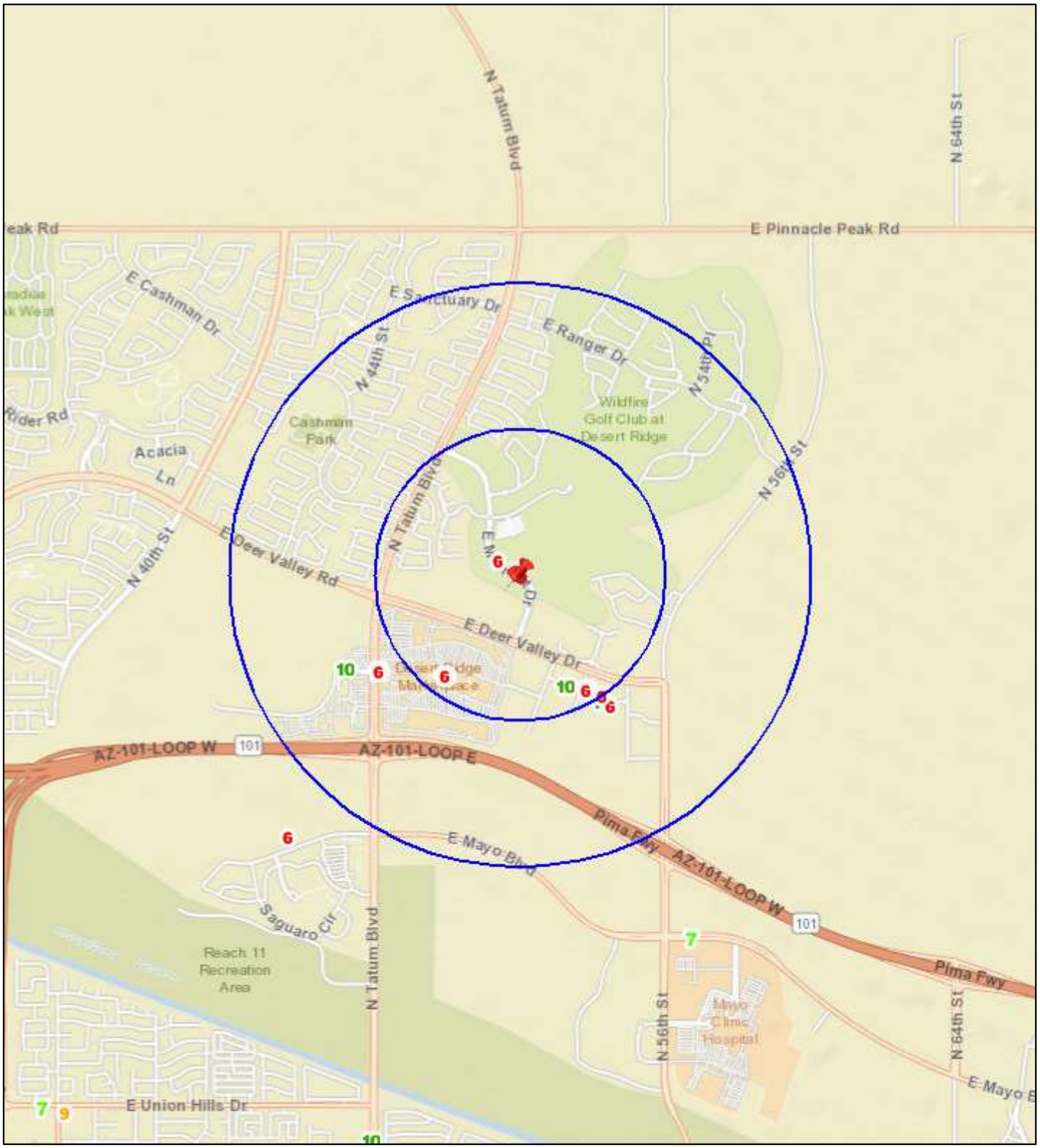
Description	Average	1/2 Mile Average
Parcels w/Violations	46	0
Total Violations	81	0

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6150003	344	8	38	5
6151001	1444	84	18	8
6151002	1913	93	7	3
6152002	2127	70	10	4
6152003	867	89	26	2
Average	0	61	13	19

Liquor License Map: MARRIOTT DESERT RIDGE - GIFT SHOP

5350 E MARRIOTT DR



N

Date: 1/19/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 7

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

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Liquor Store	9	4	3
Beer and Wine Store	10	5	2
Hotel	11	1	0
Restaurant	12	22	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	98.48	127.6
Violent Crimes	12.31	7.21	10.08

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

Property Violation Data

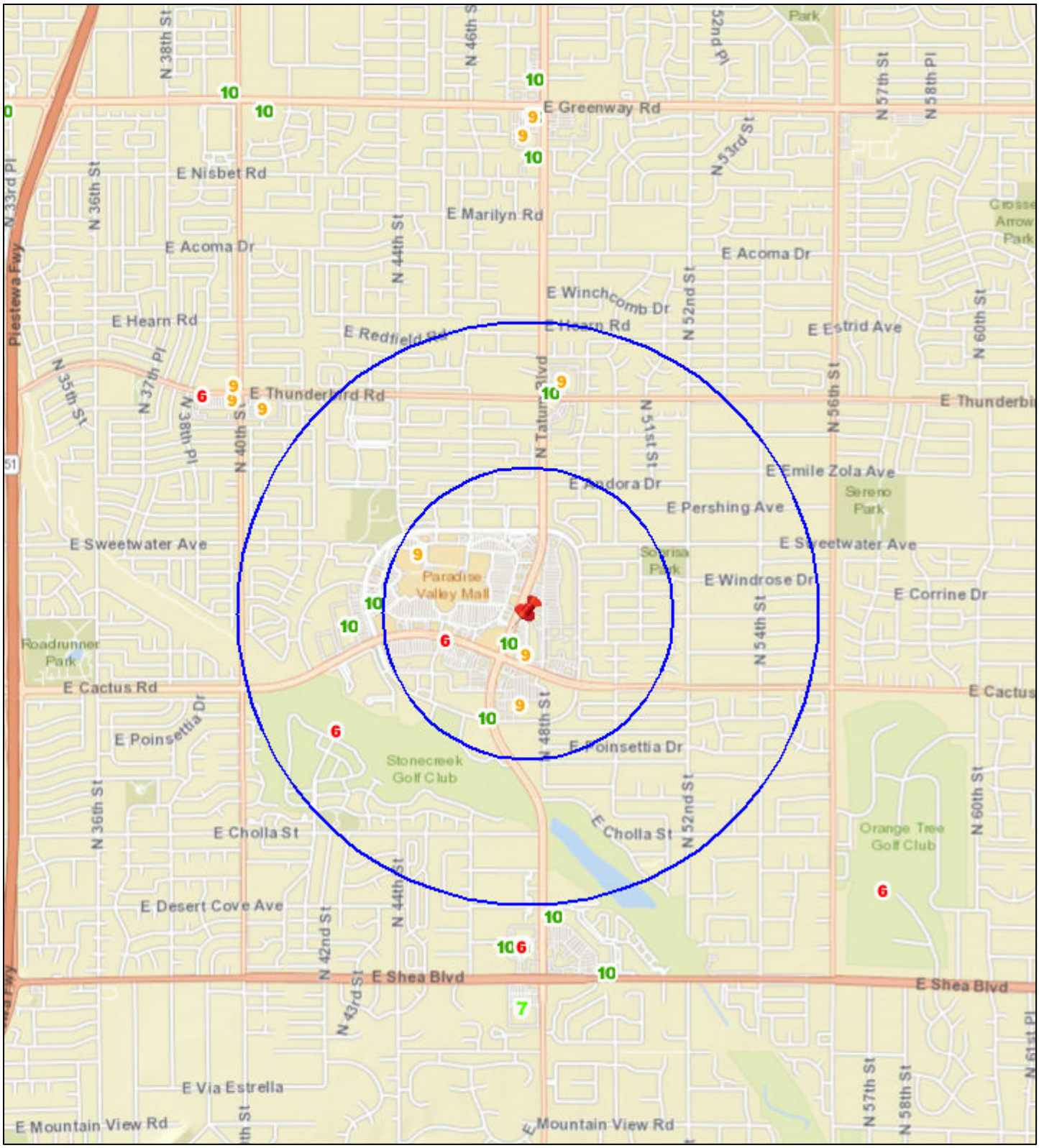
Description	Average	1/2 Mile Average
Parcels w/Violations	45	30
Total Violations	78	43

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100	6	0
1032052	1192	82	0	16
1032082	1548	38	36	18
1032091	804	74	0	24
1032101	872	20	20	12
1032102	1681	32	14	19
1032106	886	23	22	7
Average	0	61	13	19

Liquor License Map: PEI WEI ASIAN KITCHEN

12635 N TATUM BLVD



N

Date: 2/15/2024

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City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 8

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 9

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 10

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 11

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

Description	Series	1 Mile	1/2 Mile
Bar	6	3	3
Liquor Store	9	4	1
Beer and Wine Store	10	8	4
Restaurant	12	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	142.4	196.28
Violent Crimes	12.31	33.65	48.93

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

Property Violation Data

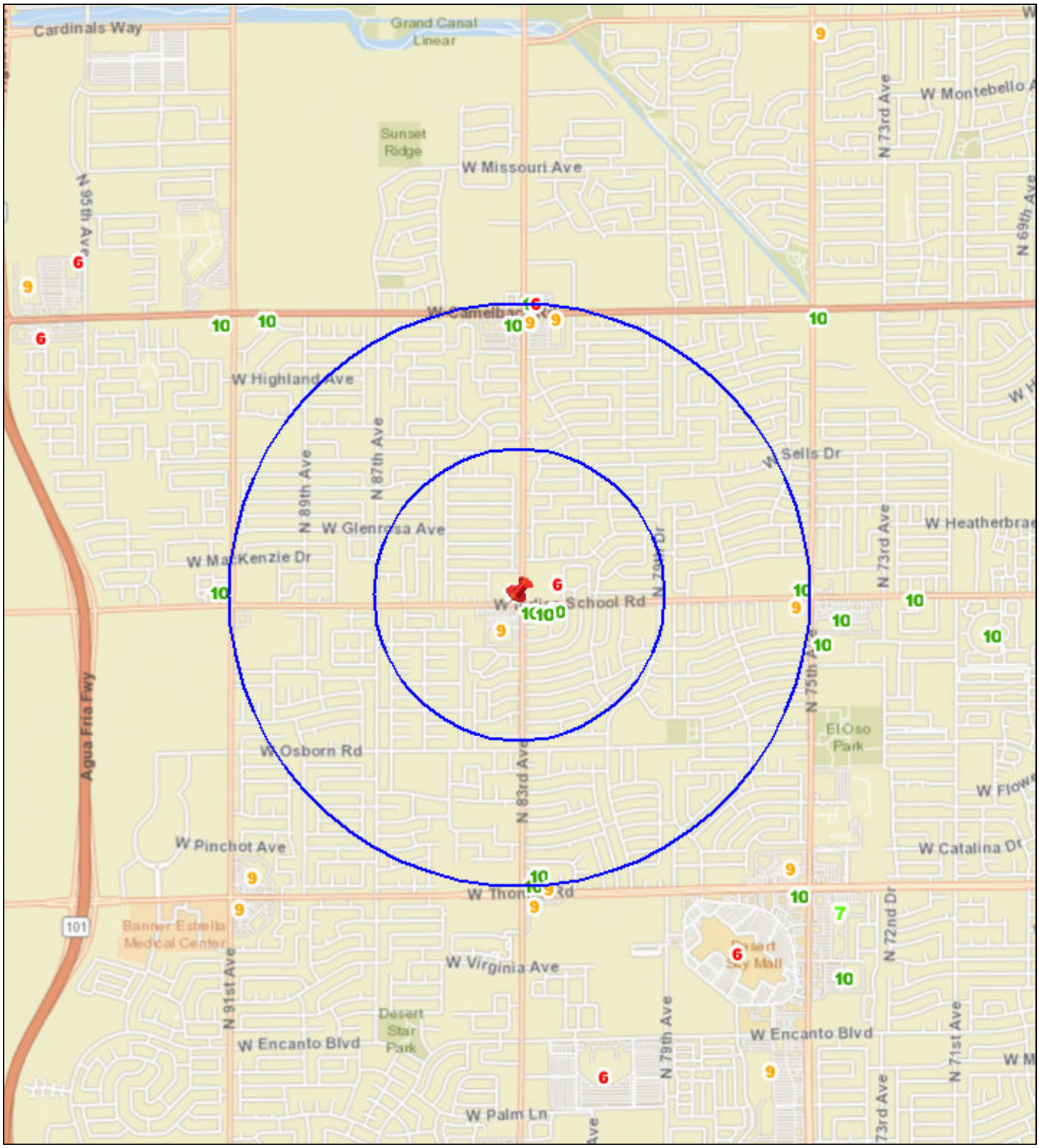
Description	Average	1/2 Mile Average
Parcels w/Violations	47	191
Total Violations	82	339

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820072	1880	78	5	16
0820081	1711	62	22	20
0820082	1483	70	15	5
0820091	3028	76	3	28
0820101	1597	50	25	44
0820102	2628	79	9	16
1096011	1767	56	6	34
1096012	1021	34	18	34
1096013	2174	69	19	21
1096034	1269	66	0	17
1097021	1552	88	22	35
Average	0	61	13	19

Liquor License Map: AGUILAS HIDAWAY NUGGET

4130 N 83RD AVE



N

Date: 1/10/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 12

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 13

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 14

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 15

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

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	2
Government	5	7	5
Bar	6	47	14
Beer and Wine Bar	7	17	8
Liquor Store	9	5	1
Beer and Wine Store	10	16	4
Hotel	11	7	1
Restaurant	12	123	53
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	260.16	348.3
Violent Crimes	12.31	56.71	66.24

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

Property Violation Data

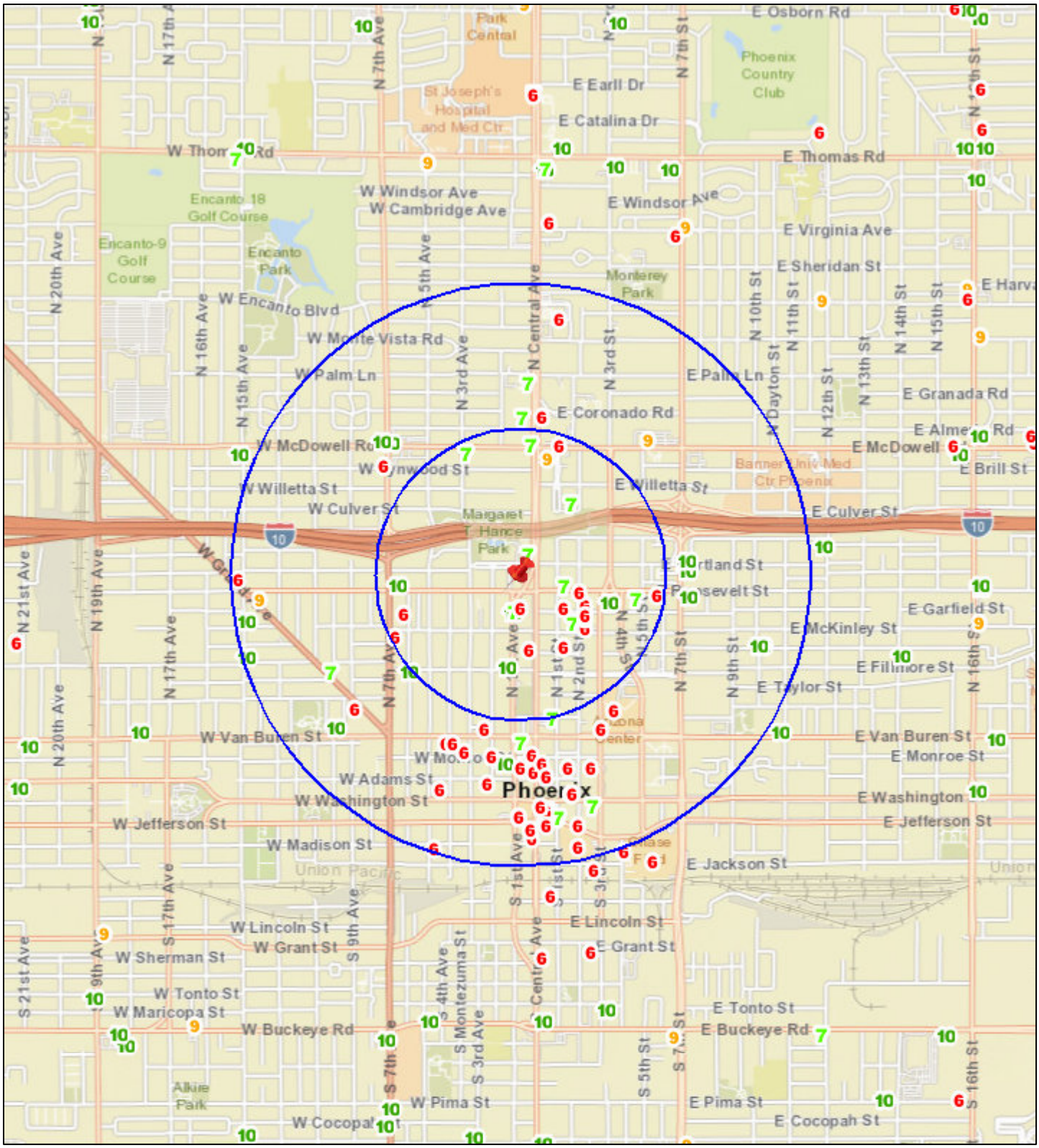
Description	Average	1/2 Mile Average
Parcels w/Violations	45	64
Total Violations	78	88

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	1030	67	9	17
1118004	671	62	6	6
1129001	1670	70	4	19
1129002	815	37	22	24
1130001	1218	23	16	11
1130002	873	29	21	38
1131001	1015	7	8	28
1131002	1242	3	7	33
Average	0	61	13	19

Liquor License Map: FEZ

105 W PORTLAND ST



N

Date: 1/19/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 16

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

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	1
Liquor Store	9	4	1
Beer and Wine Store	10	11	6
Restaurant	12	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	144.61	133.86
Violent Crimes	12.31	31.23	32.27

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

Property Violation Data

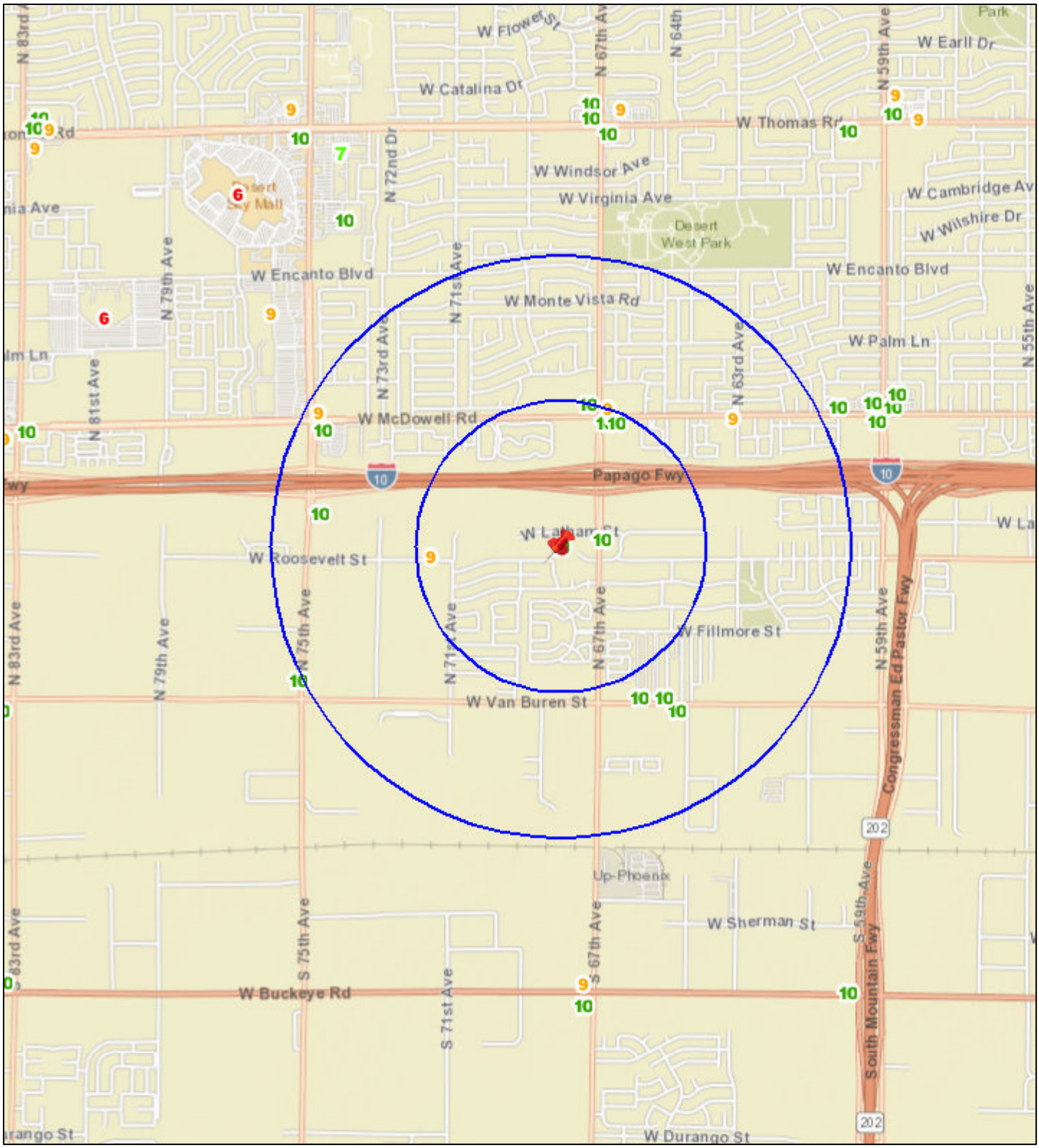
Description	Average	1/2 Mile Average
Parcels w/Violations	46	58
Total Violations	81	79

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125021	2307	68	10	33
1125032	2132	78	12	25
1125052	946	55	7	27
1125054	2317	41	22	37
1125055	1860	3	20	44
1125081	2267	87	9	19
1125093	2841	0	14	49
Average	0	61	13	19

Liquor License Map: TRAVELCENTERS OF AMERICA

6741 W LATHAM ST



N

Date: 1/16/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 17

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 18

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

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	4	2
Wholesaler	4	1	0
Government	5	7	4
Bar	6	46	13
Beer and Wine Bar	7	16	6
Liquor Store	9	4	0
Beer and Wine Store	10	14	7
Hotel	11	8	3
Restaurant	12	123	46
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.97	304.03
Violent Crimes	12.31	56.34	63.69

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

Property Violation Data

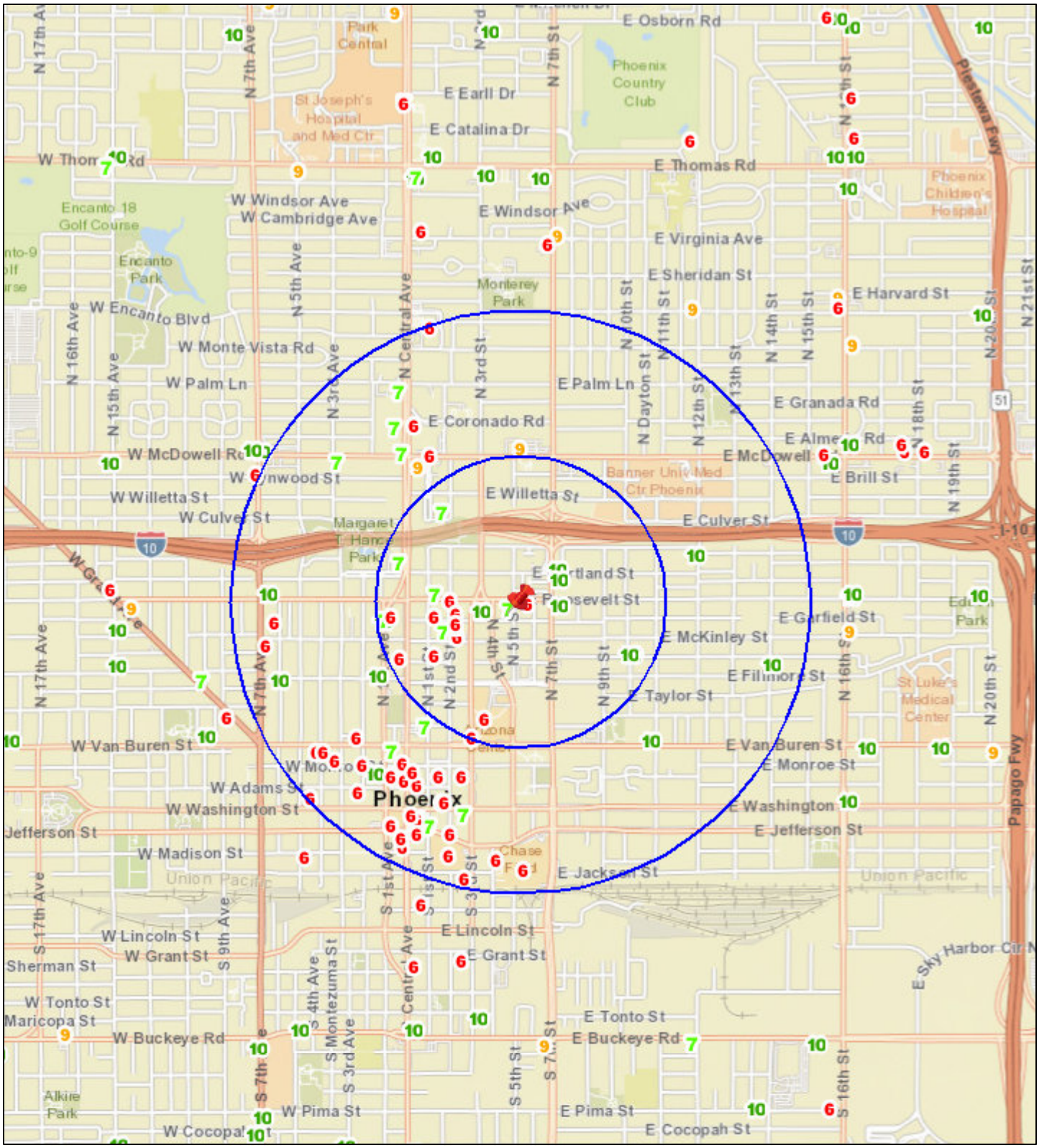
Description	Average	1/2 Mile Average
Parcels w/Violations	45	128
Total Violations	78	209

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118004	671	62	6	6
1130001	1218	23	16	11
1130002	873	29	21	38
1131002	1242	3	7	33
1132021	731	33	20	74
1132022	1257	47	29	55
1132031	1473	30	20	57
1132032	638	28	7	70
1141001	2299	16	37	44
Average	0	61	13	19

Liquor License Map: FULL SPEED, LLC

511 E ROOSEVELT ST



N

Date: 2/21/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 19

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 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

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	2
Wholesaler	4	1	0
Government	5	7	0
Bar	6	24	1
Beer and Wine Bar	7	11	1
Liquor Store	9	3	0
Beer and Wine Store	10	16	7
Hotel	11	3	0
Restaurant	12	93	16

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	251.96	176.22
Violent Crimes	12.31	52.99	37.26

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

Property Violation Data

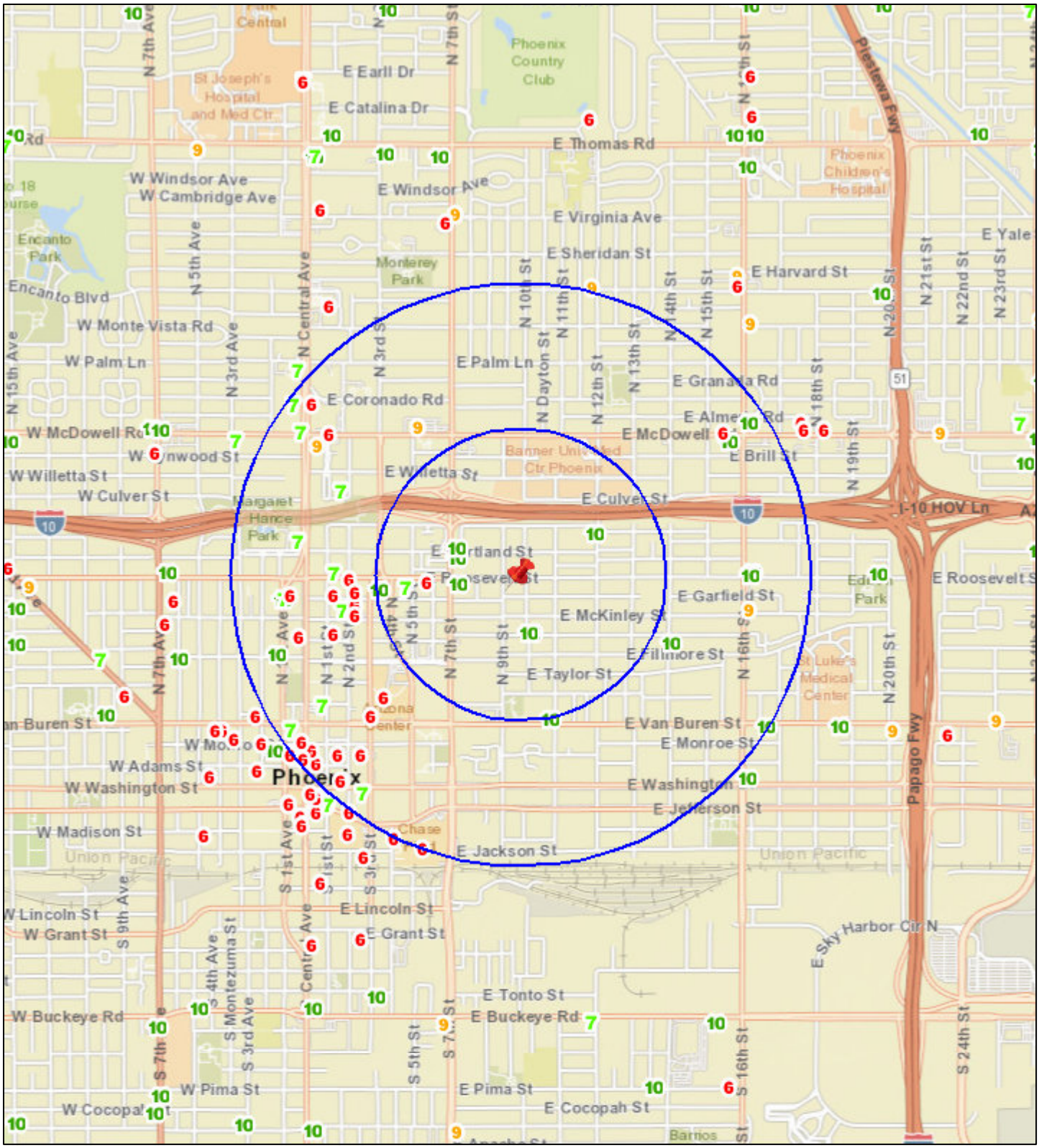
Description	Average	1/2 Mile Average
Parcels w/Violations	46	228
Total Violations	81	396

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	1057	64	2	10
1130002	873	29	21	38
1131002	1242	3	7	33
1132011	1312	29	26	48
1132012	962	50	23	44
1132021	731	33	20	74
1132022	1257	47	29	55
1132031	1473	30	20	57
1132032	638	28	7	70
Average	0	61	13	19

Liquor License Map: THE SIDEWINDER

924 E ROOSEVELT ST



N

Date: 1/16/2024

0 0.2 0.4 0.8 1.2 1.6 mi

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 24

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 25

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 26

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 27

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 28

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 29

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.

APN	Address / Location
300-16-011C	2429 W. Olney Ave.
300-16-011D	2425 W. Olney Ave.
300-16-020A	2415 W. Olney Ave.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 30

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 31

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 32

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 Airport Operations Assistant, Job Code: 24010, Salary Plan: 006, Grade/Range: 336 ($32,635 - $61,526/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 344 ($34,258 - $74,797/annual).

Regrade the classification of Court Security Officer, Job Code: 80010, Salary Plan: 006, Grade/Range: 332 ($32,427 - $55,806/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 342 ($32,635 - $71,240/annual).

Regrade the classification of Municipal Security Guard, Job Code: 80050, Salary Plan: 006, Grade/Range: 332 ($32,427 - $55,806/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 340 ($32,635 - $67,850/annual).

Regrade the classification of Airport Security Guard, Job Code: 24000, Salary Plan: 004, Grade/Range: 232 ($32,427 - $55,806/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 240 ($32,635 - $67,850/annual).

Regrade the classification of Senior Municipal Security Guard, Job Code: 80070, Salary Plan: 001, Grade/Range: 036 ($32,635 - $61,526/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 042 ($32,635 - $71,240/annual).

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 the classification of Senior Utility Operator, Job Code: 50340, Salary Plan: 004, Grade/Range: 249 ($38,688 - $84,469/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Nonexempt to Grade/Range: 253 ($42,661 - $93,122/annual).

Regrade the assignment of Senior Utility Operator*SCBA, Job Code: 50341, Salary Plan: 004, Grade/Range: 251 ($40,463 - $88,691/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 255 ($44,803 - $97,781/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 Equal Opportunity Specialist, Job Code: 07040, Salary Plan: 001, Grade/Range: 055 ($44,803 - $97,781/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 057 ($47,029 - $102,669/annual).

Regrade the classification of Plan Review Coordinator, Job Code: 60960, Salary Plan: 001, Grade/Range: 060 ($50,627 - $110,510/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 064 ($55,806 - $121,826/annual).

Regrade the classification of Secretary III, Job Code: 00330, Salary Plan: 001, Grade/Range: 034 ($32,635 - $58,594/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt to Grade/Range: 036 ($32,635 - $61,526/annual).

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).

Regrade the classification of Electrical Plans Engineer, Job Code: 23520, Salary Plan: 001, Grade/Range: 062 ($53,165 - $116,022/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).

Regrade the classification of Structural Plans Engineer, Job Code: 23540, Salary Plan: 001, Grade/Range: 062 ($53,165 - $116,022/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).

Reclassify the filled position of Admin Aide*U8, Position #: 00016014, Job Code: 06022, Salary Plan: 012, Grade/Range: 743 ($33,426 - $72,966/annual), Labor Unit Code: 008, Benefit Category: 008, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt to Job Title: Human Resources Aide, Job Code: 05020, Salary Plan: 012, Grade/Range: 745 ($35,110 - $76,627/annual), Labor Unit Code: 008, Benefit Category: 008, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt.

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 33

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 Airport Operations Assistant, Job Code: 24010, Salary Plan: 006, Grade/Range: 336 ($32,635 - $61,526/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 344 ($34,258 - $74,797/annual).

Regrade the classification of Court Security Officer, Job Code: 80010, Salary Plan: 006, Grade/Range: 332 ($32,427 - $55,806/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 342 ($32,635 - $71,240/annual).

Regrade the classification of Municipal Security Guard, Job Code: 80050, Salary Plan: 006, Grade/Range: 332 ($32,427 - $55,806/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 340 ($32,635 - $67,850/annual).

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Regrade the classification of Senior Municipal Security Guard, Job Code: 80070, Salary Plan: 001, Grade/Range: 036 ($32,635 - $61,526/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Nonexempt to Grade/Range: 042 ($32,635 - $71,240/annual).

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 the classification of Senior Utility Operator, Job Code: 50340, Salary Plan: 004, Grade/Range: 249 ($38,688 - $84,469/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Nonexempt to Grade/Range: 253 ($42,661 - $93,122/annual).

Regrade the assignment of Senior Utility Operator*SCBA, Job Code: 50341, Salary Plan: 004, Grade/Range: 251 ($40,463 - $88,691/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 255 ($44,803 - $97,781/annual).

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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.

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Regrade the classification of Plan Review Coordinator, Job Code: 60960, Salary Plan: 001, Grade/Range: 060 ($50,627 - $110,510/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 064 ($55,806 - $121,826/annual).

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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).

Regrade the classification of Electrical Plans Engineer, Job Code: 23520, Salary Plan: 001, Grade/Range: 062 ($53,165 - $116,022/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).

Regrade the classification of Structural Plans Engineer, Job Code: 23540, Salary Plan: 001, Grade/Range: 062 ($53,165 - $116,022/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 ($60,029 - $131,040/annual).

Reclassify the filled position of Admin Aide*U8, Position #: 00016014, Job Code: 06022, Salary Plan: 012, Grade/Range: 743 ($33,426 - $72,966/annual), Labor Unit Code: 008, Benefit Category: 008, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt to Job Title: Human Resources Aide, Job Code: 05020, Salary Plan: 012, Grade/Range: 745 ($35,110 - $76,627/annual), Labor Unit Code: 008, Benefit Category: 008, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt.

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 34

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 35

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 36

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 of Phoenix

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 38

Bookmobile for Underserved Areas - Architectural Services Amendment - ND30010039 (Ordinance S-50636)

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 39

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 40

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 41

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 42

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 43

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 44

REQUEST TO CONTINUE (SEE ATTACHED MEMO) (CONTINUED FROM FEB. 7, 2024) - Central Business District Boundary Update (Resolution 22183)

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.

City of Phoenix

To: John Chan Deputy
Deputy City Manager

Date: February 27, 2024

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

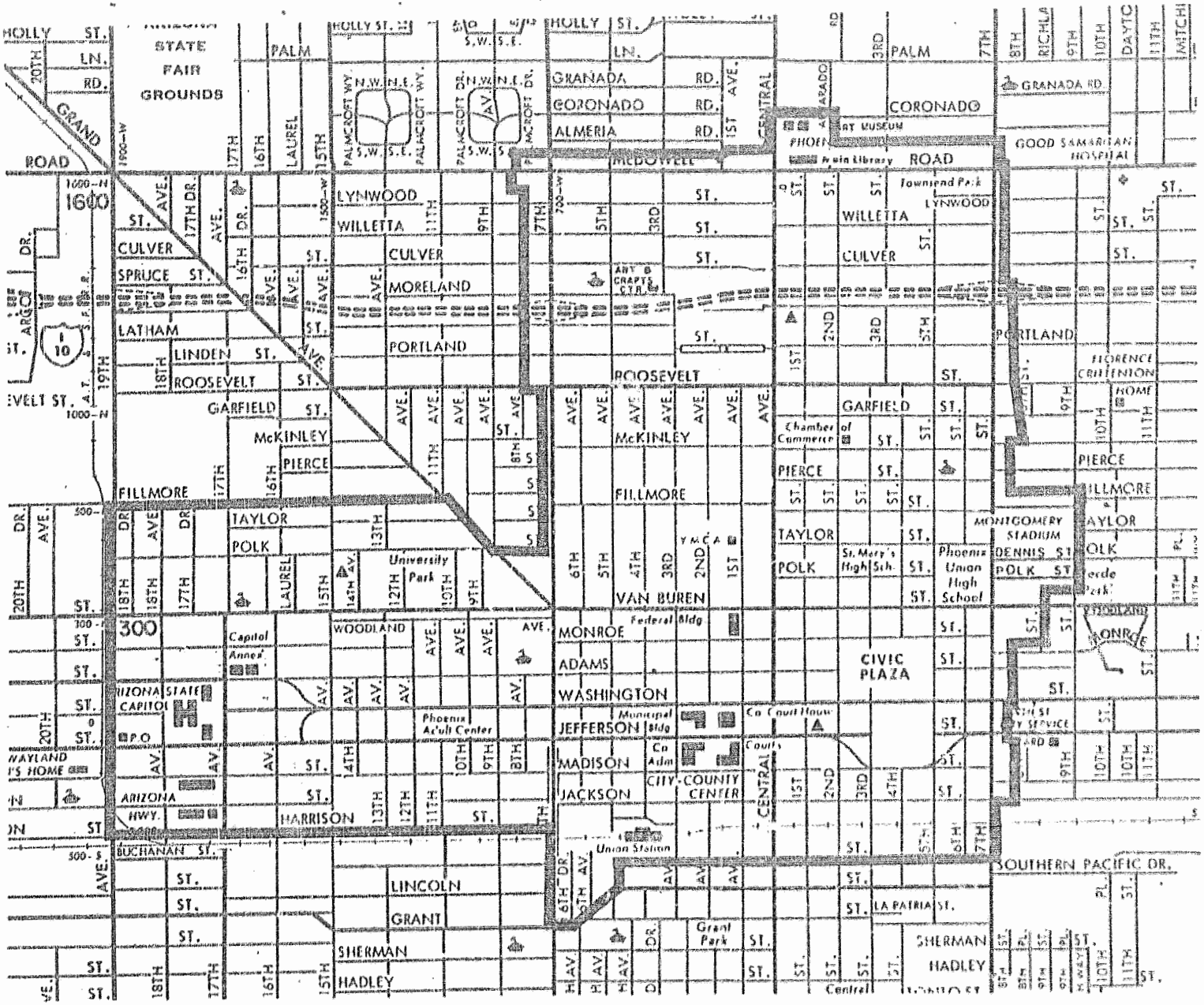
The purpose of this memo is to request the continuance of the following item on the March 6, 2024 Formal Agenda-Item 44- Resolution 22183, Central Business District Boundary Update. The Community and Economic Development is requesting a continuance to April 17, 2024.

Approved by:

John Chan
Deputy City Manager

2-28-24
Date

ATTACHMENT A

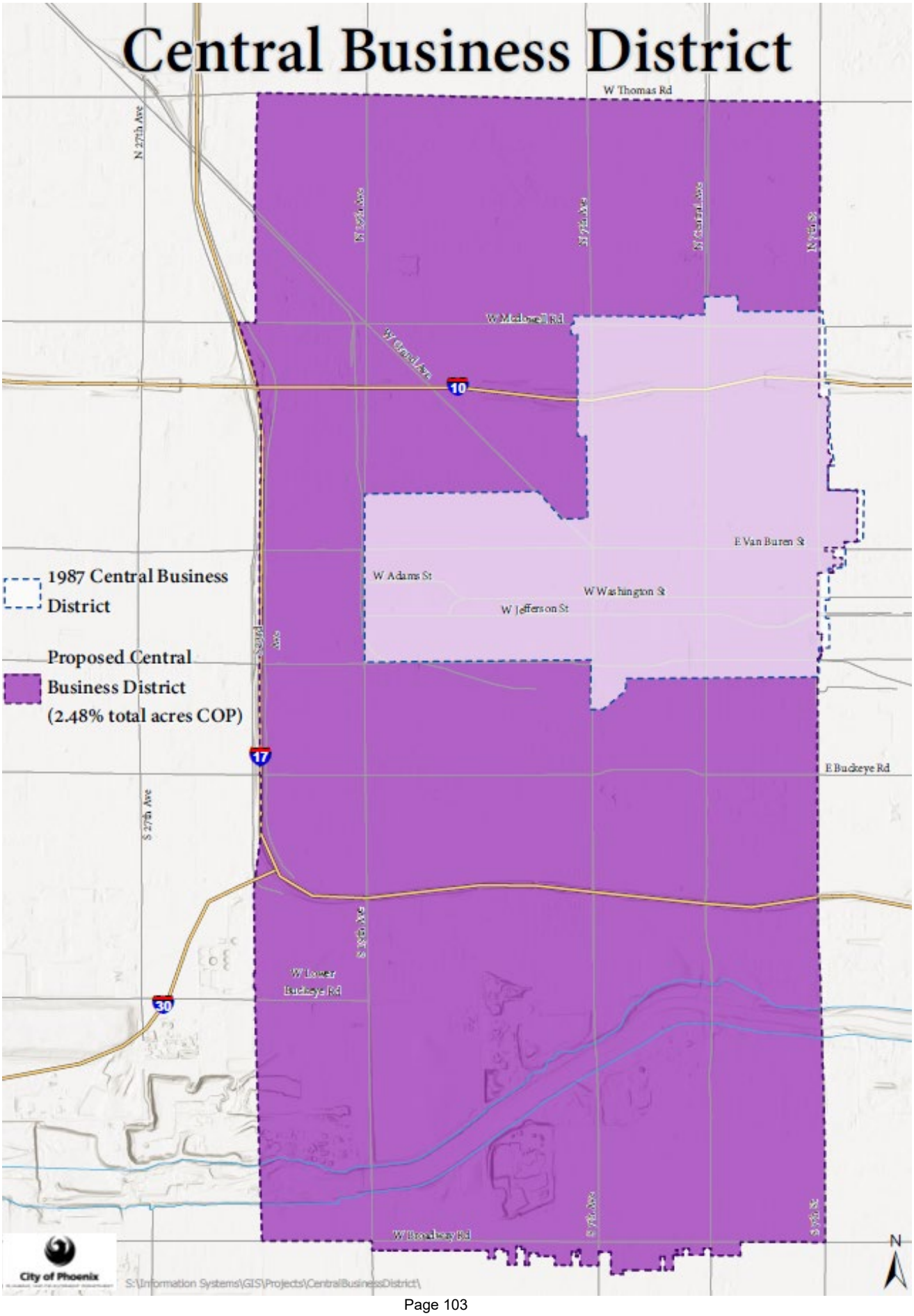


Phoenix Tax Incentive District

(Central Business District)

17093

Attachment B



City of Phoenix

To: John Chan
Deputy City Manager

Date: February 6, 2024

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 Manger

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 45

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 46

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 47

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:

- Leather Bunker Boots Contract 149255 (Ordinance S-50437) on Dec. 13, 2023.
- Leather Bunker Boots Contract 149255 (Ordinance S-48939) on Aug. 31, 2022.
- Leather Bunker Boots Contract 149255 (Ordinance S-47222) on Jan. 6, 2021.
- Leather Bunker Boots Contract 149255 (Ordinance S-45296) on Jan. 9, 2019.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 48

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;
- Firefighter Equipment Contract 150751 - Amendment (Ordinance S-48266) on Jan. 26, 2022.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Mario Paniagua, and the Fire and Public Works departments.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 49

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 50

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 51

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;
- JSI Telecom Intercept Wire Tap and Surveillance System Contract 4701006344 (Ordinance S-49206) on Dec. 7, 2022.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 52

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 53

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 54

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 55

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 56

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 57

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.

Full Legal Name	Senergy Petroleum, LLC	SAFETY-KLEEN SYSTEMS, INC.	Cummins Sales and Service	Flyers Energy LLC
GROUP A - FULLY SYNTHETIC GASOLINE ENGINE MOTOR OILS	$74,835.56	$60,272.53	No bid	$68,129.79
GROUP B-BULK FULLY SYNTHETIC GASOLINE ENGINE MOTORS OILS	$183,387.99	$119,597.85	No bid	$126,123.39
GROUP C- DIESEL ENGINE MOTOR OILS	$12,803.38	$1,695.13	$679.45	$10,181.63
GROUP D- BULK DIESEL ENGINE MOTOR OILS	$121,396.30	$105,397.50	$123,450.20	$97,938.60
GROUP E- ENGINE OIL FOR NATURAL GAS & SYNTHECTIC FUEL POWERED ENGINES	$3,682.80	$2,860.00	$3,185.96	$3,296.92
GROUP F- BULK ENGINE OIL FOR NATURAL GAS & SYNTHETIC FULE POWDERED ENGINES	$81,490.32	$58,659.40	$67,567.84	$66,545.56
GROUP G- AUTOMOTIVE AUTOMATIC TRANSMISSION FLUID	$65,326.76	$34,136.38	$62,241.72	$79,843.17
GROUP H- BULK AUTOMOTIVE AUTOMATIC TRANSMISSION FLUID	$175,693.61	$115,183.22	$152,928.00	$204,172.25
GROUP I - AUTOMOTIVE MANUAL TRANSMISSION & AXLE/GEAR LUBRICANTS	$11,549.52	$8,015.68	No bid	$10,921.83
GROUP J- RE-REFINED HYDRAULIC FLUIDS	$2,909.50	$3,466.31	No bid	No bid
GROUP K BULK RE-REFINED HYDRAULIC FLUIDS	$229,350.80	$180,528.60	No bid	$169,174.60
GROUP L - GREASE	$93,369.80	$109,027.69	$51,733.12	$84,147.20
GROUP M DIESEL EXHAUST FLUID (DEF)	$77,865.50	$68,124.10	No bid	$59,615.69
GROUP N - HEAVY DUTY INDUSTRIAL GEAR OIL	$63,832.45	No Bid	No bid	$57,192.48
Group O - Central Lube Grease	$676.20	$118.84	No bid	$1,161.13
GROUP P- HYDRAULIC FLUIDS (Virgin)	$13,118.70	$4,574.92	No bid	$20,526.19
GROUP Q BULK HYDRAULIC FLUIDS (Virgin)	$203,236.60	$180,528.60	No bid	$172,807.88
GROUP R Deposit Fees (Refundable Upon Return)	No bid	No Bid	No bid	No bid
GROUP S - Compressor Lubricants	No bid	No Bid	No bid	No bid
Total	**$1,414,525.79**	**$1,052,186.75**	**$461,786.29**	**$1,231,778.31**

ATTACHMENT A

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 58

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 59

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 60

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
- Preformed Thermoplastic Pavement Marking Materials Contract 147996 Amendment (Ordinance S-49945) on June 28, 2023.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 61

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:

- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-46788) on June, 24, 2020.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 62

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 63

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 64

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 65

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 66

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 67

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 3: Annexations outside the current Water Department Service Area.
- Section 4: Applicability and implementation.

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

Sec. 37-39. Connection to water mains required.

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.

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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.

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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:

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“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.

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“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

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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.

3. THE SUSTAINABLE WATER SERVICE APPLICATION MUST IDENTIFY THE PHASING OF CONSTRUCTION OR DEVELOPMENT, THE APPROXIMATE NUMBER AND SIZE OF THE STRUCTURES TO BE SERVED, A REASONABLE DESCRIPTION OF THE NATURE AND TYPE OF WATER USE PROPOSED ON THE PROPERTY, AND A REASONABLE ESTIMATE OF THE PROJECTED ANNUAL AND MONTHLY WATER DEMAND.

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.

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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.

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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

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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.

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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.

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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.

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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.

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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.

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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. Kriegh, City Attorney

BY: _____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager
CLC;2423308;LF24-0459;3-6-24

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City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 68

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 69

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 70

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
Copper State Bolt & Nut Company, Inc.: $11,295.

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 71

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 72

Apply for Water Infrastructure Finance Authority - Water Conservation Grant Fund Opportunity: Cooling Water Conservation Program Development Grant Opportunity for Fiscal Year 2023- 24. Water Infrastructure Finance Authority - Water Conservation Grant Fund Opportunity Funding Source: American Rescue Plan Act of 2021 (Ordinance S-50650)

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 73

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 74

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 75

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 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)

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.”

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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 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

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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.

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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. Kriegh, City Attorney

By:
_____
_____

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REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

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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;

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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.

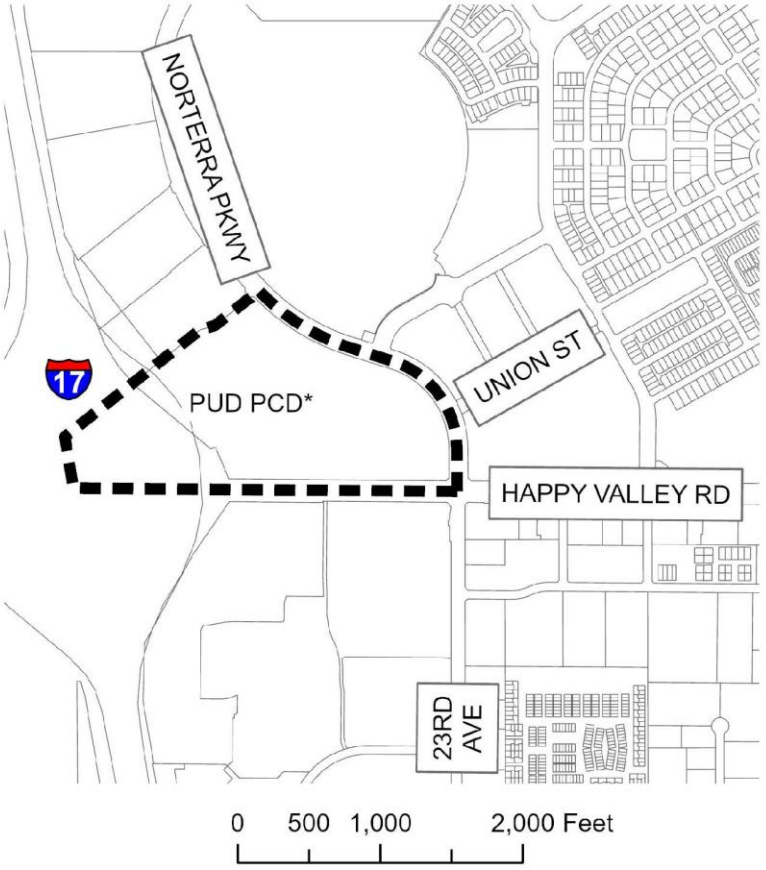
DRAFT

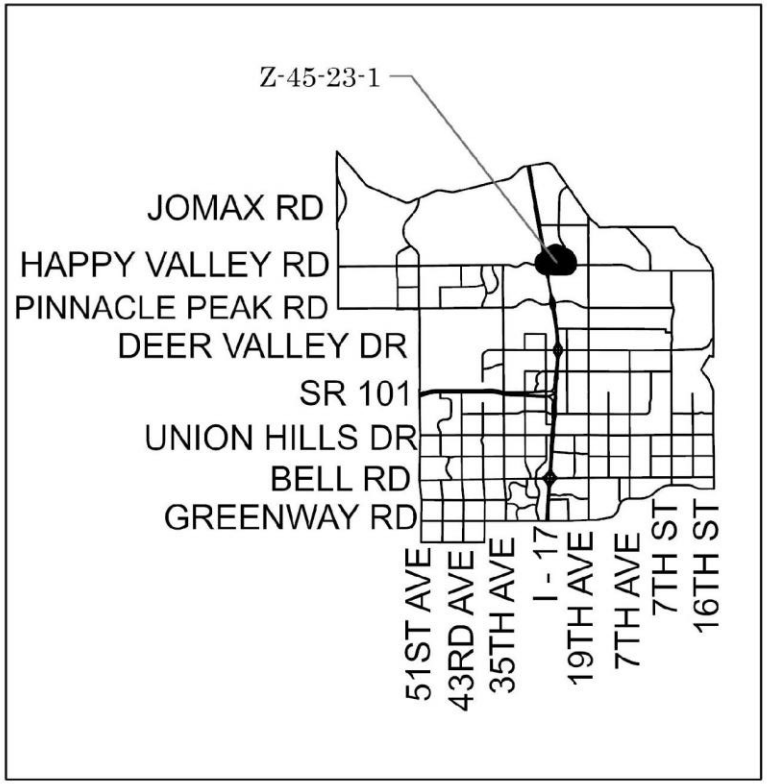
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-45-23-1
Zoning Overlay: N/A
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 2/5/2024

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City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 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)

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).

_____

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,

DRAFT

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.

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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. Kriegh, City Attorney

By:
_____

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_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

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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.

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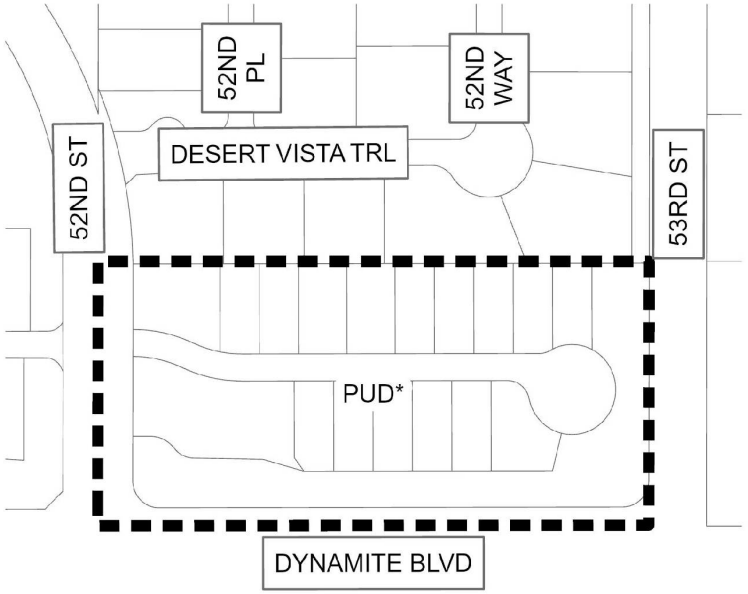
ORDINANCE LOCATION MAP

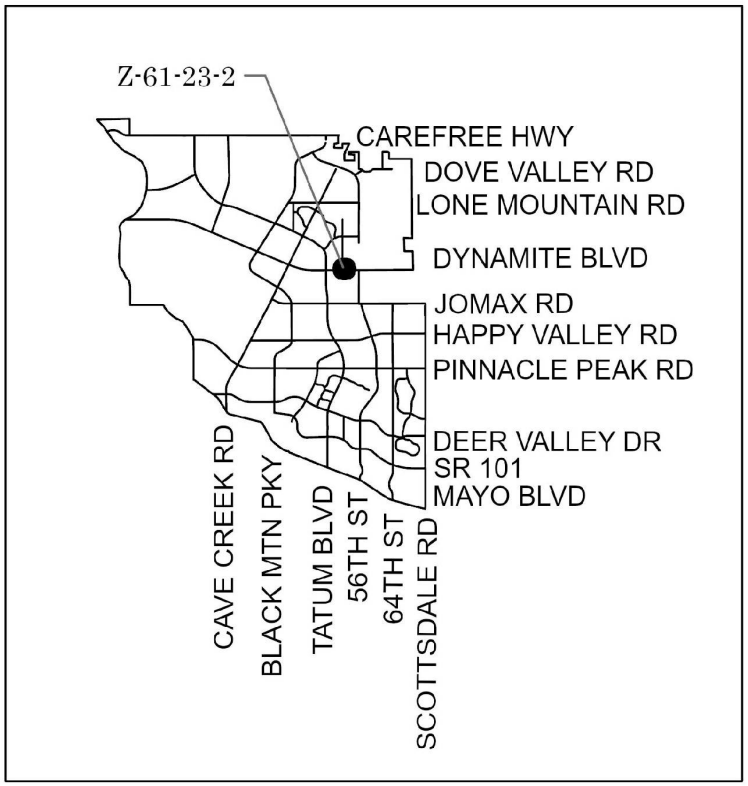
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Zoning Case Number: Z-61-23-2
Zoning Overlay: N/A
Planning Village: Desert View





0 85 170 340 Feet

NOT TO SCALE

N

Drawn Date: 1/5/2024

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: February 5, 2024

From: Joshua Bednarek JB
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:

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

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

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,

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 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)

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.

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-110-23-5) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO WU CODE T5:5 (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT).

_____

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,

DRAFT

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,

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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:

DRAFT

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

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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’

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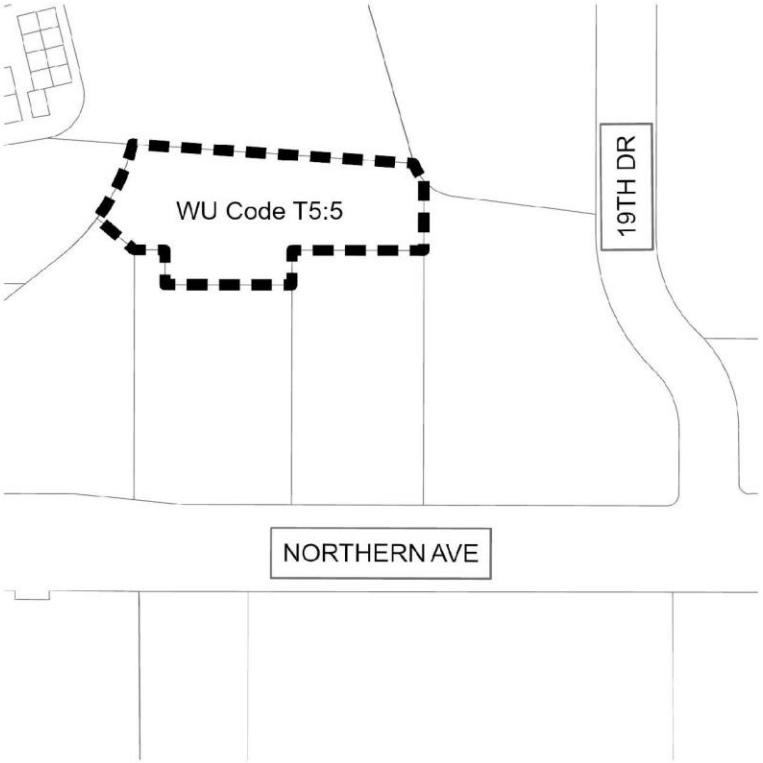
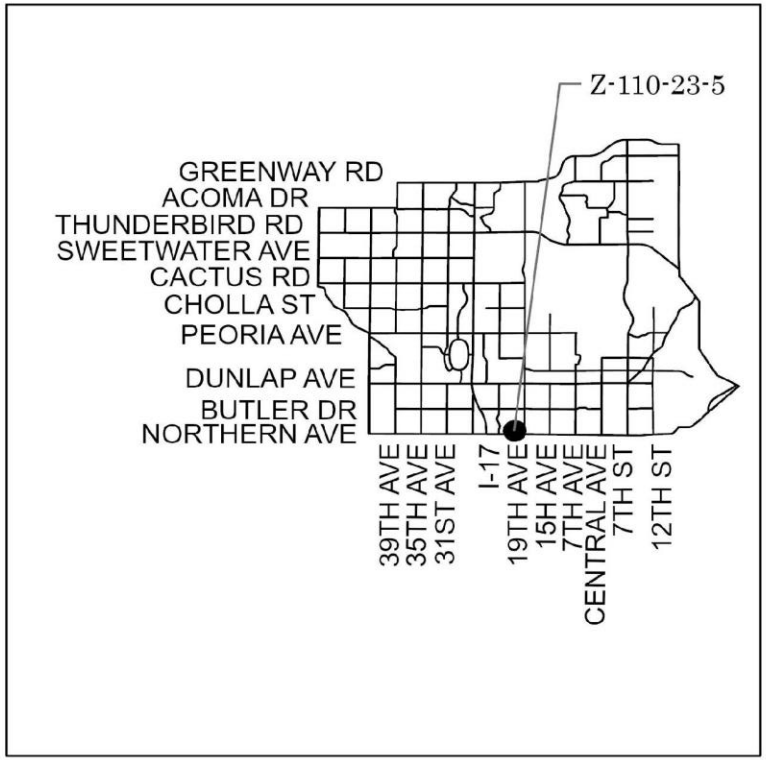
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

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





NOT TO SCALE



Drawn Date: 2/5/2024

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City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 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)

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.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: February 23, 2024

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

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

Thank you George. We will get a continuance memo processed.

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
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
602-230-0600 Main
george@wmbattorneys.com
www.witheymorris.com [witheymorris.com]

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-87-22-6) FROM C-3 (GENERAL COMMERICAL) 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,

DRAFT

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.

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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:

DRAFT

_____
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)

DRAFT

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:

THE EAST 150 FEET OF THE WEST 170 FEET OF 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 600 FEET THEREOF.

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; ANDTHE 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:

DRAFT

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 WEST 5 FEET OF THE EAST 25 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF;

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 SAD 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;

DRAFT

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:

THAT PART OF 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 400.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE SOUTH 190.00 FEET;

THENCE WEST 160.00 FEET;

DRAFT

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:

THE SOUTH 200 FEET OF THE SOUTH HALF 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 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER 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; AND EXCEPT THE SOUTH 500 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 2642.31 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;

DRAFT

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 SOTUHEASTERLY 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 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:

THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST

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QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 20 FEET THEREOF.

PARCEL NO. 9:

THAT PART OF THE EAST HALF OF THE SOTUHEAST 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, 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 THE NORTHEAST QUARTER OF SAID 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 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 THE NORTHEAST QUARTER OF SAID 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

DRAFT

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 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;

THENCE 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;

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;

DRAFT

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.

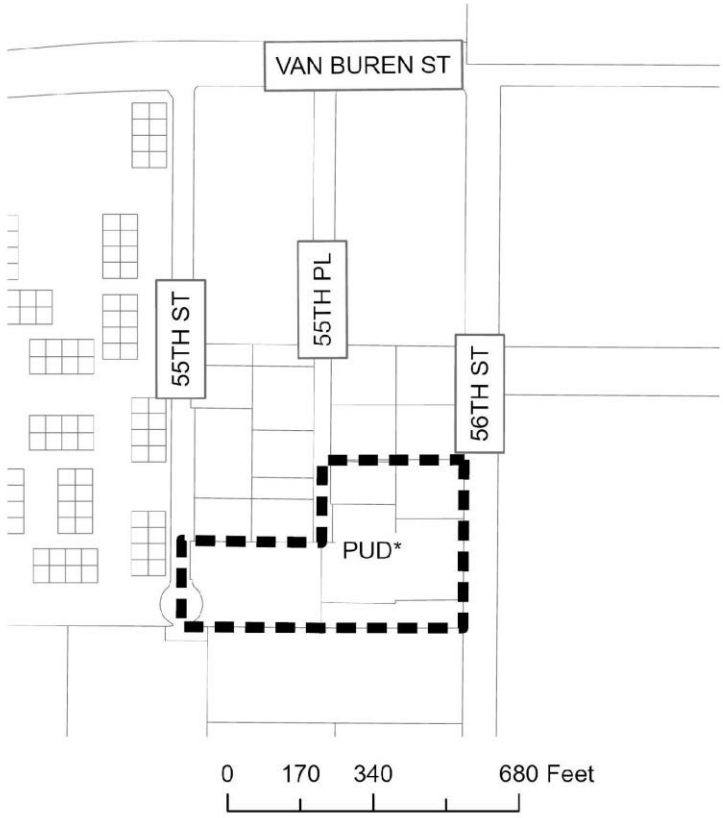
DRAFT

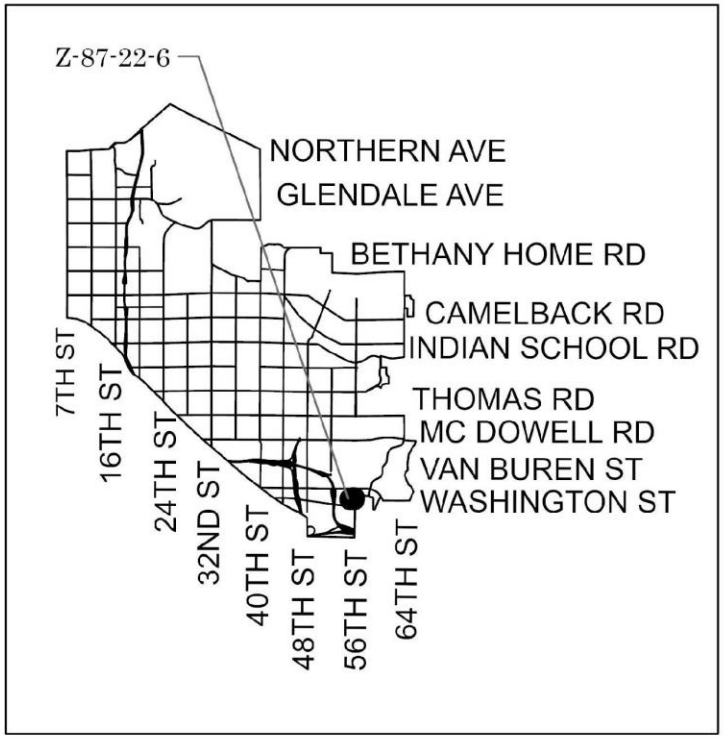
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

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





NOT TO SCALE

N

Drawn Date: 2/5/2024

\\cne\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\3-6-24\3-6-24.aprx

City of Phoenix

Report

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

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 date~~d~~ STAMPED OCTOBER 6, 2023 ~~August 27, 2001~~, 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.~~ b. 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.~~ c. 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.~~ d. 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.

f. A MINIMUM FIVE BICYCLE SPACES SHALL BE PROVIDED CONSISTING OF INVERTED U AND/OR ARTISTIC RACKS LOCATED NEAR THE BUILDING ENTRANCES OR IN A SECURE LOCATION INSIDE THE BUILDING AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H., AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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. 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:
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 within 24 months of
c. 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 MINUIMUM 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.

City of Phoenix

Report

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

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.
4. Request to modify Stipulation 1.d regarding a Homeowners Association.
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.
12. Technical corrections to Stipulation 4.b.
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 date~~d~~ STAMPED NOVEMBER 1, 2023 ~~August 27, 2001~~, 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
   c. COMMON areas ~~specified in 1.a)~~.

   ~~e.~~ ~~That~~ A design for the gated entry for the residential area shall be
   d. 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
   e. perimeter walls ~~(east and south)~~ WHERE ADJACENT TO SINGLE FAMILY LOTS. A SOLID ~~not the~~ wall~~s~~ 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 INCORPORTATED INTO ONE OR MORE OF THE RESIDENTIAL ELEVATIONS AS A DESIGN OPTION.

e. ALL ELEVATIONS OF THE HOMES SHALL CONTAING A MINIMUM OF THREE OF THE FOLLOWING ARCHITECTURAL EMBELLISHMENTS AND DETAILING: TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, OVERHANG CANOPIES, 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
a. 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. 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. 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 MINUIMUM 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 THOROUGHOUT 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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 82

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 Belleview, 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. Belleview 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 HEREIN.

_____

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

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 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 Belleview Street is designated as Mixed Use.

SECTON 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:

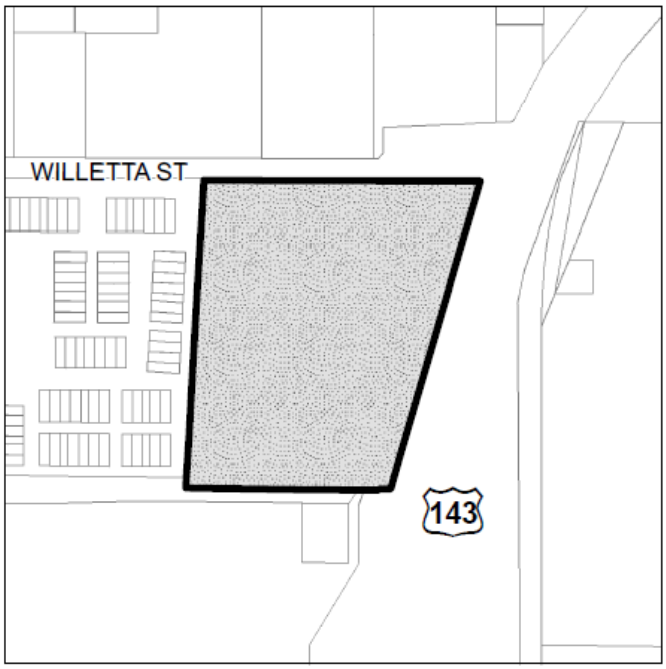
DRAFT

PROPOSED CHANGE:

Mixed Use (6.70 +/- Acres)

Proposed Change Area

Mixed Use



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

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

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

By:_____

_____

DRAFT

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

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.

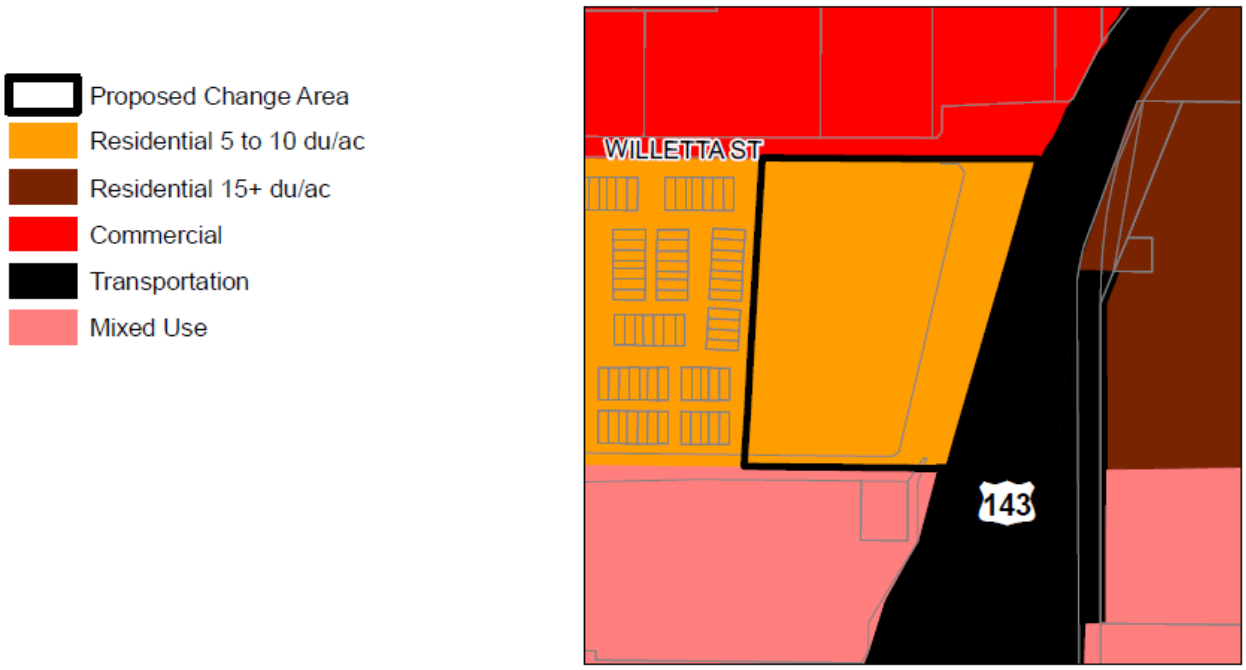
SOUTH
South of the subject site, across Belleview Street, is a multifamily residential development zoned C-2 M-R (Intermediate Commercial, Mid-Rise District) and R-3 (Multifamily Residence District). This area is designated as Mixed Use on the General Plan Land Use Map.

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.

EXISTING:

Residential 5 to 10 du/ac (6.70 +/- Acres)



Existing General Plan Land Use Map designation, Source: Planning and Development Department

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

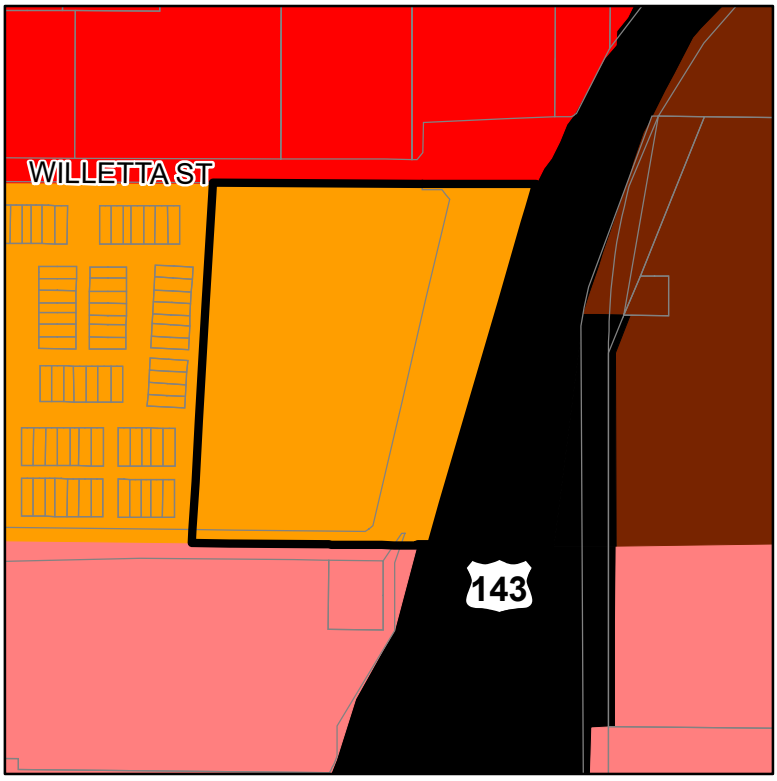
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

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)

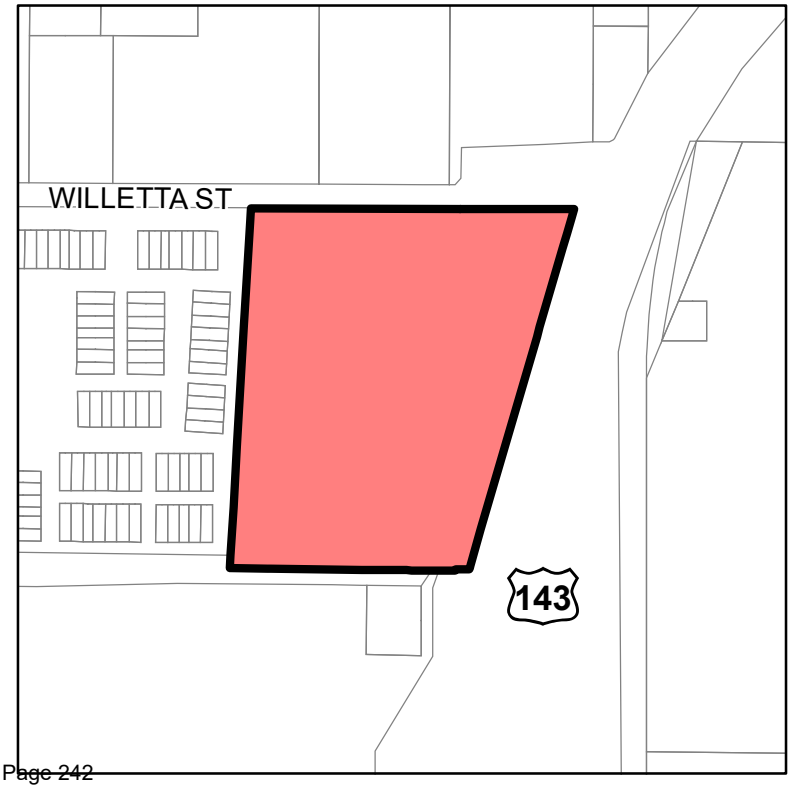
- Proposed Change Area
- Residential 5 to 10 du/ac
- Residential 15+ du/ac
- Commercial
- Transportation
- Mixed Use



PROPOSED CHANGE:

Mixed Use (6.70 +/- Acres)

- Proposed Change Area
- Mixed Use



GENERAL PLAN AMENDMENT

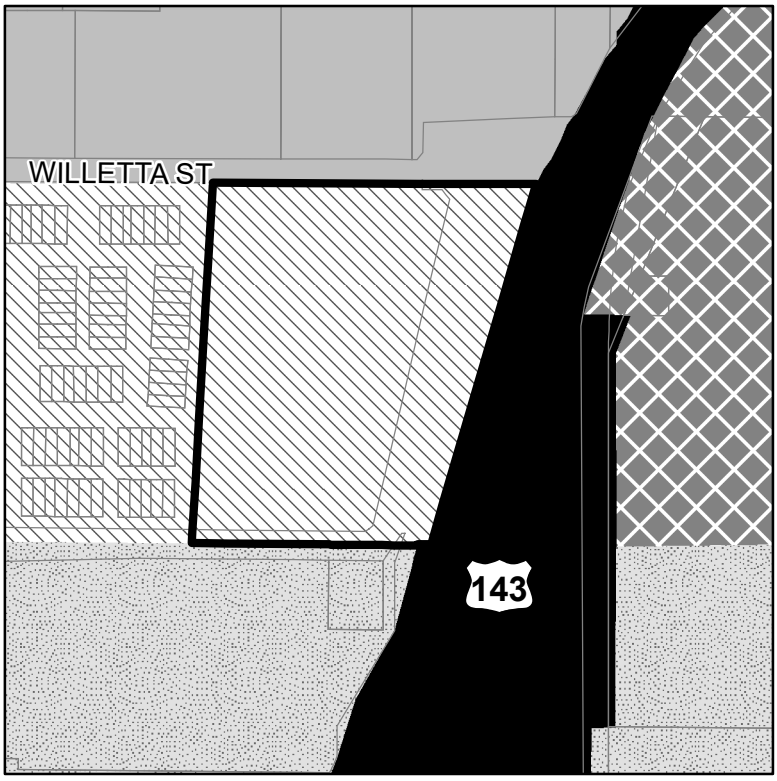
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

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)

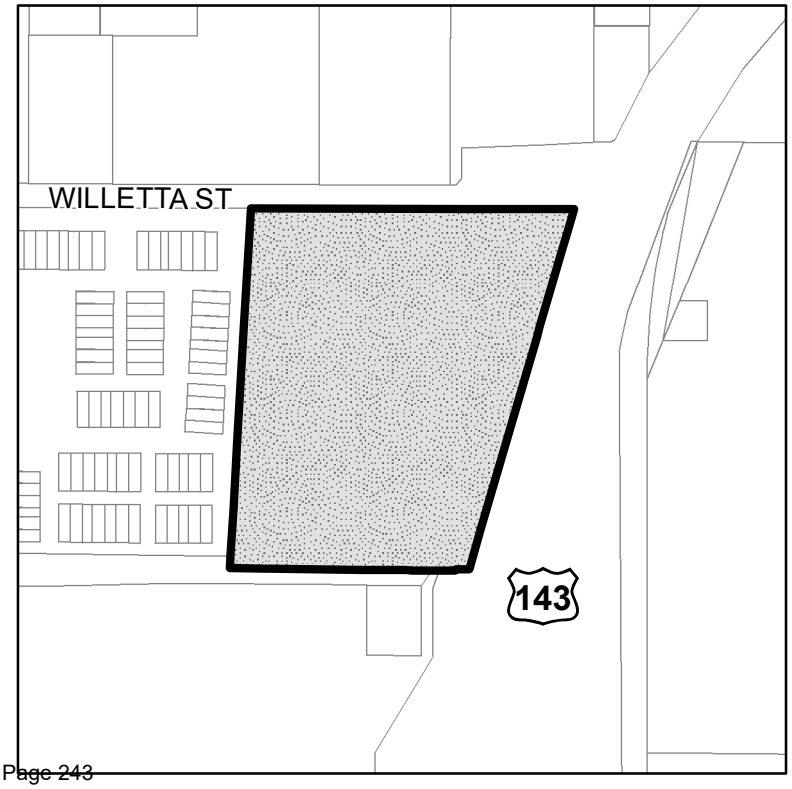
Proposed Change Area
Residential 5 to 10 du/acre
Residential 15+ du/acre
Commercial
Transportation
Mixed Use



PROPOSED CHANGE:

Mixed Use (6.70 +/- Acres)

Proposed Change Area
Mixed Use



Dear: City of Phoenix Planning and Development Dept., Phoenix City Council and Camelback East Village Planning Committee,

CITY OF PHOENIX
JUN 06 2023
Planning & Development Department

REGARDING: **Case No. Z-25-23-8, Case No. GPA-CE-1-23-8.**
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 Belleview 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. & Belleview) 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, infrastucture 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 Belleview 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 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

Kathleen Brown, Eastwood Owner, Lot 28
1351 N. 44th St.,
Phoenix, AZ 85008
602.275.8846

cc: John Roanhorse
City of Phoenix Village Planner

John Roanhorse

From: relishcuisine@aol.com
Sent: Thursday, October 5, 2023 1:10 AM
To: John Roanhorse
Subject: Camelback East Committee Meeting, Tues. Oct. 3rd

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?

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Thank you kindly, Kathleen Brown

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 desgination(s). [ ] Completed applicant analysis questions.

Fee	Fee Waived	Fee Date	Receipt	Purpose
$5,000.00	$0.00	05/02/2023	23-0033497	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: [signature] For M [illegible]

DATE: 5/22/23

200 W Washington Street, 2nd Floor • Phoenix, Arizona 85003 • Tel: (602) 262-7131 • Fax: (602) 495-3793

Page 254

Camelback East
VILLAGE PLANNING COMMITTEE

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 Belleview 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.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
February 1, 2024

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-CE-1-23-8 (Companion Case Z-25-23-8)
Location:	Northwest corner of 46th Street and Belleview Street
From:	Residential 5 to 10 dwelling units per acre
To:	Mixed Use
Acreage:	6.70
Proposal:	Minor General Plan Amendment to allow mixed use (multifamily/retail)
Applicant:	Endres Belleview, LLC
Owner:	Endres Belleview, LLC
Representative:	Michael Maerowitz, Esq., Snell & Wilmer, LLP

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.

City of Phoenix

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,

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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”.

    f. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses, First Sub-Bullet Point: Delete Coffee Shop.

    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

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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.

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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".

q. Page 12, D. Development Standards, D.2:Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape: Replace "Landscape: 100%" with "Landscape Setback: Minimum"

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

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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.

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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 (2 Pages)
B – Ordinance Location Map (1 Page)

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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 BELLEVIEW 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 BELLEVIEW 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 BELLEVIEW 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

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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.

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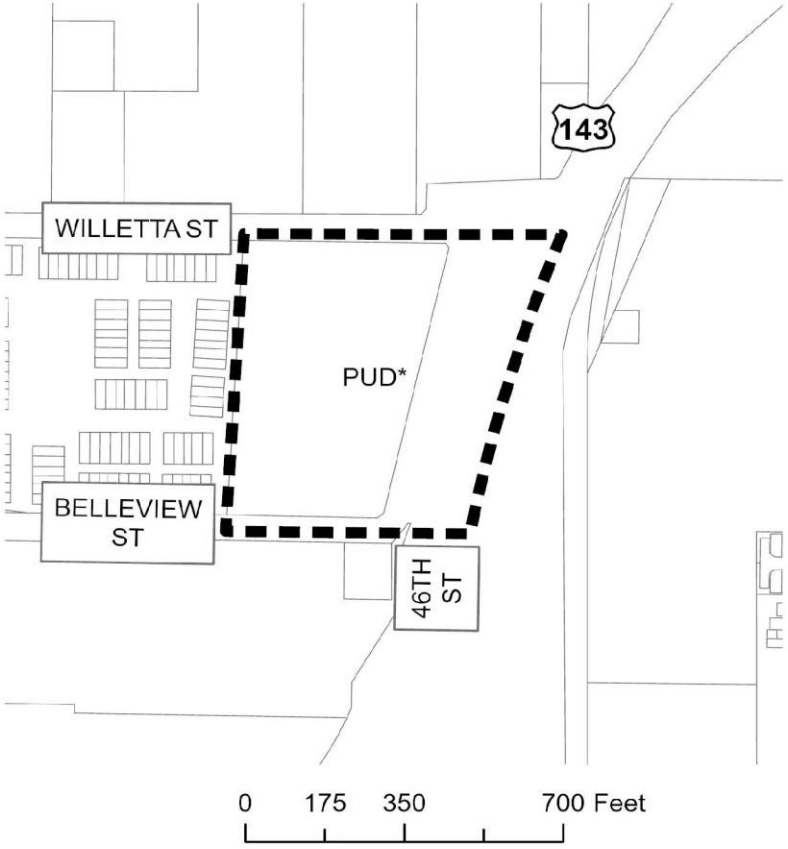
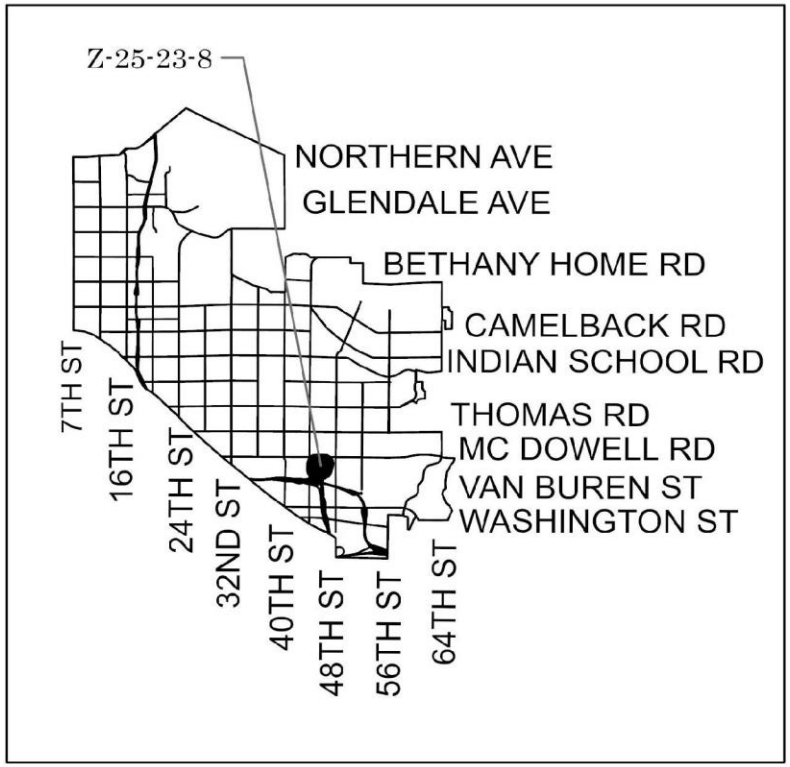
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-25-23-8
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

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Drawn Date: 2/5/2024

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-25-23-8 (Endres Belleview PUD)
January 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

General Plan Conformity			
General Plan Land Use Map Designation		Existing: Residential 5-10 dwelling units per acre Proposed: Mixed Use (GPA-CE-1-23-8)	
Street Map Classification	Belleview Street	Local	25-foot north half street
	Willetta Street	Local	Approximately 15 to 20 foot south half street
	46th Street	Local	50-foot full street
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		
	Land Use	**Zoning**
On Site	Multifamily residences and vacant lot	R-3 and R-5
North (across Willetta Street)	Offices, retail, commercial	C-2
South (across Belleview Street)	Multifamily residential	C-2 M-R, R-3
East (across 46th Street)	State Route 143	R-5, R-5 SP and R-3
West	Multifamily residential townhomes	R-3

Background/Issues/Analysis

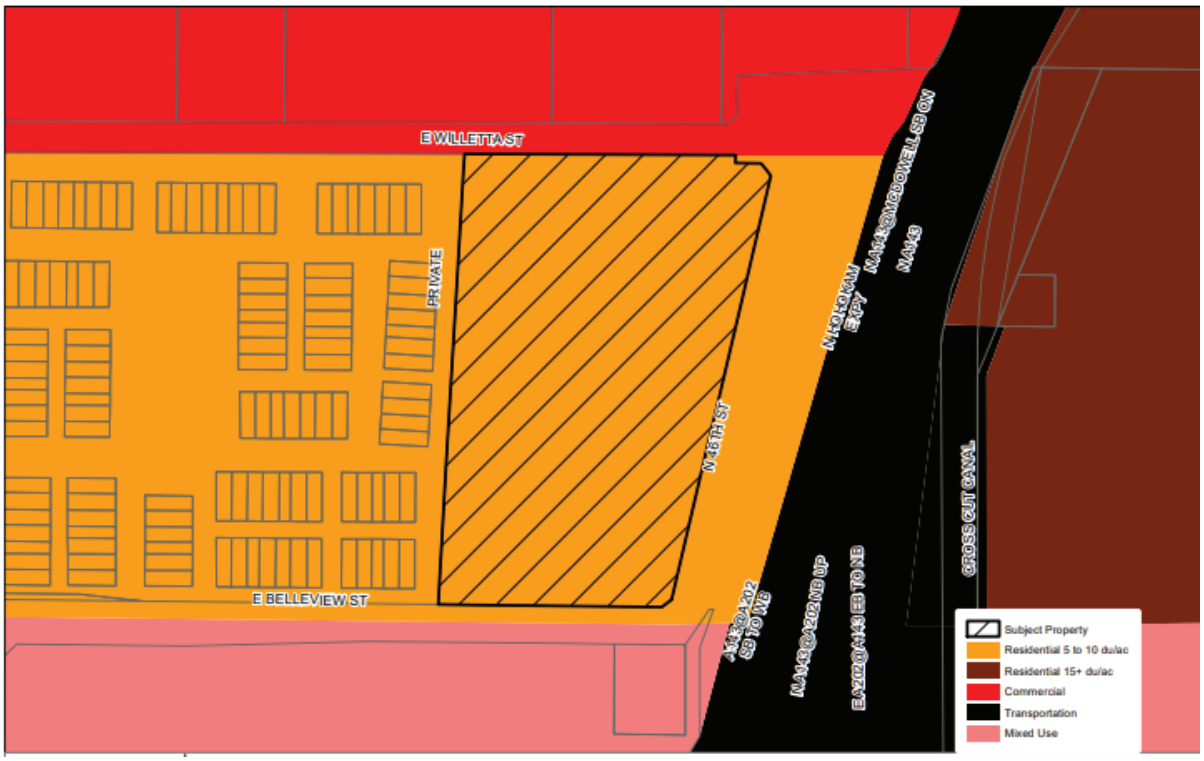
SUBJECT SITE

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



General Plan Land Use Map Source: City of Phoenix Planning and Development Department

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.

Development Standards	
Standard	**Proposed**
Maximum Density	604 units
Maximum Building Height	70 feet
Minimum Open Space	5%
Maximum Lot Coverage	70%
Minimum Building Setbacks	
Willetta Street (North)	10 feet
46th Street (East)	25 feet
Belleview Street (South)	25 feet
Interior (West)	25 feet
Minimum Landscape Setbacks	
Willetta Street (North)	10 feet
46th Street (East)	25 feet
Belleview 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
Belleview Street (South)	Sidewalk width: 6-foot detached Landscape Area: 5-foot landscape strip between back of curb and sidewalk

Minimum Parking Standards	
Residents	
	1.5 spaces per dwelling unit (may be reserved or unreserved spaces)
Commercial uses	0
Off-Street Loading Space	2 required
EV Parking	5% of required spaces will be EV Capable
Bicycle parking	50 spaces

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 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 need related to the landscape strip adjacent to street verses 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, Source: Snell and Wilmer

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.



Site Rendering, Source: Snell and Wilmer

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

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 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 are 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

required.

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”.

    f. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses, First Sub-Bullet Point: Delete Coffee Shop.

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".

q. Page 12, D. Development Standards, D.2:Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape: Replace "Landscape: 100%" with "Landscape Setback: Minimum"

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.

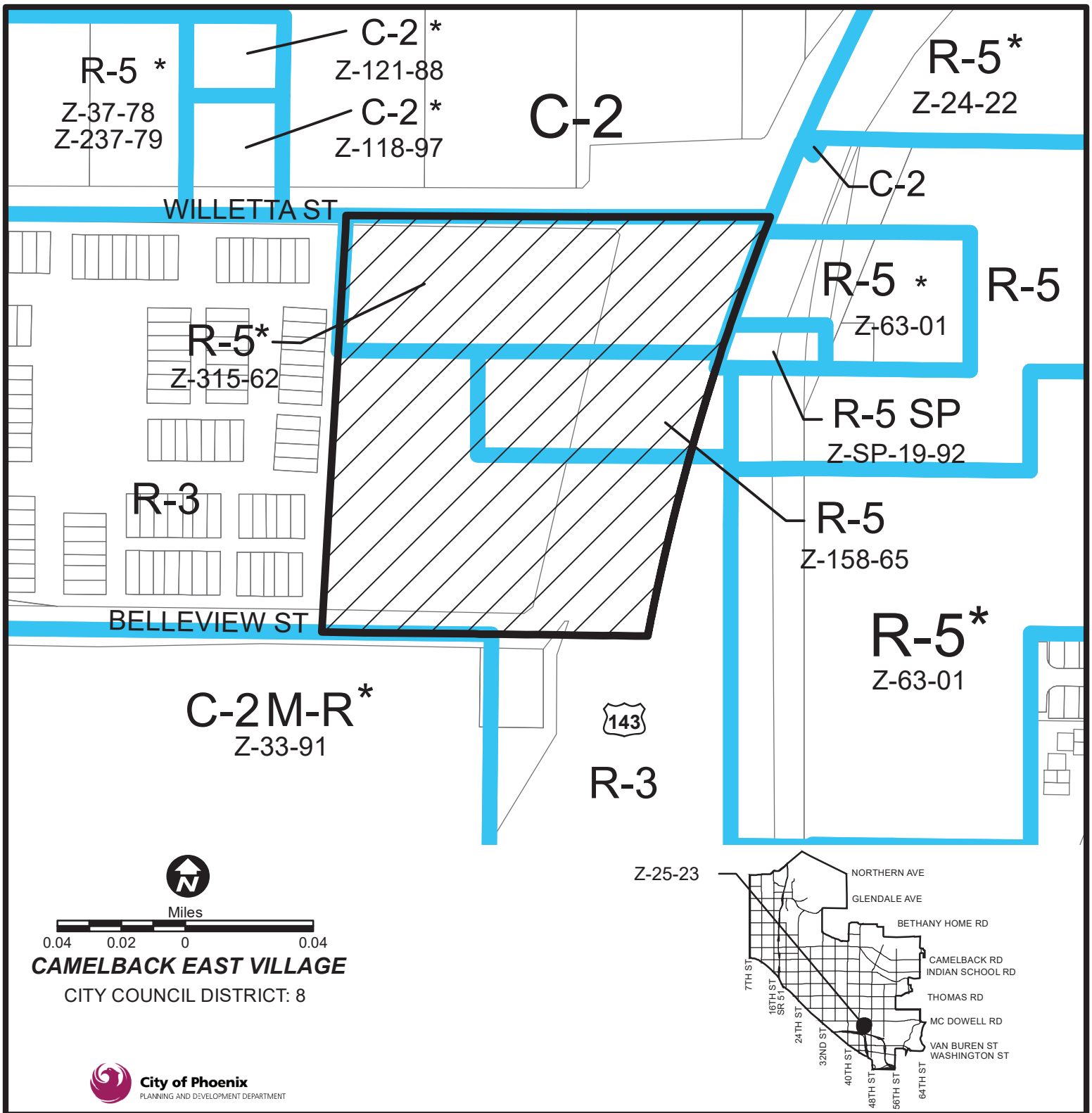
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County

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



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Michael Maerowitz, Esq.	**REQUESTED CHANGE:**
APPLICATION NO. Z-25-23	DATE: 5/05/2023
	REVISION DATES: 12/29/2023
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.70 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 12-38
	ZONING MAP G-11
	FROM: R-3 (3.56 a.c.) R-5 (3.14 a.c.)
	TO: PUD (6.70 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-3, R-5	51, 136	62, 164
PUD	604	N/A

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

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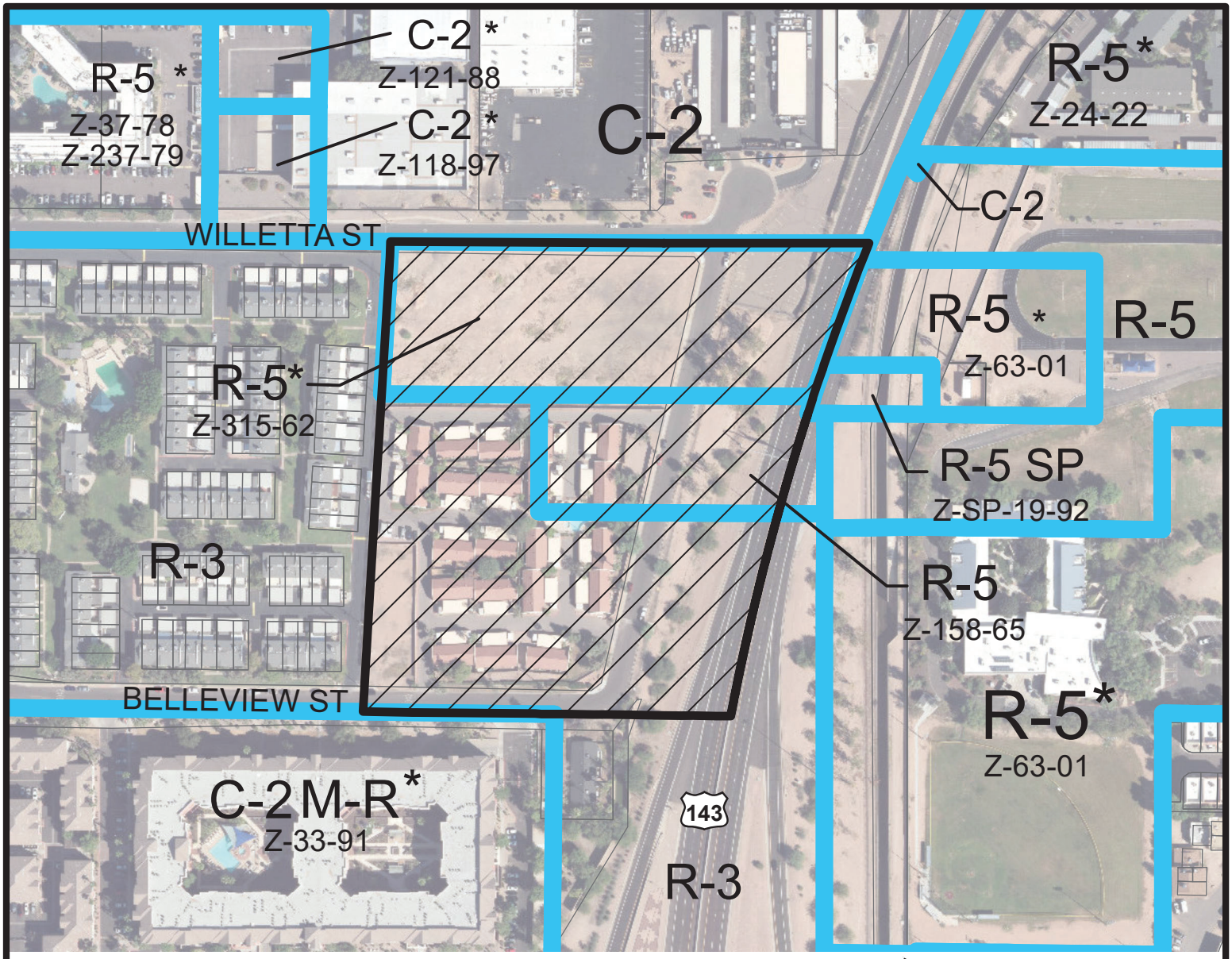

Miles

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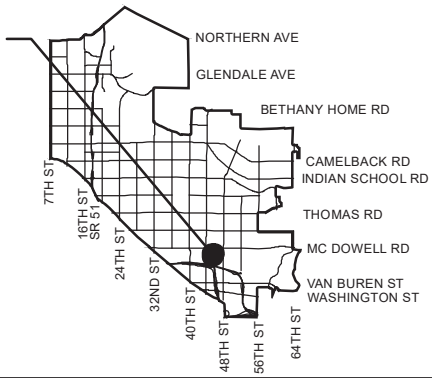
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-25-23



APPLICANT'S NAME:	Michael Maerowitz, Esq.
APPLICATION NO.	Z-25-23
DATE:	5/05/2023
REVISION DATES:	12/29/2023
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	6.70 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 12-38
ZONING MAP	G-11

REQUESTED CHANGE:

FROM: R-3 (3.56 a.c.)
R-5 (3.14 a.c.)

TO: PUD (6.70 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-3, R-5	51, 136	62, 164
PUD	604	N/A

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

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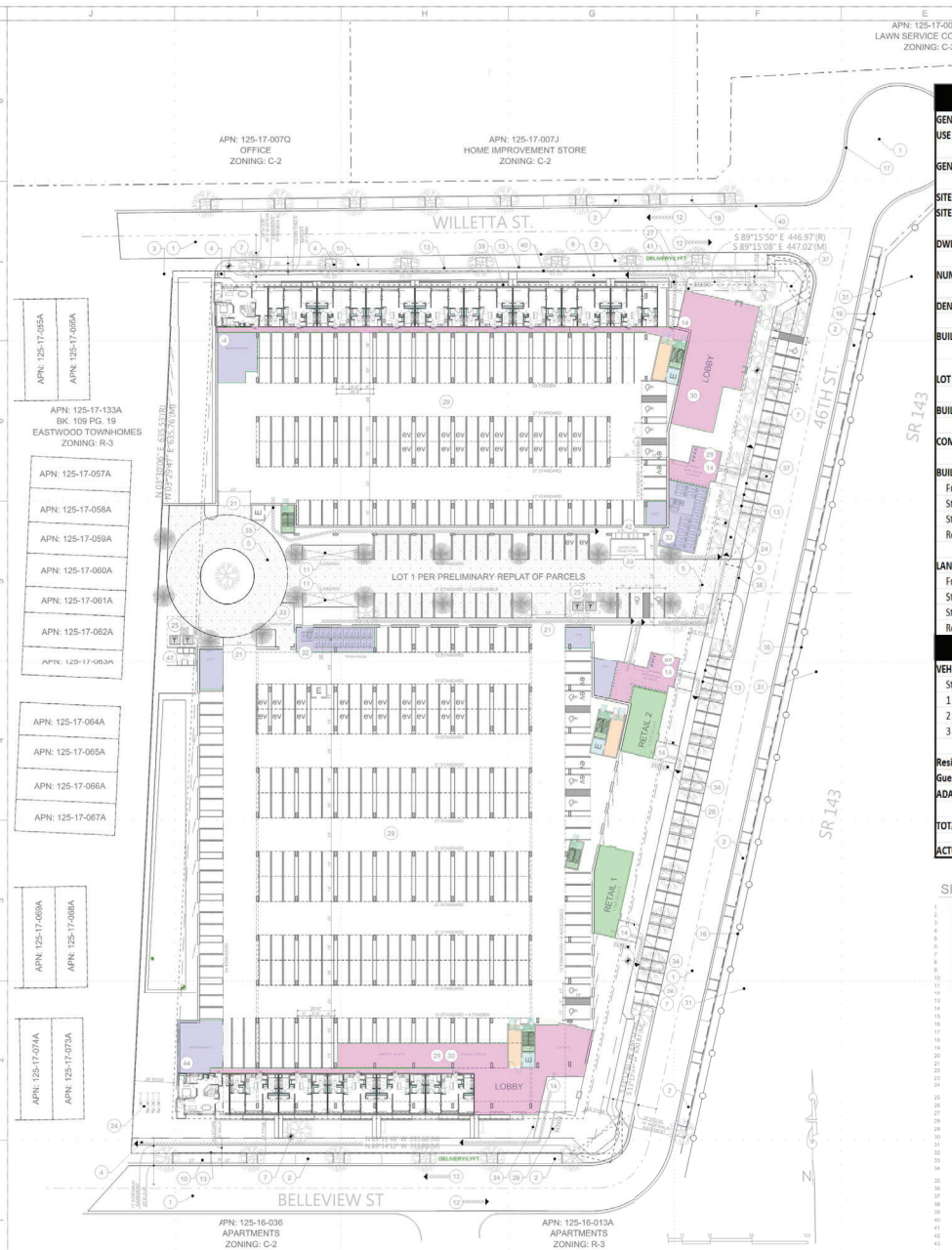


1 PUD SITE PLAN
SCALE 1" = 40'-0"

DEVELOPMENT STANDARDS TABLE	R-3 Existing	PUD Proposed
GENERAL PLAN LAND USE	Multifamily	Mixed Use
GENERAL PLAN DENSITY	5 to 10 DU/AC	15+ High density
SITE AREA- GROSS	310,307 s.f./7.12 Ac	310,307 s.f./7.12Ac
SITE AREA-NET	254,035 s.f./5.83 Ac	254,035 s.f./5.83Ac
DWELLING QUANTITY	130	604
NUMBER OF BEDROOMS		908
DENSITY (DU/AC)	15.3;17.40 w/bonus	85
BUILDING HEIGHT	2 stories or 30' for first 150' 1' in 5' increase to 48' high, 4-story max.	69'-0"
LOT SALES	No	No
BUILDING LOT COVERAGE	45%	66% 169,026 S.F. max
COMMON AREAS	5% of gross area min	5% 15,240 S.F. min
BUILDING SETBACKS		
Front (46th St)	10ft front	25 ft min
Street Side (Belleview)	10 ft front	25 ft min
Street Side (Willetta)	10 ft front	10 ft min
Rear (West Side)	0	25 ft min
LANDSCAPE SETBACKS		
Front (46th St)	10ft min	25 ft min
Street Side (Belleview)	10 ft min	25 ft min
Street Side (Willetta)	10 ft min	10 ft min
Rear (West Side)	0	20 ft Average

PARKING TABLE	PUD Proposed
VEHICLE PARKING QUANTITY PER SEC 702	
Studio (50 units)	50(1.3 SP/Unit) = 65
1 Bedroom (286 units)	286(1.5 SP/Unit) = 429
2 Bedroom (232 units)	232(1.5 SP/Unit) = 348
3 Bedroom (36 units)	36(2.0 SP/Unit) = 72
Residential Parking Required	914
Guest Parking Required	RESIDENTIAL UNRESERVED
ADA SPACES REQUIRED	19 ON-SITE ACCESSIBLE
TOTAL PARKING REQUIRED	914 on-site parking
ACTUAL PARKING PROVIDED	917 exclusive of off-site

SITE PLAN KEYED NOTES

1 EXIST ASPHALT PAVING
2 NEW ASPHALT PAVING
3 EXIST CONCRETE FLATWORK
4 NEW CONCRETE FLATWORK
5 NEW STAMPED CONCRETE PAVING
6 EXIST FIRE HYDRANT
7 NEW FIRE HYDRANT
8 EXIST PEDESTRIAN PATH
9 NEW 5' SIDEWALK, TYP
10 NEW 8'-0" x 22'-0" PARALLEL PARKING
11 NEW 10' x 30' LOADING ZONE & 6' SIDEWALK
12 EXIST TRAFFIC LANE
13 NEW 2 HR MAX. PARKING SIGN
14 BUILDING ENTRY POINT
15 SURVEY POINT OF COMMENCEMENT
16 ADOT PENCING
17 EXISTING CUL DE SAC
18 NEW PARALLEL PARKING STRIPING
19 NEW STREETLIGHT
20 EXISTING STREETLIGHT
21 INTERNAL FOBBED RESIDENT GARAGE GATE
22 NEW PEDESTRIAN LIGHT
23 EXISTING PEDESTRIAN LIGHT
24 NEW BACKFLOW PREVENTER
25 NEW APS GEAR
26 NEW BICYCLE PARKING AREA
27 NEW BICYCLE PUMP STATION
28 NEW INDOOR RESIDENT BIKE AMENITY
29 NEW INDOOR RESIDENT GARAGE
30 NEW RESIDENT PACKAGE ROOM A' LOBBY
31 ADOT LANDSCAPE BUFFER
32 NEW INDOOR TRASH ROOM
33 NEW TRASH PICKUP AREA
34 NEW PEDESTRIAN BENCH
35 NEW PEDESTRIAN PATH INTO GARAGE
36 CITY OF PHOENIX P-1255-2
37 NEW PLANTER, SEE LANDSCAPE PIANS
38 SITE VISIBILITY TRIANGLE
39 RAMP AND HANDRAIL TO LANDING
40 EXISTING ALIGNMENT OF PAVEMENT, SEE CIVIL
41 # PUBLIC UTILITY EASEMENT
42 NEW SES METERS
43 QMIT
44 FIRE RISER LOCATION
45 FDC WITHIN 100' OF HYDRANT

CITY OF PHOENIX SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING 10% MINIMAL LEVELS OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREASE SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR/SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
11. PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

DATE

PROJECT DATA

OWNER/DEVELOPER: ENDRES BELLEVIEW, LLC; 1900 RIVER GROVE DRIVE; WAYZATA, MN 55391; CONTACT: RON CUTTLER; PHONE: (602)418-6800; EMAIL: ron.cuttler@bmhsac.com

ARCHITECT: CCBG ARCHITECTS, INC.; 102 E. BUCHANAN; PHOENIX, AZ 85004; CONTACT: BRIAN CASSIDY; PHONE: (602) 258-2211; EMAIL: bcassidy@ccbgarchitects.com

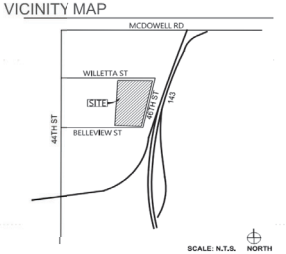
ZONING ATTORNEY: SNELL & WILMER; 400 E. VAN BUREN ST; PHOENIX, AZ 85004; CONTACT: NOEL J. GREMSMANN; PHONE: (602) 382-6624; EMAIL: ngreersmann@swlaw.com

1. PROJECT DESCRIPTION: ENDRES BELLEVIEW PROPOSES TO REDEVELOP THE SITE AS A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH APPROXIMATELY 60 DWELLING UNITS. THE PROJECT AS CURRENTLY CONTEMPLATED WILL INCLUDE A MIX OF STUDIO, ONE, TWO AND THREE BEDROOM UNITS. THE PROPOSED BUILDING HEIGHT FOR THE PROJECT IS SIX (6) STORIES. THE PROJECT WILL INCORPORATE CUSTOMARY MODERN RESIDENTIAL AMENITIES, INCLUDING A SUBTERRANEAN GARAGE, POOLS AND A DOG PARK. IN ADDITION TO THE RESIDENTIAL UNITS, THE PROJECT WILL INCLUDE SUPPORTING RETAIL (APPROXIMATELY 4,000 S.F.).
2. PROPERTY ADDRESS: 4515 E. WILLETTA STREET, PHOENIX, AZ 85008
3. PARCEL NUMBER: 125-17-010F
4. OVERLAY ZONE: 44TH STREET CORRIDOR SPECIFIC PLAN
5. TOTAL LOT AREA: NET: 254,035 S.F. (5.83 ACRES); GROSS: 310,307 S.F. (7.12 ACRES)
6. LOT COVERAGE: 169,026 S.F. (BUILDING FOOTPRINT)/254,035 S.F. = 66%
7. PROPOSED BUILDING HEIGHT: 69'-0" (6 STORIES ABOVE GRADE); 5 STORIES TYPE IIIB; 1 STORIES TYPE IA (one of which is a basement)
8. PROPOSED BUILDING AREA: BUILDING 1 (NORTH) = 337,262 S.F.; BUILDING 2 (SOUTH) = 449, 549 S.F.
9. UNIT MIX: BUILDING 1 (NORTH): STUDIO = 25; 1 BEDROOM = 157; 2 BEDROOM = 97; 3 BEDROOM = 11; TOTAL = 284
UNIT MIX: BUILDING 2 (SOUTH): STUDIO = 25; 1 BEDROOM = 135; 2 BEDROOM = 135; 3 BEDROOM = 25; TOTAL = 320
GRAND TOTAL: 604 UNITS
10. PARKING BUILDING 1(NORTH): STUDIO = 25*1.3 = 32.5; 1 BEDROOM = 157*1.5 = 235.5; 2 BEDROOM = 97*1.5 = 145.5; 3 BEDROOM = 11*2 = 22; TOTAL = 284 UNITS REQUIRING 426.5 SPACES
PARKING BUILDING 2 (SOUTH): STUDIO = 25*1.3 = 32.5; 1 BEDROOM = 135*1.5 = 202.5; 2 BEDROOM = 135*1.5 = 202.5; 3 BEDROOM = 25*2 = 50; TOTAL = 320 UNITS REQUIRING 487.5 SPACES
GRAND TOTAL PER SEC 702: 604 UNITS REQUIRING 914 SPACES; 2% ACCESSIBLE = 19 SPACES; 50% EV CHARGER CAPABLE = 90 SPACES
40 BIKE PARKING STATIONS (4 EV CHARGE OR 10%) AND BIKE REPAIR IS PROVIDED FOR RESIDENT USE WITHIN A SECURED SPACE AT THE ENTRANCE TO THE GARAGE
11. SITE DENSITY: 604 UNITS / 7.12 ACRES GROSS = 85 DUs/ACRE
12. SETBACKS

BUILDING	
NORTH	10'-0"
SOUTH	10'-0"
WEST	0'-0"
EAST	10'-0"

13. GOVERNING CODES: 2015 INTERNATIONAL BUILDING CODE W/ AMMENDMENTS; 2018 INTERNATIONAL EXISTING BUILDING CODE W/ AMENDMENTS; 2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS; 2018 UNIFORM PLUMBING CODE W/ AMENDMENTS OR 2018 INTER. PLUMBING CODE; 2017 NATIONAL ELECTRICAL CODE/NFPA-70 W/ AMENDMENTS; 2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS; 2018 PHOENIX FIRE CODE W/ AMENDMENTS; 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS; 2018 CITY OF PHOENIX BUILDING CONSTRUCTION CODE ADMIN. PROVISIONS; 2009 ICC/ANSI A117.1-2010 ADA

VICINITY MAP



CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002
SDEV#: 2200391
Q-S:12-38
PAPP#: 2206619
PRLM#:
LSPL:
ADDR: 220459
PLAT:

CITY OF PHOENIX
DEC 01 2023
Planning & Development Department

CCBG Architects, Inc.
Phoenix-San Diego
102 E. Buchanan St. Phoenix, Az 85004
p. 602.258.2211 f. 602.253.0900
www.ccbg-arch.com

REGISTERED ARCHITECT CERTIFICATE 17611 BRIAN CASSIDY Signed ARIZONA U.S.A. EXPIRES 9-30-2026

A NEW APARTMENT DEVELOPMENT FOR:
ENDRES BELLEVIEW, LLC

4515 WILLETTA STREET
PHOENIX, AZ 85008

REVISIONS

DATE	REV FOR
01/11/2023	PUD SUBMITTAL 1
10/02/2023	VPC PRESENTATION
11.30/2023	PUD SUBMITTAL 2

Drawn: MB
Checked: MB
Job Number: 2138
Drawing: PUD SITE PLAN
Sheet: A1.00

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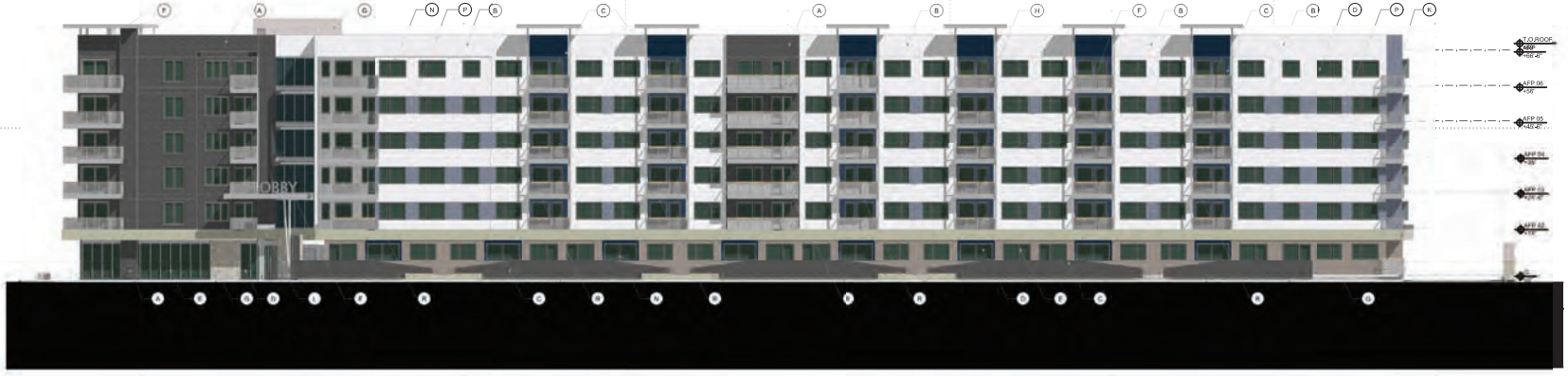

2 NORTH ELEVATION BUILDING 1
SCALE 1" = 16'-0"



1 EAST ELEVATION BUILDING 1
SCALE 1" = 16'-0"

CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002
SDEV#: 2200391
Q-S. 12-38
PAPP#: 2206619
PRLM#:
LSPL:
ADDR: 220459
PLAT:

CITY OF PHOENIX
DEC 01 2023
Planning & Development Department

A NEW APARTMENT DEVELOPMENT FOR:
ENDRES BELLEVIEW, LLC

4515 WILLETTA STREET
PHOENIX, AZ 85008

REVISIONS

DATE	REV. FOR
01/11/2023	PUD SUBMITTAL 1
10/02/2023	VPC PRESENTATION
11.30/2023	PUD SUBMITTAL 2

Drawn: MB
Checked: MB
Job Number: 2138
Drawing: PUD ELEVATIONS BLDG 1 COLOR
Sheet: EL1.0c

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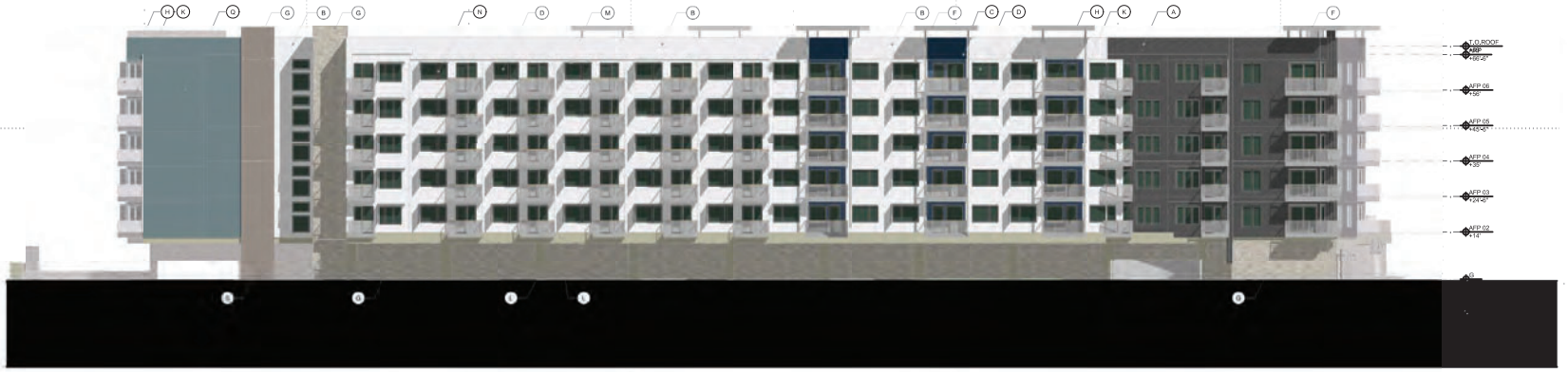

2 SOUTH ELEVATION BUILDING 1
SCALE 1" = 16'-0"



1 WEST ELEVATION BUILDING 1
SCALE 1" = 16'-0"

MATERIALS	
FACE BRICK	APACHE STONE, PACIFIC CLAY, CHARCOAL
EFS 1	DUNN EDWARDS, SWISS COFFEE, DEKOR
EFS 2	DUNN EDWARDS, FINE SAND, DESIGN
GLASS	VITRO, SOLARBAN 60 LOW E, CLEAR GLAZING
STOREFRONT MULLION	KAWNEER, ANNODIZED BLACK
CANOPY	FIBERTON, METALLIC SILVER
CMU	SUPERLITE BLOCK, SMOOTH FACE, WH GREY
METAL CABLE RAILING	CLEAR COAT SILVER
PRECAST WALL CAPS	
EFS 3	DUNN EDWARDS, EDGE OF BLACK, DESIGN
CONCRETE CAP	STRUCTURAL CONCRETE EXPOSED
SIGNAGE	TUBE STEEL, PAINTED DUNN EDWARDS, FINE SAND, DESIGN
SWIS WINDOW	BLACK
ACTIVE WORK AND STAIRS	PLAN ONLY DUNN EDWARDS, FINE SAND, DESIGN

CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002
SDEV#: 2200391
Q-S.12-38
PAPP#: 2206619
PRLM#:
LSPL:
ADDR: 220459
PLAT:

CITY OF PHOENIX
DEC 01 2023
Planning & Development Department

A NEW APARTMENT DEVELOPMENT FOR:
ENDRES BELLEVIEW, LLC

4515 WILLETTA STREET
PHOENIX, AZ 85008

REVISIONS

DATE	REV	FOR
01/11/2023		PUD SUBMITTAL 1
10/02/2023		VPC PRESENTATION
11.30/2023		PUD SUBMITTAL 2

Drawn
MB
Checked
MB
Job Number
2138
Drawing
PUD ELEVATIONS
BLDG 1 COLOR
Sheet
EL1.1c

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2 WEST ELEVATION BUILDING 2
SCALE 1" = 16'-0"



1 NORTH ELEVATION BUILDING 2
SCALE 1" = 16'-0"

CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002
SDEV#: 2200391
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PUD ELEVATIONS
BLDG 2 COLOR
Sheet
EL1.2c

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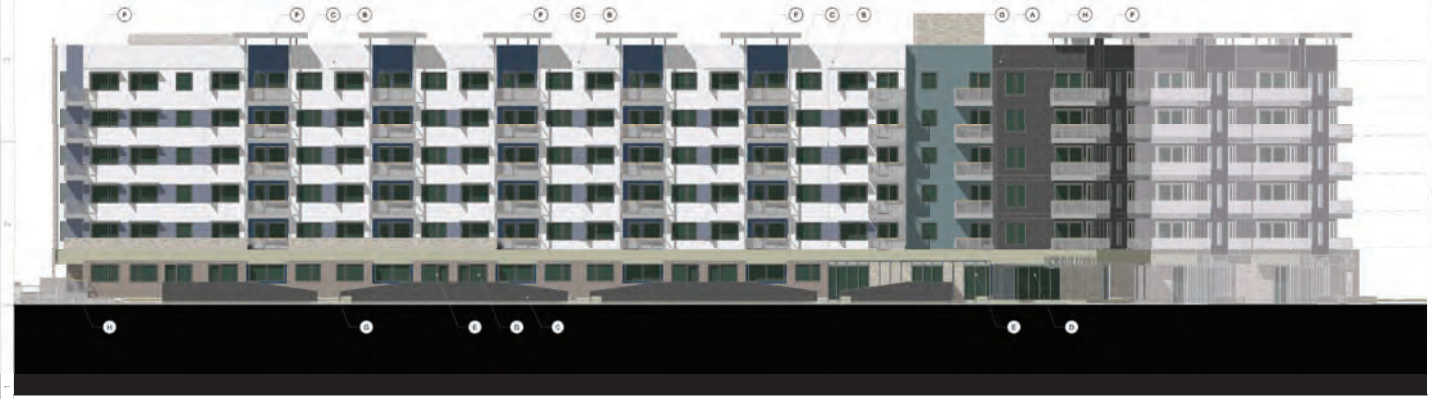
2 EAST ELEVATION BUILDING 2
SCALE 1" = 16'-0"



1 SOUTH ELEVATION BUILDING 2
SCALE 1" = 16'-0"

CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002
SDEV#: 2200391
Q-S.12-38
PAPP#: 2206619
PRLM#:
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PLAT:

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4515 WILLETTA STREET
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Drawn: MB
Checked: MB
Job Number: 2138
Drawing: PUD ELEVATIONS BLDG 2 COLOR
Sheet: EL1.2c

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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 Aaron Mckinney

Street Address 1121 N 44th Street Apt 1070

City Phoenix Zip Code 85008

Phone Number _____

Email _____

CITY OF PHOENIX

DEC 22 2023

Planning & Development Department

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 Abdelgader

Printed Name ABDELGADER MAHMOUD A.T. Oasis Coffee & Tea

Street Address 6042 W. Clinic St.

City Phoenix Zip Code 85043

Phone Number 703-537-9171

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 Adrian Bautista

Street Address 2239 N 44th St. QT STORE

City Phoenix Zip Code _____

Phone Number 480-601-5193

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 Adrian Ramirez BDG MAINTENANCE LLC

Street Address 4561 E McDowell Rd

City Phx Zip Code 85008

Phone Number _____

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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B

By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name ADRIAN REYES

Street Address 1422 N. 42ND ST

City PHOENIX Zip Code 85008

Phone Number (602) 295-6374

Email Adrianreyes@aol.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview 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) 321-8920

Email aileen.koch@pacificoffice.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Aldo Rodriguez

Printed Name Aldo Rodriguez AT&T

Street Address 4423 E Thomas Rd Suite A

City Phoenix Zip Code 85018

Phone Number 602-857-6776

Email Aldo.rodriguezhernandez@cellshop.US

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Alex R

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
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

B

Signature _____

Printed Name Alicia Triassi

Street Address 2303 n 44th St

City Phoenix Zip Code 85008

Phone Number 602 595 3695

Email aliciatriassi@yahoo.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature alis Kenyi

Printed Name Alis Kenyi "Marriott Kitchen" Boss Samantha

Street Address 1101 N 44th Street

City Phx Zip Code 85008

Phone Number 602 273-7377

Email

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Allen Fitzpatrick

Printed Name Allen Fitzpatrick

Street Address 1121 N. 44st

City PHX AZ Zip Code 85008

Phone Number N/A

Email N/A

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Alyssa Stringland

Street Address 1121 N 44th

City Phx Zip Code 85008

Phone Number

Email alyssa.sthubestch7@gmail.com

Belleview 1463 Friends

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Andrea Lamar Lindsey

Street Address 1121 N 44th St

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Andrea Groves

Street Address 1419 N 44th 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 Andrew Morales Hand of Faith T

Street Address 4132. E McDowell Rd. Suite #7

City phx Zip Code 85008

Phone Number 602-314-5951

Email handoffaithtattoo@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 Andrew Lang

Street Address 1451 N. 44th St.

City Phx 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 Angel ALFARO

Street Address 3777 E MC DOWELL RD

City PHOENIX Zip Code 85008

Phone Number 480 709 9470

Email FAWKNANGEL@gmail.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 Belleview PUD application.

Signature Angel Silva

Printed Name Angel Silva

Street Address 12 2044 St N

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 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 Angelica M. Luna-Rom

Printed Name Angelica Luna-Rom

Street Address 1315 N 44th St

City Phoenix Zip Code 85008

Phone Number _____

Email angelicamyriamtorres@hotmail.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 Ana Sanchez

Street Address 4642 E Granada Rd

City Phx Zip Code 85008

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 Andrez, Miranda O.

Printed Name [redacted]

Street Address 1220 N 44th St.

City PHX AZ. Zip Code 85008

Phone Number [redacted]

Email [redacted]

B

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Anthony Brownell

Street Address 4470 E Belleview St.

City Phoenix Zip Code 85008

Phone Number 602-764-4147

Email anthonypbrownell@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~~ RESIDENT 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 Ann a Brumbaugh

Printed Name Anna Brumbaugh

Street Address 1220 N 44th Street

City Phx 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 Arun Kanki (the ups store.)

Street Address 2303 N 44th st Ste-14

City Phx Zip Code 85008

Phone Number 602 840 3020

Email Store0033@theupsstore.com.

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Ashley Crews.

Printed Name Ashley Crews, (Salad and Go) Manager

Street Address 2110 W 28th ST (2301 N 44th St)

City Phoenix Zip Code 85008

Phone Number (602-642-2719

Email ash13287s@gmail.com.

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Ayan Abdulle

Printed Name Ayan Abdulle

Street Address 1220 N 44TH St.

City Phoenix Zip Code 85008

Phone Number 858-226-5432

Email ayan.abdule20@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name BARIN Mohamed Safari Bakery & Cafe

Street Address 5042 E Macdowell Rd Phenix

City AZ Zip Code 85008

Phone Number 480 241 0800

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 Beatriz Velasco

Street Address 4345 E. Coronado Rd

City Phoenix AZ Zip Code 85008

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature Benjamin Espinoza

Printed Name Ben Ernesto

Street Address 4639 E Cocoanda

City Phoenix Zip Code 85008

Phone Number 602-577-8307

Email ben.alex@hotmail.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Benito D. Hernandez

Printed Name Benito D. Hernandez

\# 1301 Street Address E Sweet D. Town Homes

City Phoenix Zip Code 85016

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 BHUPINDER SINGH 7-Eleven

Street Address 4748 E. McDowell Rd

City PHX Zip Code 85008

Phone Number 602-275-8452

Email _____

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

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 Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name BJ Stigall (HOA President)

Street Address 4420 E Belleview St

City Phoenix Zip Code 85008

Phone Number (602) 935-5990

Email stigall.bj@gmail.com

/

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Brad Bowley

Street Address 2225 N 44th Street Q.T. 3345 E Cholla St

City Phoenix Zip Code AZ 85008

Phone Number (602) 882-9762

Email BJacobRoss@Yahoo.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 Brandon Tuxtla Garcia

Street Address 1419 N 43rd Dr

City Phoenix Zip Code 85008

Phone Number (602) 710-8096

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 Brandon Chi HBB Grocery and African market

Street Address 4132 E McDowell Rd

City Phx AZ Zip Code 85008

Phone Number 480 276 9126

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 Brandon Morey

Printed Name Brandon Morey

Street Address 4488 E Belleview St

City Phoenix Zip Code 85008

Phone Number 602. 397. 6355

Email

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Brandon Sazzie

Printed Name Brandon Sazzie

Street Address 1121 N. 44st

City PHX Zip Code 85008

Phone Number _____

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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THE ENDRES BELLEVIEW. DEVELOPMENT WILL:

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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 Bryan Dillon "Chef for Hire"

Street Address 1121 N 44th #1021

City Phoenix Zip Code 85008

Phone Number N/A see Cary

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 _____

Printed Name Calvin + Dana Lindsey

Street Address 4038 E McDowell Rd, AZ

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A

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 Carrie Berger

Printed Name Carrie Berger

Street Address 1435 N 44th St.

City Phoenix Zip Code 85008

Phone Number 505-363-2818

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature CARMEN ORTEGA

Printed Name CARMEN ORTEGA

Street Address 501 N 47th pl

City PHX AZ Zip Code 85008

Phone Number 480) 207-8383

Email ortegacarmen2509@ gmail.

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 Carmen Ortega Ortega Raspados

Printed Name Carmen Ortega

Street Address 4747 E Thomas RD

City PHX AZ Zip Code 85018

Phone Number (480) 207-8383

Email ortegacarmen2509@gmail

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Chandrea Lukostanecka Just Like Home Day Care

Street Address 4940 E McDowell Rd

City Phoenix Zip Code 85008

Phone Number 602.910.5303

Email jlh4940@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 Citlali Teran Panera Bread

Street Address 125 N 44th St

City Phx AZ Zip Code 85034

Phone Number 602-889-0752

Email Citlali_kristel@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 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 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 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 Andrea Corenerede

Printed Name C. Corenerede RASPADOS & NEVERIA EL TAMARINDOS

Street Address 1640 N 36th st #103

City Phoenix Zip Code 85008

Phone Number 602-275-0201

Email

STATEMENT OF SUPPORT
Endres Belleview

Resident

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 4202 E. McDowell Rd.

City Phx Zip Code 85008

Phone Number 760 554.6065

Email [illegible]mocha3@gmail.com

STATEMENT OF SUPPORT

Endres Belleview

RESIDENT

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 Dana Peddicord

Printed Name Dana Peddicord

Street Address [redacted] 1121 N 44th St

City Phx AZ Zip Code 85008

Phone Number 602-834-9414

Email Dnadane5907@gmail.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Dana Shumate

Street Address 201 1422 N 44th street

City PhX Zip Code 85014

Phone Number 602-699-0280

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 Daniel Salaido Aspen Dental

Street Address 2611 N 44th St Suite 101

City Phoenix Zip Code 85008

Phone Number (602) 718-1600

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Danielle Blakesley

Printed Name Danielle Blakesley

Street Address 1808 N 46th 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 Darryl Reynolds Barber

Street Address 4041 E Thomas 104

City Phoenix Zip Code 85018

Phone Number _____

Email DarrylReynoldsDMD@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 David Avila John 3:16 Window Tint

Street Address 44th & McDowell 4330 McDowell

City Phx Zip Code 85008

Phone Number 480-572-5088

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 David Gonzales

Street Address ~~4412~~ 1422 E. 44ST

City Phx Zip Code 85008

Phone Number 480-524-9537

Email dg711@hotmail.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 Deanna Sagaser

Street Address 1347 N 44th St

City Phx 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 Dejah Arceneaux

Printed Name Dejah Arceneaux

Street Address 2028 N 40th St

City Phoenix Zip Code 85006

Phone Number (602) 413-0220

Email dejahelise@gmail.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature D Finklea

Printed Name Denise Finklea

Street Address 1422 E. N 44th St.

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 Dilli Mahato (7-Eleven)

Street Address 4748 E. Van Buren

City Phoenix Zip Code 85008

Phone Number 602 2752326

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 D J Larson

Street Address 1447 N 44th St

City Phx Zip Code 85008

Phone Number _____

Email djlrsn@yahoo.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 Donald Steven Roth

Street Address 2303 North 64th Street

City Phx Zip Code 85008

Phone Number 602-595-3695

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 Raph

Street Address 1720 E thunderbird / 2303 N 44th St Phx 85008

City Phx Zip Code 85032

Phone Number 602-875-1683

Email _____

STATEMENT OF SUPPORT
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Signature _____

Printed Name Donald Steven Rath Smoking Vapor

Street Address 2303 North 44th st

City Phoenix Zip Code 85008

Phone Number 602-595-3695

Email Smoking Vapor 123@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Dorian Powell

Street Address 1422 N. 44ST

City PHX Zip Code 85008

Phone Number 602 332 8023

Email dorian.powell602@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature Dreama Gentry

Printed Name DREAMA GENTRY

Street Address 1463 N 44th ST

City PHOENIX, AZ Zip Code 85008

Phone Number 602.486.3456

Email dgent07@outlook.com

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Signature _____

Printed Name _____

Street Address 1121 N 44th St

City Phx AZ Zip Code 85008

Phone Number N/A

Email N/A

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Edward A. Enriquez MicroWorks
LOW VOLT INSTALL * SEE BACK

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 E J Enriquez

Printed Name Edward A. Enriquez

Street Address 4546 N. 17th AVE

City Phenix Zip Code 85015

Phone Number 480 242 4660

Email Ed@MAVERICKS-NET

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Eli Chabot

Street Address 4422 E Belleview 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 Elsy Morales

Street Address 2013 N 47th St

City ~~85028 PhxAZ~~ Zip Code ~~Phoenix AZ~~ 85008

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name EMILY VRSUHL HAIR STYLES BEAUTY MET AT UPS

Street Address 2938 N 61ST PL

City SCOTTSDALE Zip Code 85251

Phone Number 504-385-2445

Email EBURSUHL@GMAIL.COM

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Emmanuela Salazar

Printed Name Emmanuela Salazar

Street Address 4132 E Mcdowell Rd

City Phoenix AZ Zip Code 85008

Phone Number 602 410 1692

Email emmanuelajang@Yahoo.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 ERIC BROWN - @UNIVERSAL Cell Phone

Street Address 4926 E. McDowell Rd. #104

City PHX Zip Code 85008

Phone Number 602-551-6848

Email INFO@UNIVERSALCellPhoneRepair.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Erik Fernandez

Street Address 1815 N. 47th St

City Phx Zip Code 85008

Phone Number 602 710 8449

Email _____

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Signature _____

Printed Name ESOSA OSAGHAE

Street Address 1121 N 44th St Apt 1054

City Phoenix Zip Code 85008

Phone Number 305-282-3931

Email eosaghae@stu.edu

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Signature Estefania Romero

Printed Name Estefania Romero

Street Address 3711 N Mc Dowell Rd

City Phoenix Zip Code 85008

Phone Number 602 775 0080

Email Estefania Romero0425@gmail.com

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Signature _____

Printed Name Fadi One Love Arcadia Smoke Shop

Street Address 4518 E. Thomas Rd

City Phx Zip Code 85018

Phone Number 602-802-6700

Email Onelovearcadia@gmail.com

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Signature Farideh

Printed Name Farideh Ahmadi

Street Address 4041 E Thomas Rd # 116

City Phx Zip Code 85018

Eyebrow Threading

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 Francis Rondeau

Street Address 1389 N. 44th ST

City Phoenix Zip Code 85008

Phone Number 480-720-4624

Email chez.francis@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 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 Francisco Munguia

Street Address 1922 N 44th st.

City Phoenix Zip Code 85013

Phone Number 602 699 6805

Email mmbidness@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 Gabriel Saldana T-Mobile

Street Address 2814 N. 44th St.

City Phoenix Zip Code 85008

Phone Number 602 954 8874

Email gabriel.saldanaromero@t-mobile.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 Hannah Vuyk

Street Address 1121 N 44 St

City PHX 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 Garrett Corbin

Street Address 2342 n 46th st

City Phenciy Zip Code 85008

Phone Number 951-880-3539

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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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name George Hatimett the UPS Store

Street Address 610 E Bell #2

City Phoenix Zip Code 85022

Phone Number 602-863-6694

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature George L. Mothershead

Printed Name George L. Mothershead

Street Address P.O. Box 84863

City Phoenix Zip Code AZ 85080

Phone Number 602-866-2760

Email jmothershead@msn.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 Georgina CORONA

Street Address 1121 N. 44th St GC

City Phoenix Zip Code 85008

Phone Number (480) 453-3858

Email ginagotha@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~~ Resident 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 GISELLE SALAZAR

Street Address 1220 N. 44th St.

City Phoenix Zip Code 85008

Phone Number (602) 648-6972

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 Gonzalo Ornelas

Printed Name Gonzalo Ornela. 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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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Harry Rios (Shop)

Street Address 12429 W. Hearn Rd (2501 N 44th St)

City El Mirage (Phx) Zip Code 85335 (8500 S)

Phone Number 602 403 8891

Email harryr@gmail.com

STATEMENT OF SUPPORT
Endres Belleview

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B

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Hayden Allex

Street Address 1407 N. 44th St

City Phoenix Zip Code 85008

Phone Number Cell 480-695-0837

Email hayden.allex1@yahoo.com

STATEMENT OF SUPPORT

Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Heather Stigall

Printed Name Heather Stigall

Street Address 4420 E Belleview St

City Phoenix Zip Code 85008

Phone Number 602 935 5955

Email heatherestigall@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Heather Smith

Street Address 2233 N 36ST Apt 207

City Phx Zip Code 85008

Phone Number (602 757 - 3834

Email Family forever 07@ Icloud.Com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Hector Bello

Printed Name Hector Bello

Street Address 2303 N. 44th st Az master barber

City Phx Zip Code 85008

Phone Number —

Email —

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By signing below, I give my support to Endres Belleview PUD application.

Signature Helen C Miranda

Printed Name Helen C. Miranda

Street Address 1839 N. 43rd ST

City Phoenix Zip Code 85008

Phone Number 602 361-0640

Email HelenMiranda@Live.Com

STATEMENT OF SUPPORT
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B

By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Hendrik Ver

Street Address 1422 N 44St

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 Liliana Padilla

Printed Name Liliana Padilla

Street Address 1121 N. 44th St. Unit 1028

City Phoenix Zip Code 85008

Phone Number 201 590 - 5982

Email lilpad192@yahoo.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature L. M

Printed Name Isabelle Martinez

Street Address 1121 N. 44TH St.

City Phx, Zip Code 85008

Phone Number N.A

Email N.A

B

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Juanita Mg

Printed Name Ivonne Garcia

Street Address 1385 N. 44th St.

City Phx. AZ Zip Code 85008

Phone Number (602) 412-8438

Email _____

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Jacob Thomas

Street Address 1415 N. 44th St.

City Phoenix Zip Code 85008

Phone Number 623-853-3734

Email jacob+8834@gmail.com

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Endres Belleview

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THE ENDRES BELLEVIEW. DEVELOPMENT WILL:

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Both enhance and maintain the high quality of living in the area.
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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 James R Brooks

Printed Name James R Brooks

Street Address 1121 N 44th ST

City PHX Zip Code 85008

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Tana P Brown

Printed Name Tana A Brown

Street Address 1698 W 43rd Street

City Phoenix Zip Code 85008

Phone Number 480-849-9129

Email Carboy45ped@Yahoo.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Jared Montague

Printed Name Jared Montague

Street Address 1101 N 44th St

City Phoenix Zip Code 85008

Phone Number 602 273 7313

Email Jared.Montague@columbiasussex.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 Jared Hahn

Street Address 1220 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 [signature]

Printed Name Jason Shaw Chevron

Street Address ~~[illegible]~~ 4352 E. McDowell Rd

City Phoenix Zip Code 85008

Phone Number 602-275-5305

Email jasonsmsgs@hotmail.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Javier Hernandez

Printed Name JAVIER HERNANDEZ

Street Address 1444 E BELLEVIEW

City Phx Zip Code 85006

Phone Number none

Email none

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____ Marriott PHX Airport Hotel

Printed Name Jeff Moennich - Sales Manager

Street Address 1101 N 44th St

City Phoenix Zip Code 85225

Phone Number 602-273-7373

Email jeff.moennich@marriotsales.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature J. DeWitt

Printed Name Jennifer DeWitt met @ smoke shop

Street Address 2819 W. Honor Ct.

City Anthem Zip Code 85086

Phone Number 480-746-9455

Email Jennifer DeWitt Jenn21420@gmail.com

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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 (530) 351-8028

Email jessica.lausen96@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Jesus Hernandez

Street Address 4802 W. Palm Ln

City Phoenix Zip Code 1

Phone Number (602) 541 8789

Email _____

working on unit 1323 N 44th St
Eastwood Townhomes

*

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name John Driscoll

Street Address 1402 N 47th PL

City Phx Zip Code 85008

Phone Number 480 359 7174

Email JohnDriscoll@hotmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature John P Butler

Printed Name John P Butler

Street Address 44 34 Belleview

City Phx Zip Code 85082

Phone Number 602 341 7754

Email Butlergrim

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

B

Signature _____

Printed Name John W Waters

Street Address 1216 N 43rd

City Phx Zip Code 85008

Phone Number _____

Email Wilbert Waters 465@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name John Rahmis

Street Address 1220 N 44th

City Phx AZ Zip Code 85008

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature John Peterson

Printed Name John Peterson stay with Jorge Mendez

Street Address 1141/21 44 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 Steve Madrid

Printed Name Steve Madrid

Street Address 1124 N. 44th St

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 Jorge Palacios

Printed Name Jorge Palacios

Street Address 4132 E McDOWELL

City Phx **Zip Code** 85008

Phone Number 602-348-0896

Email _____

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Printed Name _____

Street Address _____

City _____ Zip Code _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature Jose Lopez Gutierrez

Printed Name Jose Lopez

Street Address 1226 N 44th St #A-16

City AZ Zip Code Phoenix

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

B

Signature Joseph Cuadra

Printed Name JOSEPH CUADRA

Street Address 3020 N 36th Street #G417

City PHOENIX Zip Code 85008

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 Juan Mtz

Printed Name Juan Martinez

Street Address 1422 N 44th St #8

City phx Zip Code 85008

Phone Number 505-524-4168

Email none

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 Juan Lopez Buck & Ryder Oyster Bar

Street Address 1029 E Indian School / 4225 E Camelback Rd

City Phoenix Zip Code 85016

Phone Number _____

Email j.lopez711@ymail.com

Week of April 15th - April 21st
Forgot to turn in

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview 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 r.jcurry@cox.net

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Judy K. Eighmey

Printed Name Judy K. Eighmey

Street Address 4492 E. Belleview St.

City Phoenix Zip Code 85008

Phone Number 602-394-5709

Email judy.eighmey@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Julian Valdez

Street Address 1021 N 44th

City Phx AZ 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 Julio Taporez JR. Door Depot owner

Street Address 4202 E McDowell Rd

City Phx Zip Code 85008

Phone Number 760-554-6065

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature Juma Taylor

Printed Name Juma Taylor

Street Address 1269 44th St. N.

City Phoenix Zip Code 8509

Phone Number 859 492 3661

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Karmelinda Benally

Street Address 1220 N 44th St.

City PHX Zip Code 85008

Phone Number (602) 448-1666

Email

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By signing below, I give my support to Endres Belleview PUD application.

Signature Kathryn Ward

Printed Name Kathryn Ward Maid Pro

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 Kayla Henderson

Printed Name Kayla Henderson

Street Address 1121 N 44 St

City Phx, AZ Zip Code 85008

Phone Number 480-233-0594

Email bigsissykayla2002@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Kayln Shibata-Goodman

Street Address 1449 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 Kaylee Bearden

Printed Name Kaylee Bearden

Street Address 2252 N 44th St

City Arcadia/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 Kaysie McClymonds

Street Address 1369 N. 44th Street

City Phoenix Zip Code 85008

Phone Number 480 285-5402

Email ~~Kaysie~~ Kaysie@aqua-tots.com

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Signature [signature]

Printed Name KEITH MARTYN

Street Address 1222 NORTH 43 PLACE

City PHX Zip Code 85008

Phone Number 602 302 0530

Email RESTORER001@AOL.COM

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Kenneth A Schlacter

Street Address 2038 N 43rd Pl

City Phx AZ Zip Code 85008

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature Kerry E. Schwartz

Printed Name KERRY SCHWARTZ

Street Address 4645 E Coronado Rd

City Phx Zip Code 85

Phone Number _____

Email _____

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature K C

Printed Name KEVIN CHENG Watch'n Save Jewelers

Street Address 4501 E. Thomas Rd.

City Phoenix Zip Code 85018

Phone Number (623) 272-6589

Email KevinCheng@icloud.com.

STATEMENT OF SUPPORT
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Signature _____ Arcadia Signarama

Printed Name Kevin Herndon

Street Address 4820 E. McDowell Rd. Suite 102

City Phoenix, AZ Zip Code 85008

Phone Number 602 954 4080

Email sales@arcadiasignarama.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature Kody Kingsley

Printed Name Kody Kingsley

Street Address 1921 W. 47th St

City Phoenix Zip Code 85008

Phone Number 602 921-0629

Email K.Kingsley7@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Kris Becnel

Printed Name Kristopher Becnel

Street Address 1422 N 44th St

City Phoenix Zip Code 85008

Phone Number 480-934-3086

Email Becnel kristopher@gmail.com

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Endres Belleview

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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 KylBal

Printed Name Kyle Baldwin Chipotle

Street Address 4423 E 44th St #B

City Phoenix Zip Code 85018

Phone Number ~~480~~ 602 5222394

Email 02.0041.44ththomas@chipotle.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 Lauren Gooding TruMed Dispensary

Street Address 1613 N. 40th St

City Phoenix Zip Code 85008

Phone Number (602) 275-1379

Email Lauren@trumedaz.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature LeRoy Singleton

Printed Name LeRoy Singleton

Street Address 1121 N 44th St

City PHOENIX Zip Code 85008

Phone Number (602) 486-0704

Email ramatha@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 Lee Kurry

Street Address 1850 N 43 St

City Phoenix Zip Code 85008

Phone Number 602-550-1703

Email l_kurry@yahoo.com

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 Lee H Salas

Street Address 1121 N. 44st

City PHX 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 _____

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 Leon Aguayo

Printed Name LEON AGUAYO

Street Address 1422 N 44 St

City Phx Zip Code 85008

Phone Number (623) 217-3271

Email aguayoleon9@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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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 Lucy Lujan

Printed Name Lucy Lujan

Street Address 4636 E. Granada Rd

City Phoenix Zip Code 85008

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 Luis Lopez

Printed Name Luis Lopez

Street Address 1249 N 43PL

City Phx Zip Code 85008

Phone Number 602 394 9253

Email Luisglopez@icloud.com

STATEMENT OF SUPPORT

~~Thomas + 34th~~ Entres Bellevue

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. 44th St

City Phoenix Zip Code 85008

Phone Number (602) 752-0010

Email Mendez 0305 13 @ gmail

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 Luis Bernal Five BELOW

Street Address 4523 E Thomas Road

City Phoenix Zip Code 85018

Phone Number (602) 955-1416

Email NA

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Lynnett Mayers

Printed Name Lynnett Mayers

Street Address 1216 N 43 place

City Phx 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 Mackenzi Beltran

Street Address 2034 N. 47th 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 Marilyn Adam

Street Address 1419 W 44th St 85008

City Phx Zip Code 85008

Phone Number NA

Email NA

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Mario Moreno Segundo

Street Address 716 N. 46 plac.

City PX Zip Code AZ

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 Manuel Lopez

Street Address 4488 E Belleview st

City Phoenix Zip Code 85008

Phone Number 623-698-2468

Email _____

M. G. Electrical Services

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Manuel M. Matus

Printed Name Manuel M. Matus

Street Address 1465 N 44th St

City Phoenix Zip Code AZ 85008

Phone Number

Email

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Marcus Nosie

Street Address 1121 N. 47 St

City Phx, AZ Zip Code 85008

Phone Number _____

Email nosie9@gmail.com

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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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By signing below, I give my support to Endres Belleview PUD application.

Signature Maria

Printed Name Maria - Raspados

Street Address 1640 W 36th ste 106.

City Phx Zip Code 85008

Phone Number 602 275 0915

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 Mark Darrah

Street Address 1201 N 44th Street #1029

City Phoenix Zip Code 480-577-1324

Phone Number 85008

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 Mary Ann S. Doering

Street Address 4221 E. McDowell Rd #1004

City Phoenix Zip Code 85008

Phone Number ~~602~~ 520 524-7684

Email MaryAnnsue77@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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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 [signature]

Printed Name Matthew Cronover

Street Address 1389 N. 44th St

City Phoenix Zip Code 85028

Phone Number 602 370 3968

Email mcronover@hotmail.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 Matthew McKee

Street Address 4708 E van Buren St

City Phoenix Zip Code 85008

Phone Number 480 3764465

Email _____

Work
2121 N 44th St
Apartments

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Mayra Antunez

Printed Name Mayra Antunez

Street Address 1236 N. 43rd Pl

City Phoenix Zip Code 85008

Phone Number (602) 800-2135

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Magra L. Torres

Printed Name Magra Leticia Torres

Street Address 1232 N 41 St

City Phoenix Zip Code 85008

Phone Number 6. N/A

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 MDouglas

Printed Name Meredith Douglas

Street Address 1121 N 44th #1105

City Phoenix Zip Code 85008

Phone Number 469-258-0877

Email meredyle@gmail.com

B

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Michael Birmingham

Street Address 1381 N 44th St

City Phoenix 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 [signature]

Printed Name Mickey Martin

Street Address 1422 N 44th St

City Phoenix Zip Code 85008

Phone Number 623 223 1148

Email zuni outlaw@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 Miguel Zaragoza

Printed Name [illegible] Muskadoe Taco Shop 21

Street Address 4539 E Thomas RD 85008

City Phoenix AZ Zip Code 85008

Phone Number 602 975 8630

Email Miguel3.c@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Mark Hanna Brooklyn Mike

Printed Name Mike Hanna

Street Address 7303 N 44TH ST

City Phoenix AZ Zip Code 85008

Phone Number 602-796-7980

Email Zimbo711@Hotmail.com

STATEMENT OF SUPPORT
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4480

By signing below, I give my support to Endres Belleview PUD application.

Signature Mike J. Dance

Printed Name Mike J. Dance

Street Address 4480 Belleview

City Phx 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 Misty Jaramillo

Street Address 1422 N 44th St

City Phx Zip Code 85008

Phone Number 6234324346

Email _____

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Mitchell Knutson

Street Address 1472 W 44th St

City Phoenix Zip Code 85009

Phone Number (602) 361-2368

Email MitchellKnutson98@Gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Mohammed M. Islam

Street Address 1917 N. 44th St.

City PHX Zip Code 85008

Phone Number 4802167012

Email LIVINGOD101@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Mona Castro MOR Furniture

Street Address 4416 E McDowell Rd.

City Phoenix Zip Code 85008

Phone Number 623-693-5702

Email RC020@hotmail.com

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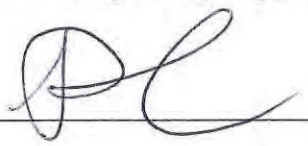
Signature 

Printed Name Monica Chabot

Street Address 4422 E Belleview St

City Phoenix Zip Code 85008

Phone Number _____

Email _____

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Endres Belleview

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Signature Monserrat Felix Ibarra

Printed Name Monserrat Felix Ibarra

Street Address 4701 E. Hubbell ST

City phnx Zip Code 85008

Phone Number 623-680-6975

Email Felix@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Morad Jawad Outta Brea

Street Address 4105 E McDowell RD.

City Phoenix Zip Code 85008

Phone Number 480-387-9660

Email moradjawad@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Mustafa Hajj Cafe Nazionale

Street Address 5026 E McDowell Rd

City Phx. AZ Zip Code 85008

Phone Number 480 688 4254

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 Nadia Mohammed

Street Address 1355 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 NATHAN K AGUILA / Becky Home Health Care, Llc

Street Address 4836 E McDowell Rd #104 & 105

City Phoenix Zip Code A285008

Phone Number 602-750-9461 (cell)

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.
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 Olivia Nichols

Street Address 1347 N. 44th St

City Phoenix Zip Code 850__

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 Orion Nikolaevich

Street Address 720 N 44TH St

City Phoenix Zip Code 85008

Phone Number (251)200-0870

Email dnikolaevich@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~~ Resident 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 Orlando Vasquez US Custom Iron Works

Street Address 1121 N 44 St.

City Phx Zip Code 85008

Phone Number (602) 717 9560

Email _____

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Patrick Landis

Printed Name Patrick Landis PL LANDSCAPE

Street Address 1313 N McDowell # 1

City Phoenix Zip Code 85008

Phone Number N/A

Email N/A

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Patrick McDonald

Street Address 1409 N. 44th St EAST WOOD

City PHX Zip Code 85034

Phone Number (602) 430-2939

Email N/A

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Rachael Lang

Printed Name Rachael Callan Lang

Street Address 1451 N. 44th St

City Phx 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 Randy Rasmussen GRJ's Auto Repair

Street Address 4200 E McDowell Rd

City PHX Zip Code 85008

Phone Number (602) 374-4867

Email robert@grjauto.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature Richard Machelprang

Printed Name Richard Machelprang

Street Address 1121 N 44th St Apt #3085

City Phoenix Zip Code 85008

Phone Number 801-477-7850

Email richard@machelprang.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Rick Johnson

Street Address 4331 E. Coronado Rd

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 Richy Mendez

Street Address 2605 N 38th St

City Phx Zip Code 85008

Phone Number _____

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature Robert Mullins

Printed Name Robert Mullins SEC GAYLE ON 46th ST & WILLETTA

Street Address 102 N. Oak St

City Mesa Zip Code 85201

Phone Number (480) 303-8859

Email

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Robert Martin

Printed Name Robert Martin

Street Address 1524 N. 48th Street

City Phoenix Zip Code 85008

Phone Number 480 747 0163

Email rob@expertsautocare.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name ROBERT H. JORDAN Engineering

Street Address 4902 E. McDOWELL RD #100

City PHOENIX Zip Code 85008

Phone Number 602-244-8400 EXT. 104

Email rjordan@jordaneng.net

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Robert Hough

Printed Name Robert Hough

Street Address 1121 W 44th St. / * friends in Eastwood

City Phx AZ Zip Code 85008

Phone Number _____

Email Nwlifeafter10@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Ramon Castro

Printed Name Ramon Castro Woody's Tire Ctr

Street Address 3602 E McDowell Rd

City PX AZ 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 Ronald N Johnson

Street Address 4707 E McDowell

City PHX Zip Code 85008

Phone Number 831-219-8530

Email RonaldNJohnson@mail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature Rosalie Gonzalez

Printed Name Rosalie Gonzalez

Street Address 1911 N. 47th place

City Phoenix Zip Code 85008

Phone Number _____

Email Grosalie931@gmail.com

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Signature R Karakey

Printed Name Roxi Karakey

Street Address 4914 E. McDowell Rd #104 Safe Wng

City Phoenix Zip Code 85008

Phone Number 480-955-4821

Email Roxi@Safewng.biz

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By signing below, I give my support to Endres Belleview PUD application.

Signature Roy Curry

Printed Name Roy Curry

Street Address 4629 E. Almeria Rd.

City Phoenix Zip Code 85008

Phone Number 602-220-0491

Email rjcurry@cox.net

STATEMENT OF SUPPORT
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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

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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 Ry

Printed Name Ryan Adams Yi Lo's Dispensary

Street Address 1415 N. Country Club Yi Los Dispensary 4458 E Thomas Rd

City Mesa, AZ Zip Code 85201

Phone Number 480 · 604 · 4381

Email rnams3s@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 Saada Ahmed

Street Address 1220 N 44th Street

City Phx AZ Zip Code 85008

Phone Number 623-262-4992

Email Saadoali18@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 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

B

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 Samantha Ulmer

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

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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. 44th St. Suite 102

City Phx Zip Code 85008

Phone Number 602-609-3511

Email BWW0811@inspirebrands.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature S. Davis.

Printed Name Sebastian Sanudo

Street Address 1121 N [redacted] x 44th St

City Phoenix Zip Code 85008

Phone Number 480 570 3765

Email Sebastian Sanudo441@gmail.com

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Sena Robinson

Printed Name SENACA Robinson

Street Address 1122 N 44Th street

City Phoenix AZ Zip Code 85008

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Laura Robbins

Printed Name Shandi Robbins SMOKE VAPOR PLUS

Street Address W44th Street Suit 2

City Phoenix Zip Code 85008

Phone Number 602-595-3695

Email CemeteryChick775@yahoo.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Shayla Woodland

Street Address 1357 N. 44th St.

City Phoenix Zip Code 85008

Phone Number 4802335197

Email Shaylawoodland@gmail.com

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Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Shelly Staples

Printed Name Shelly Staples

Street Address 4490 E BELLEVIEW ST

City PHX Zip Code 85008

Phone Number (602) 693-5031

Email ShellyStaples38@yahoo.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 Shula / Roman / Viacu /

Street Address 2303 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 Shueib Mohamud

Street Address 1220 N 44 st

City PhX Zip Code 85008

Phone Number 602-366-5282

Email shueibsqqr@gmail.com

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name Skylar Moschelle

Street Address 2303 N 44th St #11

City Phoenix Zip Code 85008

Phone Number ~~[illegible]~~ 6236882746

Email Kei.Collective@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature Steven Loy (THE SHOP)

Printed Name STEVEN LOY Also

Street Address 3914 E McDowell

City PHX Zip Code 85008

Phone Number 480-255-6991

Email

Suite 3910 Resides Sometime

* Also A Resident Support letter

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Sofia Lomeli The Door Depot

Street Address 4202 E Mcdowell Rd

City Phx Zip Code 85008

Phone Number 480 760 554-6065

Email Sofiamocha3@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 Susan Pickard

Street Address 1422 N. 44th St

City Phx Zip Code 85013

Phone Number 602-695-0805

Email Susanpickard718@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature J Hamilton

Printed Name Jimmy Hamilton for Wandering Cocktails

Street Address 4140 - mc Dowell RD

City PHX Zip Code 85008

Phone Number 602 518 9070

Email

STATEMENT OF SUPPORT
Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Te'shannia Bradford

Printed Name Te'shannia Bradford

Street Address 1121 N 44St

City Phoenix AZ Zip Code 85008

Phone Number 971-347-7556

Email TessB.work@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 Thomas Adams

Street Address 4426 E. Belleview St. (Stay with friend)

City PHX Zip Code 85008

Phone Number 623-606-1326

Email _____

STATEMENT OF SUPPORT
Endres Belleview

B

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 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

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Troy Dilley

Street Address 1121 N 44th st

City Phoenix Zip Code 85008

Phone Number 480 852 0840

Email TroyDilley52@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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Be a welcome addition to the 44TH St. corridor area.
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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 Valerie Johnson

Street Address 2121 N. 44th st

City Phx Zip Code 85008

Phone Number (623) 759-4203

Email lov3myf1v3@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 Vera Anikina

Street Address 1917 N. 44th St.

City PHX Zip Code 85008

Phone Number 4802167012

Email anikinavera2@gmail.com

STATEMENT OF SUPPORT
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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Victor Brown Burger King

Street Address 170 N Alma St

City Phoenix Zip Code 85008

Phone Number 928-451-2019

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 Wendy Sanchez Avila

Street Address 1406 N. 43rd Bl

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 William Sherry

Street Address 4613 E Almeria Road

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 William Colemans

Printed Name William Colemans

Street Address 1303 N. 46th St

City Phx Zip Code 85008

Phone Number 602 574-2090

Email

Security Gate off Belleview

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Endres Belleview

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By signing below, I give my support to Endres Belleview PUD application.

Signature Winston Williams

Printed Name Winston Williams

Street Address 1121 N. 44 St

City Phx Zip Code 85008

Phone Number 623 227 0681

Email randywinston757@gmail.com

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Endres Belleview

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Signature _____

Printed Name Yair Tuttle

Street Address 1419 N 43rd Pl

City Phoenix Zip Code 85008

Phone Number _____

Email Tuttleyair@gmail.com

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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 Yazan Abushanab QuickStop Food Mart

Street Address 3860 E. mcdowell RD

City Phoenix Zip Code 85008

Phone Number 602-273-0747

Email yshanab@yahoo.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 Yajaira Herrera Nutrition Pura Vida

Street Address 4611 E Thomas Rd. P

City Phoenix Zip Code 85018

Phone Number 4804525404

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name ~~Jam~~ Deltaco

Street Address 1628 N 44th St

City Phoenix Zip Code 85008

Phone Number 602-756-3513

Email Deltaco870@hotmail.com

STATEMENT OF SUPPORT

Endres Belleview

Resident / Field Representative

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 Los Najera

Printed Name Los Najeras RESURFACING company

Street Address 1422 N 44th St

City PHX Zip Code _____

Phone Number 623-350-3481

Email _____

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By signing below, I give my support to Endres Belleview PUD application.

Signature _____

Printed Name Moms Handywork Service

Street Address SAME

City 4221 E McDowell Zip Code 85008

Phone Number 602 524 7684

Email _____

We can do anything

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By signing below, I give my support to Endres Belleview PUD application.

Signature [signature]

Printed Name METRO BY T-MOBILE

Street Address 4111 E McDowell Rd

City Phoenix Zip Code 85008

Phone Number (602) 612-4399

Email CRISELDAmetro@gmail.com

Dear: City of Phoenix Planning and Development Dept., Phoenix City Council and Camelback East Village Planning Committee,

CITY OF PHOENIX
JUN 06 2023
Planning & Development Department

REGARDING: **Case No. Z-25-23-8, Case No. GPA-CE-1-23-8.**
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 Belleview 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. & Belleview) 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, infrastucture 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 Belleview 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.

Kurt Harrison

Kind Regards,

Kurt Harrison, Eastwood Townhomes Owner

John Roanhorse

From: relishcuisine@aol.com
Sent: Thursday, October 5, 2023 1:10 AM
To: John Roanhorse
Subject: Camelback East Committee Meeting, Tues. Oct. 3rd

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

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 desgination(s). [ ] Completed applicant analysis questions.

Fee	Fee Waived	Fee Date	Receipt	Purpose
$5,000.00	$0.00	05/02/2023	23-0033497	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: [signature] For M [illegible]

DATE: 5/22/23

200 W Washington Street, 2nd Floor * Phoenix, Arizona 85003 * Tel: (602) 262-7131 * Fax: (602) 495-3793

Page 543

Camelback East
VILLAGE PLANNING COMMITTEE

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 RESONSE:

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 DISCUSION 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 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 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 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 RESONSE:

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.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
February 1, 2024

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
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.

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 Z-25-23-8, per the Camelback East Village Planning Committee recommendation.

Maker: Mangum
Second: Jaramillo
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The 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”.

    f. Page 9, C. List of Uses, C1: Permitted Uses, Commercial C-2 Uses, First Sub-Bullet Point: Delete Coffee Shop.

    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”.

q. Page 12, D. Development Standards, D.2:Landscape Standards Table, e. Landscape Requirements Adjacent to Interior Property Line (West Property Line), Landscape: Replace “Landscape: 100%” with “Landscape Setback: Minimum”

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.

City of Phoenix

Report

Agenda Date: 3/6/2024, **Item No.** 84

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

2024 FEB -7 PM 4:55
CITY CLERK DEPT.

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.