



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: September 18, 2026

Subject: P.H.O. APPLICATION NO. PHO-1-26--Z-64-04-1– Notice of Pending
Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **October 21, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **September 25, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Aviation (Jordan D. Feld)
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Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Robert Kuhfuss, North Mountain Village), 3rd Floor
Village Planning Committee Chair (Mr. Joshua Matthews, North Mountain Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-26--Z-64-04-1

Council District: 1

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped May 18, 2004.

2) Technical correction to Stipulation 2.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	10-21-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Benjamin Tate, Withey Morris Baugh, PLC	Representative	2121 East Highland Avenue Phoenix AZ 85016	6023464610		ben@wmbattorneys.com
Sara Roth, Delight Restaurant Group	Applicant	PO Box #780522 Wichita KS 67278	480-221-9084		sroth@delightrg.com
Iyad Kahla, G&L Gas, Inc	Owner	365 Iowa Avenue, Suite A Riverside CA 92507	909-280-1474		iyadadam1986@gmail.com

Property Location: Approximately 680 feet west of the southwest corner of I-17 (Black Canyon Freeway) and Thunderbird Road

Acreage: 3.88

Geographic Information

Zoning Map	APN	Quarter Section
L7	149-23-021B	Q32-22
Village:		
North Mountain		

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

<https://www.phoenix.gov/pdd/licensing-time-frames>

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____

DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	09/02/26	PHO (1-2 stipulations)

7 Brew Thunderbird

2737 W. Thunderbird Road

Planning Hearing Officer Application
Project Narrative



WITHEY
MORRIS
BAUGH

Development Team

DELIGHT RESTAURANT group

Developer

Pak Luu

Delight 7B AZ 1 LLC c/o
Delight Restaurant Group
PO Box #780522
Wichita, KS 67278
pluu@delightrg.com

Representative

Benjamin L. Tate

Withey Morris Baugh, PLC
2121 E. Highland Avenue
Phoenix, AZ 85016
ben@wmbattorneys.com



Engineering/Planning

Adam Muszynski, PE

SWS Engineering, Inc.
7310 N 16th Street #275
Phoenix, AZ 85020
adam.m@sws-engr.com



Architect

Donald A. Andrews, JR., A.I.A

Andrews Design Group, Inc.
1095 W Rio Salado Pkwy Ste 203
Tempe, AZ 85281
don@adgarch.net



Introduction

This application is submitted on behalf of Delight Restaurant Group, the proposed developer of approximately 0.627 acres located at 2737 W. Thunderbird Road in Phoenix, Arizona (the “Property”) as illustrated on the Aerial Map at **Tab 1**. The Property is zoned C-2 (Intermediate Commercial) as illustrated on the Zoning Map at **Tab 2** and has a General Plan land use designation of Industrial as shown on the General Plan Map at **Tab 3**.

The Property was part of a larger rezone of 9.84 acres at the southwest corner of Interstate 17 and Thunderbird Road from Ind. Pk. (Industrial Park) to C-2 (Intermediate Commercial) on August 31, 2004 in Case Number Z-64-04. The original zoning case contemplated the development of a 46,000 SF Best Buy store and adjacent strip retail development, and was approved subject to three stipulations. See Z-64-04 Approval at **Tab 4**.

The applicant seeks to develop approximately the Property as a 7 Brew Coffee – a drive-through only coffee shop known for its wide variety of drink options and exceptional customer service. In order to facilitate the development of the proposed project, the applicant seeks to modify the stipulation of approval in Z-64-04 requiring general conformance to the approved site plan and elevations.

Site Overview

The Property is a 0.627-acre portion of the existing commercial center and is located at the hard southeast corner of Thunderbird Road and the 28th Drive alignment. It is currently used as surface parking for the commercial center. Surrounding land uses include:

Surrounding Land Uses		
	Existing Use	Zoning
North	Thunderbird Road and QuikTrip	C-2 (Intermediate Commercial)
East	Commercial Plaza Surface Parking	C-2 (Intermediate Commercial)
South	Strip Retail	C-2 (Intermediate Commercial)
West	Lowe’s, McDonald’s, and Pad Retail	C-2 (Intermediate Commercial) and Ind. Pk. (Industrial Park)

As the surrounding land use table and Aerial Map illustrate, the Property is adjacent to an arterial street and surrounded by other commercial uses – many of which are similarly auto-

focused. The addition of a small-scale drive-through only coffee shop is compatible with the underlying zoning and existing built environment.

Zoning Case History

As noted above, the Property was part of a larger rezone of approximately 9.84 gross acres at the southwest corner of I-17 and Thunderbird Road from Ind. Pk. (Industrial Park) to C-2 (Intermediate Commercial), approved by the City Council on August 31, 2004 in Case Number Z-64-04. The case was approved subject to three stipulations, including general conformance to the site plan and elevations date stamped May 18, 2004. See Z-64-04 Approval at **Tab 4**. The site was developed as contemplated with a Best Buy retail store and a detached strip retail building.

Project Overview

The applicant seeks to develop the 0.627-acre Property as one of the first Arizona locations of 7 Brew Coffee - a drive-through only coffee shop concept known for serving a wide variety of coffee and energy drinks with an industry-leading customer experience. Opening its first store in 2017 in Rogers, Arkansas, 7 Brew has enjoyed enormous growth and popularity, expanding to 38 states and over 500 stores in its nine-year history.

The company's success can largely be attributed to its reputation for unparalleled customer service, creative menu, and exceptional staff. 7 Brew's growth can also be credited to the small footprint and efficient design of its store model, which allows the company to identify and develop remnant parcels and infill sites that may have been overlooked or passed over by others.

As illustrated in the Conceptual Site Plan at **Tab 5**, the project is oriented with the 930 SF employee-only building and refrigerated storage along the northern boundary of the site - bringing the building parallel to the arterial roadway (Thunderbird Road) and screening the drive-through service area. Customers will enter the dual lane drive-through at the southwest corner of the Property and exit to the east, providing intuitive traffic circulation and flow through the site and within the commercial plaza.

Rather than a traditional brightly lit menu board and noisy speaker system, 7 Brew takes a more personal - and less impactful - approach to taking orders and serving its customers. As a customer enters the drive-through, they will be greeted by one of two 7 Brew employees equipped with digital tablets patrolling the drive-through. The 7 Brew team member will take their order face-to-face and send it instantaneously to the drink prep and service building,

reducing order errors, improving the customer experience, and significantly reducing noise to the surrounding area.

When customers approach the point of sale, they are similarly served in-person at their car rather than through a service window. As illustrated in the elevations attached at **Tab 6**, rather than a service window, 7 Brew locations are equipped with a sliding glass door allowing team members to walk out of the drink prep area and serve customers directly at their vehicles. This allows 7 Brew to serve and circulate customers more quickly and more efficiently, reducing the overall wait time and queue length. With respect to parking, a total of ten (10) parking spaces are provided, with nine (9) standard parking spaces and one (1) ADA space.

The proposed 7 Brew Coffee is an ideal use for this small, narrow infill site – allowing efficient development of a challenging parcel without sacrificing appropriate queue storage, traffic flow, or parking.

Stipulation Modification Requests

The applicant seeks to modify the following stipulations in Z-64-04 to allow the development of the proposed 7 Brew Coffee:

1. That development shall be in general conformance with the site plan and exterior elevations date stamped ~~May 18, 2004~~ **August 25, 2026**, as approved or modified by the following stipulations and the Development Services Department.

Rationale: The approved site plan and elevations date stamped May 18, 2004 do not include or reference the proposed 7 Brew Coffee and must be updated to reflect its incorporation into the commercial center. The proposed use is permitted within the underlying C-2 zoning and is compatible with the existing built environment.

2. That the north building façade of both structures shall provide continuous shade through construction of the arcade, landscaping or equivalent feature, as approved by Development Services.

No change.

3. That the loading area located on the east side of the 'Best Buy' shall be screened from the Black Canyon Freeway and frontage road view using a solid decorative wall.

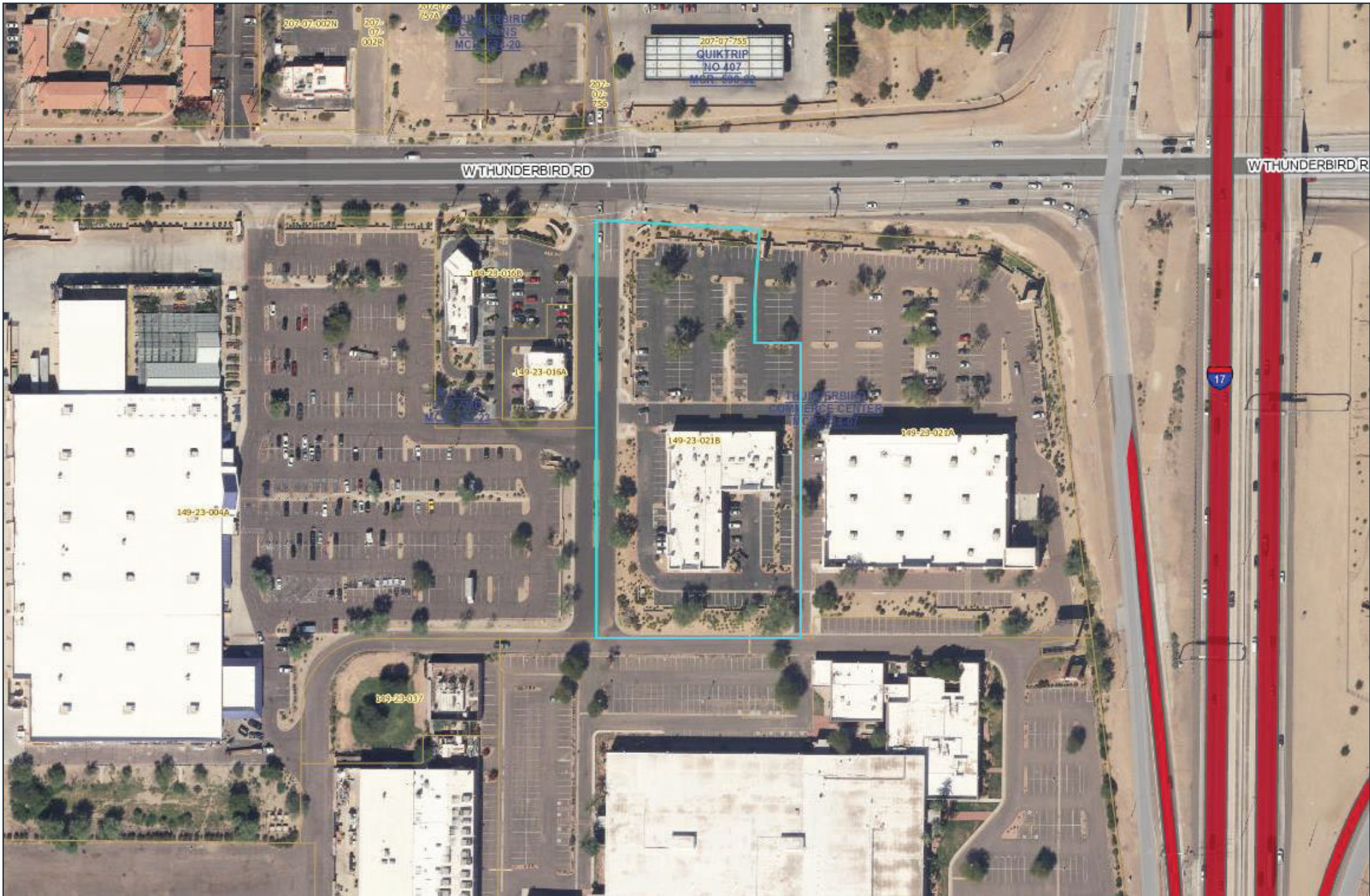
No change.

Summary

The proposed 7 Brew Coffee is permitted by the underlying zoning and is compatible with the commercial plaza contemplated by the original zoning approvals in Z-64-04. The small building footprint and drive-through with queue storage will accommodate the 7 Brew's customers while preserving efficient vehicular circulation in the surrounding shopping center. The project's thoughtful layout and site design, coupled with 7 Brew's industry-leading customer service and drive-through operations, are an ideal combination for this infill site. 7 Brew Coffee will be a compatible and valued addition to the existing commercial shopping center.

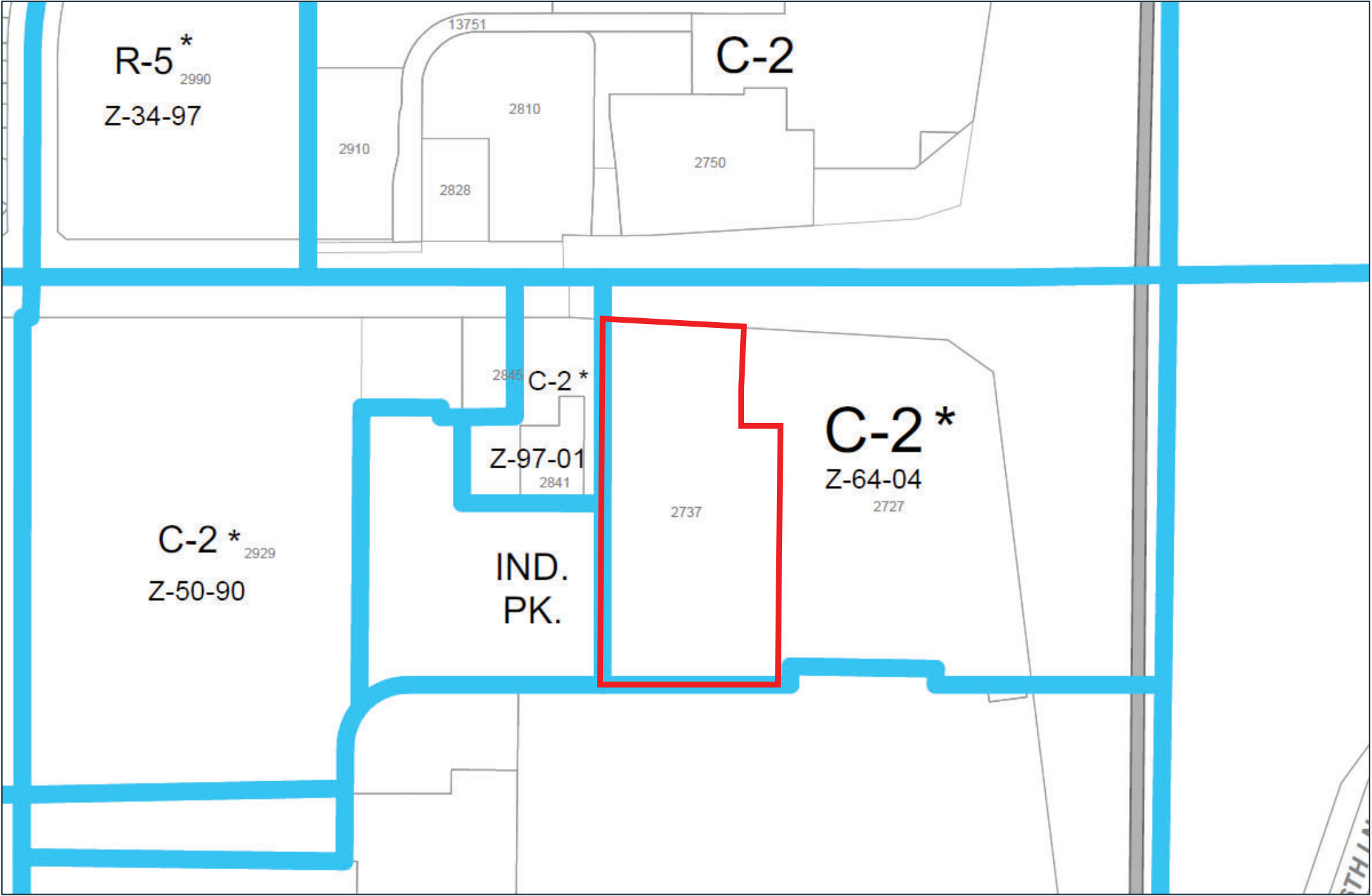
TAB 1

Aerial Map



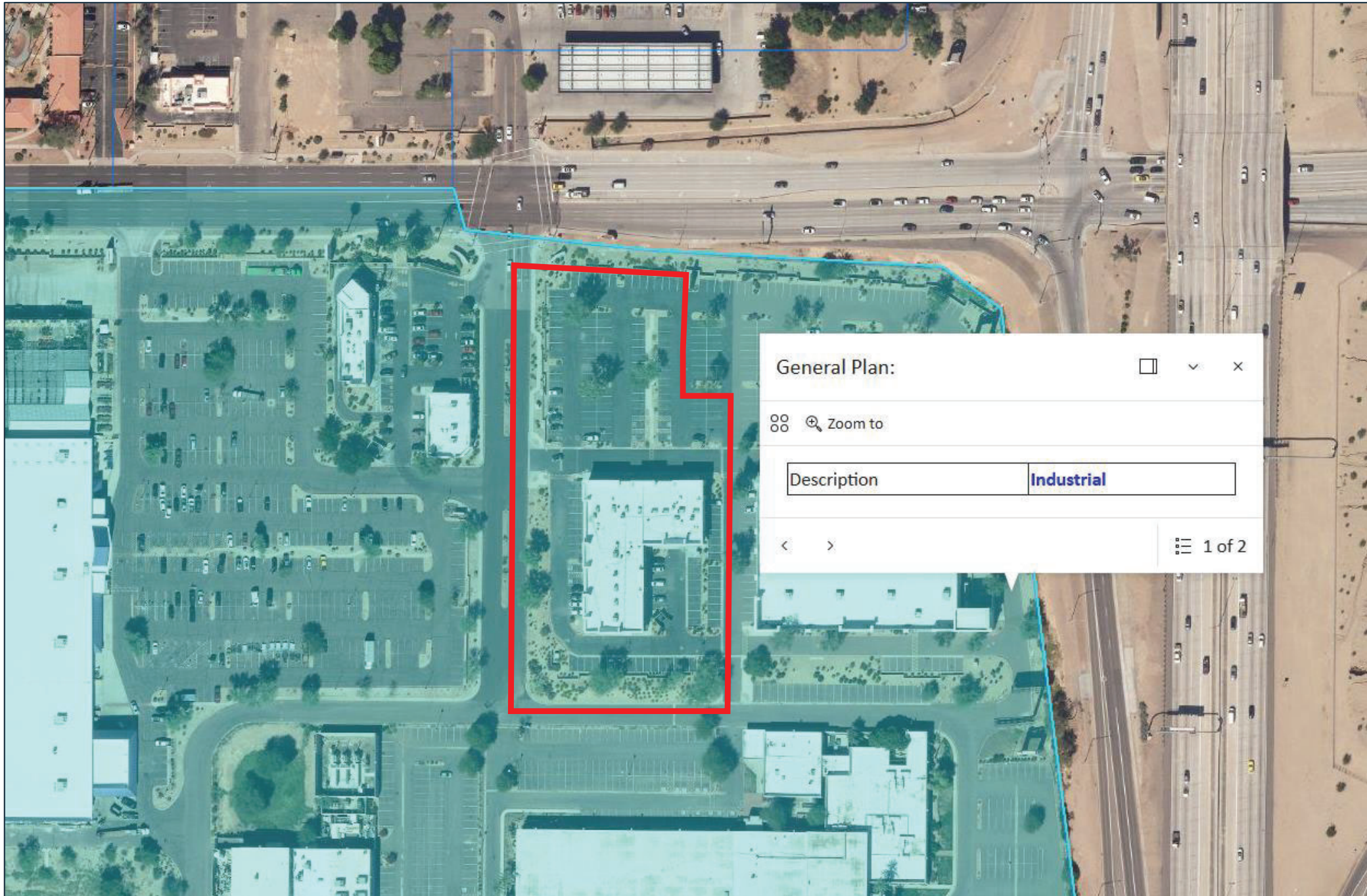
TAB 2

Zoning Map



TAB 3

General Plan Map



TAB 4

City of Phoenix
PLANNING DEPARTMENT

SCANNED

September 7, 2004

T-Bird BP LLC
6705 East Camelback Road, Suite 100
Scottsdale, AZ 85251

RE: Z-64-04-1 Southwest corner of I-17 (Black Canyon Freeway) and Thunderbird Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on August 31, 2004, concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified Application Z-64-04-1 from IP to C-2, approximately 9.84 acres, subject to the following stipulations:

STIPULATIONS:

1. That development shall be in general conformance with the site plan and the exterior elevations date stamped May 18, 2004, as approved or modified by the following stipulations and the Development Services Department.
2. That the north building façade of both structures shall provide continuous shade through construction of the arcade, landscaping or equivalent feature, as approved by Development Services.
3. That the loading area located on the east side of the 'Best Buy' shall be screened from the Black Canyon Freeway and frontage road view using a solid decorative wall.

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

Sincerely,



Bernadine Alling
Planner II

cc: City Clerk
Files
Bernadine Alling (email)
Ben Leonard, Public Transit (email)
Kelly Kvetko, Site Planning (email)
Kenneth Black (email)
Chad Berreau, 1433 Utica Avenue South, Suite 162, Minneapolis, MN 55416
Paul G. Dahl, 1433 Utica Avenue South, Suite 162, Minneapolis, MN 55416
Jay Neville (email)
Book
Dave Barrier, DSD (email)
Victor Morrison-Vega, NSD (email)
Bob Luxton, Sign-Enf. (email)
Lynn West (email)

CS-

TAB 5

City of Phoenix
PLANNING DEPARTMENT

September 7, 2004

SCANNED

T-Bird BP LLC
6705 East Camelback Road, Suite 100
Scottsdale, AZ 85251

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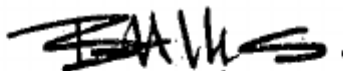
T.C.

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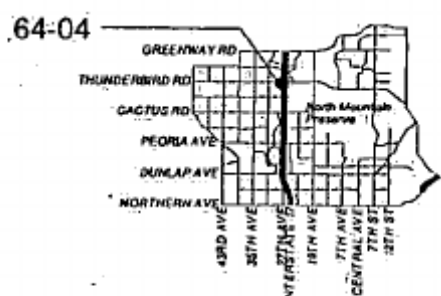
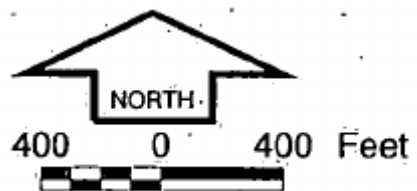
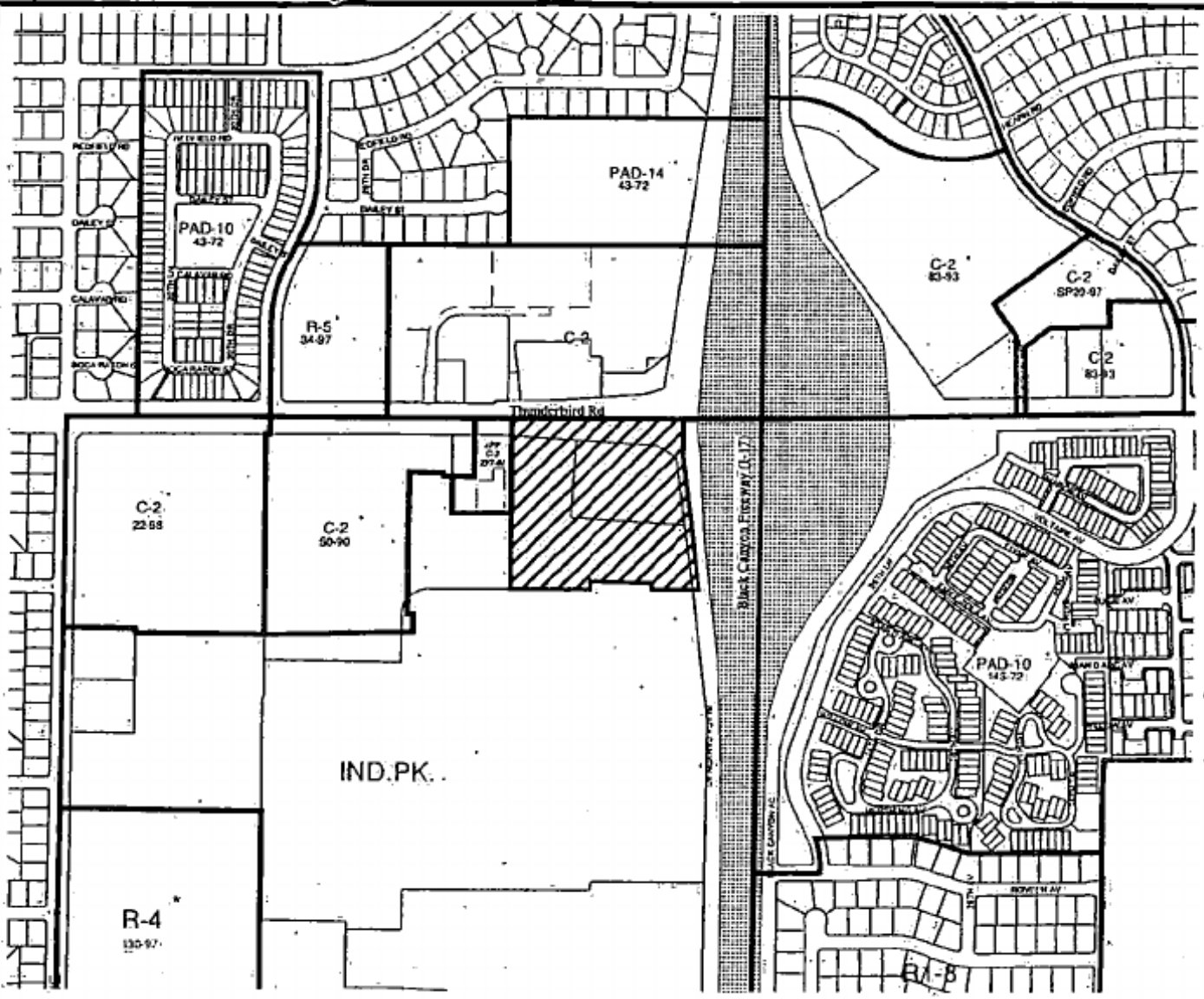
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Bernadine Alling
Planner II

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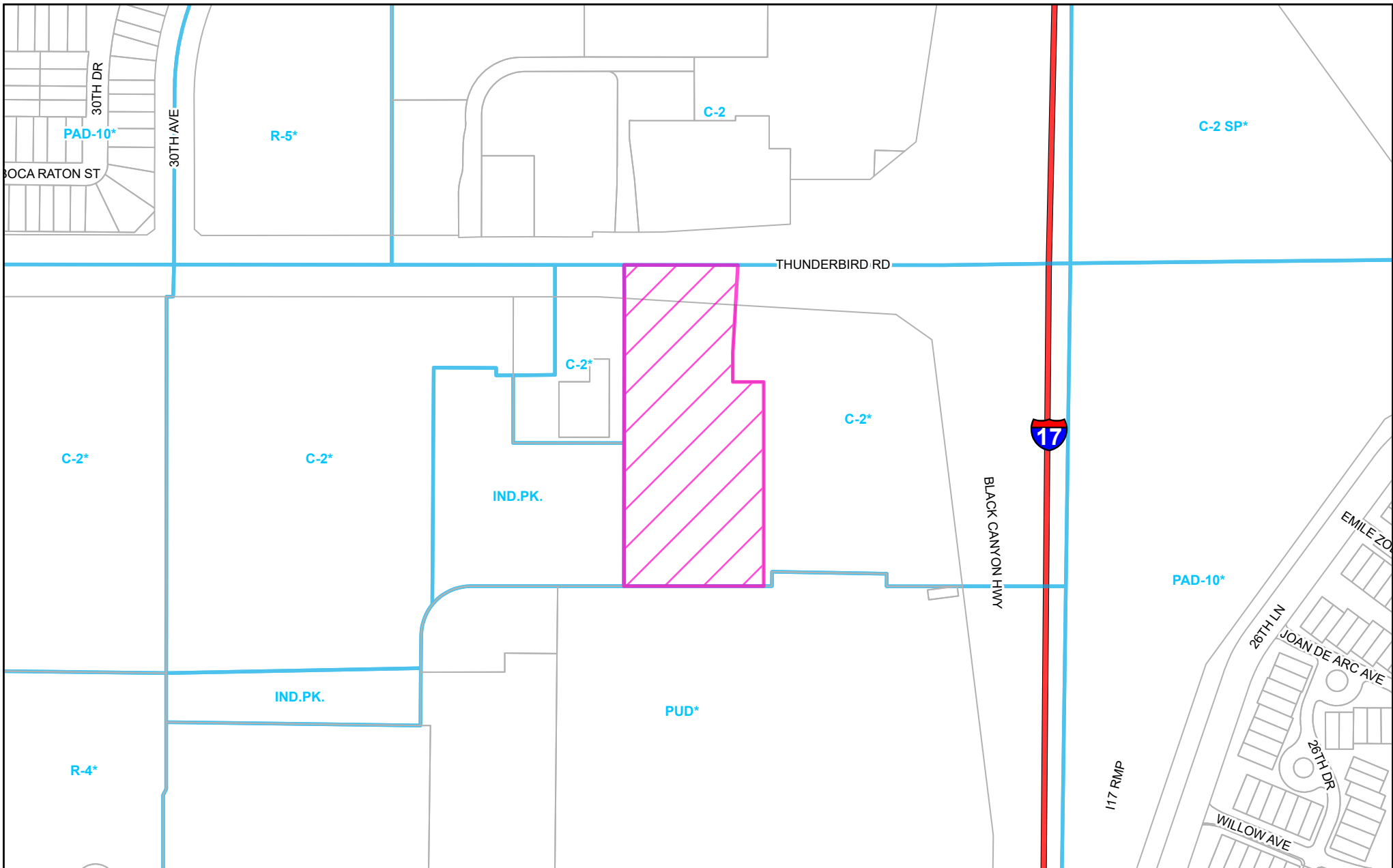
SCANNED



CITY OF PHOENIX PLANNING DEPARTMENT
North Mountain Village
 CITY COUNCIL DISTRICT: 1

APPLICANT'S NAME: Paul G. Dahl, Architect		REQUESTED CHANGE: FROM IND. PK. TO C-2	
APPLICATION NO. 64-04	DATE: 5-19-2004 REVISION DATE:	FROM IND. PK. TO C-2	
GROSS AREA INCLUDING U2 STREET AND ALLEY DEDICATION IS APPROX. 9.84 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q32-22		
MULTIPLES PERMITTED:	CONVENTIONAL OPTION:		* UNITS P.R.D. OPTION

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



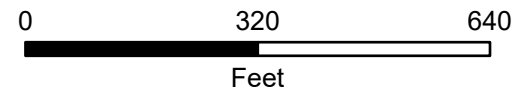
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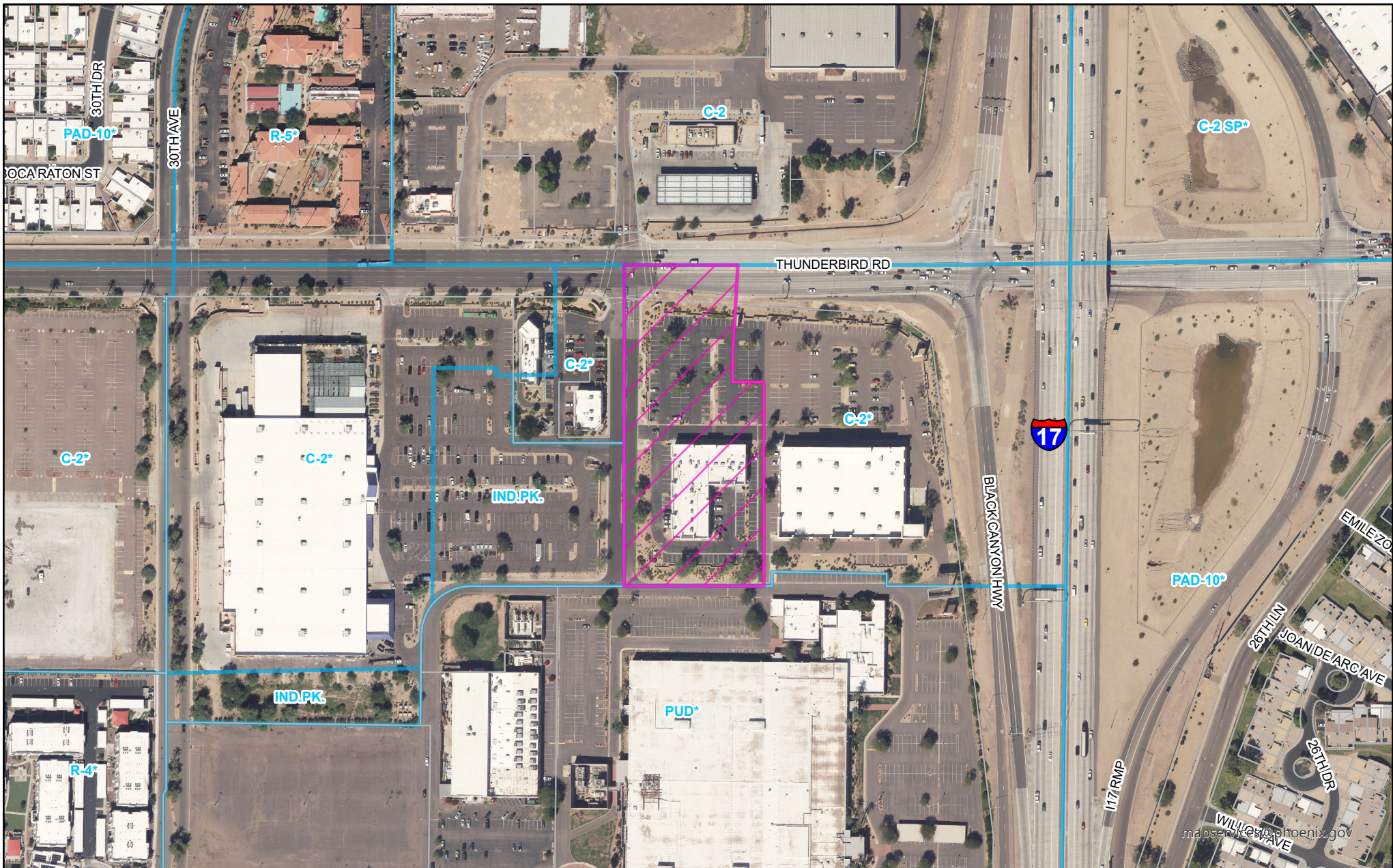
**Property Location: Approximately 680 feet west of the southwest corner of I-17
(Black Canyon Freeway) and Thunderbird Road**



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





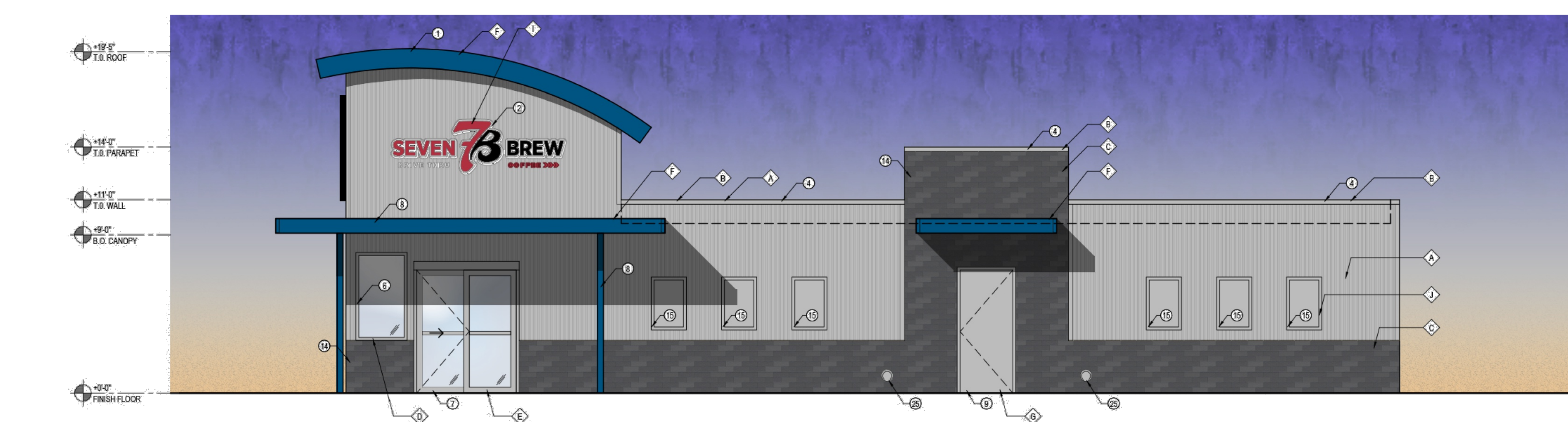
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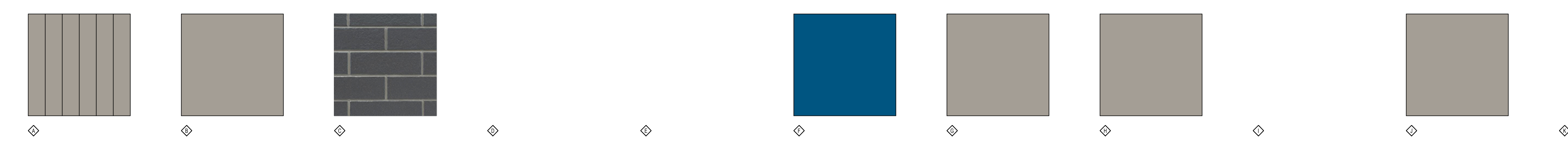
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from



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF PHOENIX
AUG 2 6 2026
Planning & Development
Department

GENERAL NOTES

1. E.I.F.S. (SMOOTH FINISH) BY DRYVIT SYSTEMS PER #ESR-1801 OR APPROVED EQUAL.
2. CULTURED STONE TO BE INSTALLED IN ACCORDANCE WITH #ESR-1364 AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. WESTERN 1-KOTE STUCCO BY DRYVIT SYSTEMS PER #ESR-1607 OR APPROVED EQUAL.
4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
5. CONTRACTOR TO REQUEST COLORED ELEVATIONS FROM ARCHITECT IN PREPARATION FOR PROCUREMENT OF PRODUCT. SITE WALK WITH ARCHITECT, G.C. AND SUB PRIOR TO ANY COLOR APPLICATION TO INSURE CORRECT FINISHES ARE APPLIED.

KEYNOTES ⓘ

1. METAL PANEL ROOF
2. TENANT SIGNAGE
3. DIRECTIONAL SIGNAGE
4. METAL FLASHING
5. STUCCO/EIFS FINISH
6. THERMALLY BROKEN ALUMINUM STOREFRONT
7. PACKAGED UNIT SLIDING DOOR
8. CANOPY, TUBE STEEL COLUMNS AND FRAMING, METAL DECK ROOF, BREAK METAL DETAILING
9. METAL DOOR AND FRAME
10. UTILITY METER AND PANELS
11. DOWNSPOUT
12. DIGITAL MENU BOARD
13. BOLLARD
14. THIN BRICK VENEER
15. DISPLAY BOX
16. SIDING
17. TILE
18. NOT USED
19. CMU, CMU CAP AND CMU TRIM
20. WALK-IN COOLER, WALK-IN COOLER DOOR
21. ROOF MOUNTED COOLER EQUIPMENT (FULLY SCREENED)
22. TOP OF ROOF
23. TOP OF WALL BEYOND
24. FRAMED STRUCTURE AROUND WALK-IN COOLER. PROVIDE 1" AIR GAP MIN AT WALLS, 24" AT CEILING-TYP.
25. ROOF OVERFLOW SCUPPER

FINISH/MATERIALS SCHEDULE ⬠

- | | | |
|---|---|--|
| ⬠ | METAL WALL PANEL
EM1653 METAL SALES
OLD ZINC GREY | |
| ⬠ | CORING
METAL SALES
OLD ZINC GREY | |
| ⬠ | WALL PANEL
NICHHA MODERN BRICK
MIDNIGHT | |
| ⬠ | ALUMINUM STOREFRONT
KAWNEER
CLEAR ANODIZED | |
| ⬠ | AUTOMATIC SLIDING DOOR
TORMAX
CLEAR ANODIZED | |
| ⬠ | PRE-FABRICATED METAL CANOPIES & ROOF
METAL SALES
REGAL BLUE | |
| ⬠ | REAR ACCESS DOOR
PAINT
TO MATCH: METAL SALES OLD ZINC GREY | |
| ⬠ | ELECTRICAL EQUIPMENT
PAINT
TO MATCH: METAL SALES OLD ZINC GREY | |
| ⬠ | ILLUMINATED SIGNAGE
UNDER SEPARATE PERMIT
PROVIDED BY TENANT | |
| ⬠ | SURFACE MOUNTED SIGN BOX
FINISH TO MATCH:
METAL SALES OLD ZINC GREY | |
| ⬠ | SURFACE MOUNTED MENU DISPLAY
PROVIDED BY TENANT | |

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN FORTY-FIVE (45) DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENTS WITHIN FORTY-FIVE (45) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

COPY RIGHT NOTICE
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ADG AND SHALL REMAIN ITS PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

ANDREWS DESIGN GROUP INC
1650 NORTH 76TH ST. | SUITE 107 | SCOTTSDALE, AZ 85260
PH: 480.894.3478

NO.	DATE	REVISION
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7 BREW COFFEE
2737 W. THUNDERBIRD
PHOENIX, AZ 85053
APN: 149-23-021B

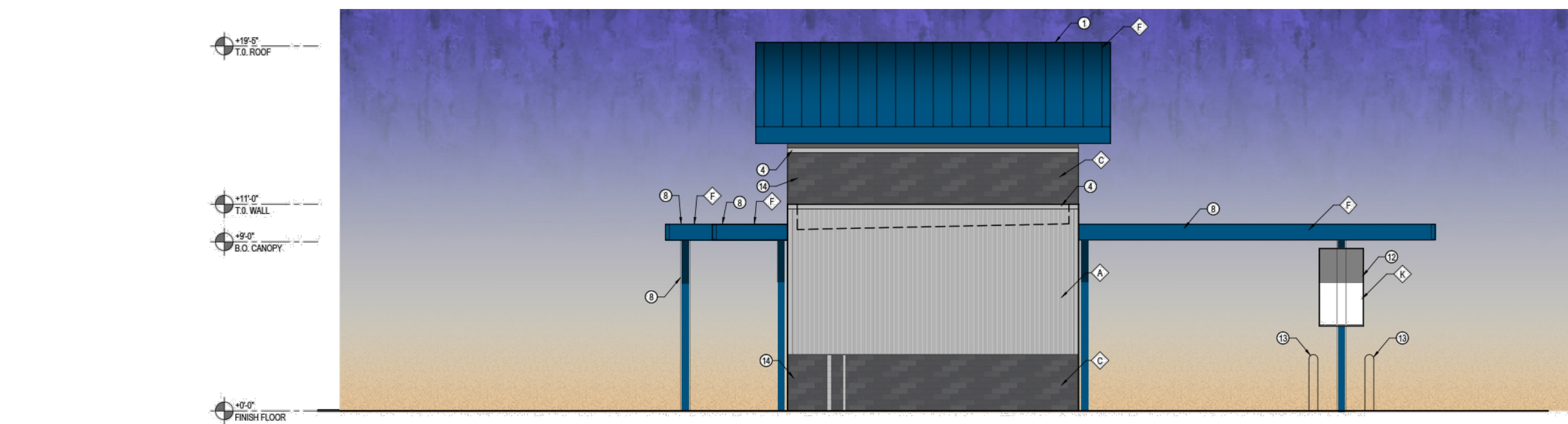
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PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING

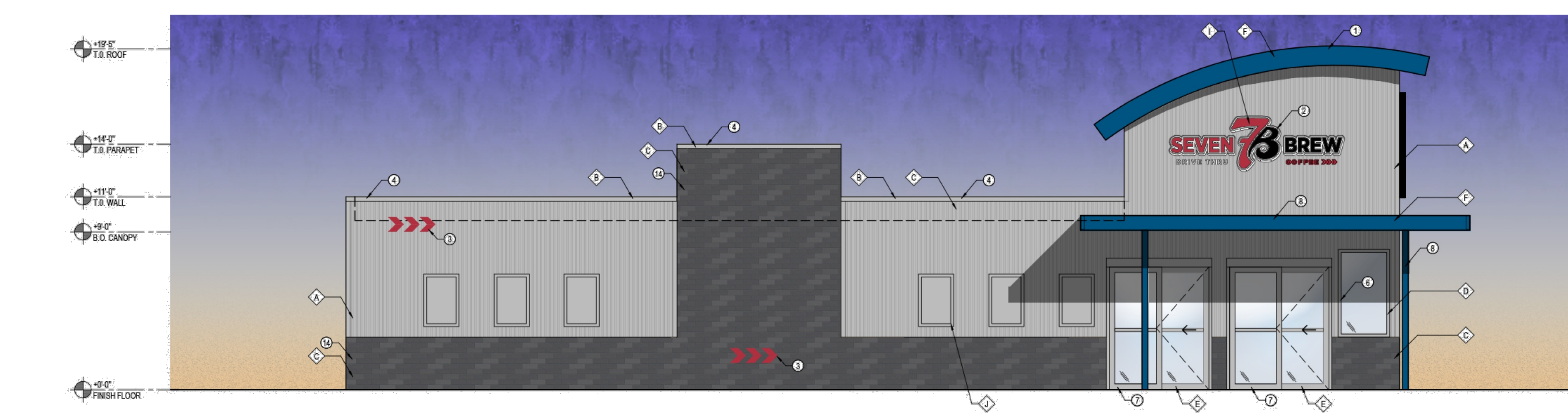
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Date: 8/18/2026
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Checked By:

Sheet No:
A4.2

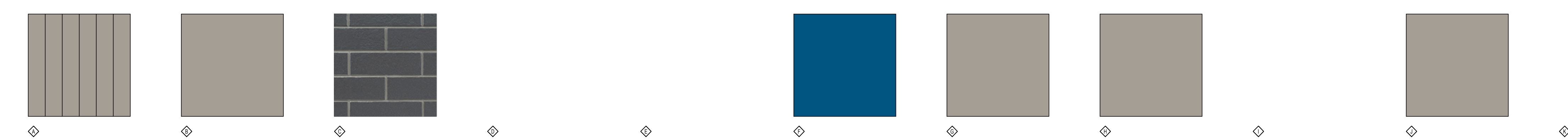
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4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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CLEAR ANODIZED | |
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TORMAX
CLEAR ANODIZED | |
| ⬠ F | PREFABRICATED METAL CANOPIES & ROOF
METAL SALES
REGAL BLUE | |
| ⬠ G | REAR ACCESS DOOR
PAINT
TO MATCH: METAL SALES OLD ZINC GREY | |
| ⬠ H | ELECTRICAL EQUIPMENT
PAINT
TO MATCH: METAL SALES OLD ZINC GREY | |
| ⬠ I | ILLUMINATED SIGNAGE
UNDER SEPARATE PERMIT
PROVIDED BY TENANT | |
| ⬠ J | SURFACE MOUNTED SIGN BOX
FINISH TO MATCH:
METAL SALES OLD ZINC GREY | |
| ⬠ K | SURFACE MOUNTED MENU DISPLAY
PROVIDED BY TENANT | |

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN FORTY-FIVE (45) DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENTS WITHIN FORTY-FIVE (45) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

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ANDREWS DESIGN GROUP INC.
1650 NORTH 76TH ST. | SUITE 107 | SCOTTSDALE, AZ 85260
PH: 480.894.3478

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7 BREW COFFEE
2737 W. THUNDERBIRD
PHOENIX, AZ 85053
APN: 149-23-021B

EXTERIOR BUILDING ELEVATIONS (COLOR)

PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING

ADG Job No: A2426
Sheet No: A4.3
Date: 8/18/2026
Drawn By:
Checked By:

PLANNING DEPT.
ADMIN.



PHOENIX, ARIZONA
2835 WEST THUNDERBIRD ROAD

REAL ESTATE MANAGER
Tina Kays
PHONE: 412-381-7586
MOBILE: 412-540-1778
E-MAIL: tina.kays@comcast.net
PROJECT DEVELOPMENT MANAGER
Joan Jorres
PHONE: 412-381-7543
MOBILE: 412-540-3790
E-MAIL: joan.jorres@comcast.net
STORE MANAGER
Crista Paulson
PHONE: 412-381-7493
E-MAIL: crista.paulson@comcast.net
ACTIVE SPECIALIST
Mike McHenry
PHONE: 412-381-7449
MOBILE: 412-540-4718
E-MAIL: mike.mchenry@comcast.net

PAUL G. DAHL ARCHITECT
1433 UTICA AVE. SO. SUITE 102
MINNEAPOLIS, MN 55416
Phone: (952) 541-0909
Fax: (952) 541-9554
EMAIL: CHADRENEAU@WCLA.COM
JON.FAULSEN@WCLA.COM

CREDIT:
CHAD RENEAU
JON FAULSEN

BUILDINGS CONSULTING GROUP, INC.
2817 ANTHONY LANE S. SUITE 201
MINNEAPOLIS, MN 55418
Phone: (612) 789-6606
Fax: (612) 789-6397
EMAIL: LHO@BCGMN.COM
PETO@BCGMN.COM

CUNNINGHAM
LOUIS MO
PAUL STUE

KAJANDER AND ASSOCIATES
 678 WEST COUNTY ROAD B
 ST. PAUL, MN 55113-0827
 Phone: (612) 771-0880
 Fax: (612) 771-0878
 EMAIL:
 KUPROSTROM@KJFI-ENR.COM
 ENR@KJFI-ENR.COM
 Owners:
 RANDY CHRISTENSEN
 STEVEN SCHALLAE
 ENR@STROM ASSOCIATES, INC
 7600 W. 27th STREET, SUITE 101
 ST. LOUIS PARK, MN 55426
 Phone: (612) 926-3429
 Fax: (612) 926-3428
 EMAIL:
 ENR@STROMENR@STROMASSOCI
 Owners:
 SCOTT ENRSTROM
 SHAWN ANDERSON

PRINCIPAL, OWNER:
TAMUHI INC LIMITED LIABILITY CO.
125 EAST CHAMBERLAIN ROAD
TUSTEIN
SCOTTSDALE, ARIZONA 85257
PHONE: (480) 870-7400
FAX: (480) 879-6659
CONTACT:
JERRY TUKLOPH

PRINCIPAL BUYERS:
BEST BUY COMPANY, INC.
7601 POND AVENUE SOUTH
BUILDING 3, 6th FLOOR
RICHFIELD, MN 55423
PHONE: (612) 863-0734
FAX: (612) 375-3322
EMAIL: rental@bestbuy.com
CONTACT:
JOHN KILPATRICK

PRINCIPAL, OWNER:
HOTEL GROUP, INC.
136 MAPLE DRIVE NORTH
HENDERSONVILLE, TN 37075
PHONE: (615) 264-8000
FAX: (615) 264-1738
CONTACT:
ANNEB GIGANTI

MILITARY: CONTACT: TND AFE PHONE:	TELEPHONE/ FIRM OFFICE: CATEY BRIDGSON (FIELD ENGINEER) QWEST PHONE: (802) 630-3463 (802) 395-2412
WATER SERVICE DEPARTMENT: DIRECTOR: MICHAEL GARTZEM PHONE: (802) 240-4251 CONTACT: TND	GAS: CONTACT: TND SOUTHWEST GAS SUB:

F.B.I.
Address:
Address:
Phone:
Fax:
E-MAIL:
Comments:
Name:

LASKIN & ASSOCIATES, INC.
3112 NORTH 40th STREET
SUITE 202
PHOENIX, ARIZONA 85018
Phone: (602) 840-7771
Fax: (602) 840-8281
COWORTH:
MARDY A. LASKIN

TVA FIRE AND LIFE SAFETY
5001 WEYB BOW STREET, SUITE 500
BLOOMINGTON, MN 55407
Phone: (952) 930-0208
Fax: (952) 950-0111
EMAIL: MANAGER@TVAFIRESAFETY.COM
Owners:
MARK MANGELS

CITY: 602-550-1100, WASHINGTON STREET, PHOENIX, ARIZONA 85004
MAYOR: PHIL GORDON
PHONE: (602) 262-7111

COUNCIL: MIAMI
DISTRICT 1
DAVE KUBERT
PHONE: (602) 262-7444

VILLAGE PLANNING COMMITTEE:
NORTH BEACH - 2
NOM FLEISCH
PHONE: (602) 262-4823

DEVELOPMENT SERVICES
OFFICE: MIAMI
DIRECTOR:
LUREL D. LYONS
PHONE: (602) 262-9911
CONTACT: TUD

FIRE DEPARTMENT:
FIRE CHIEF:
ALAN V. BRUNAHAY
PHONE: (602) 262-4002
CONTACT: TUD

POLICE DEPARTMENT:
POLICE CHIEF:
JACK F. HARRIS
PHONE: (602) 262-7626
ALAN V. BRUNAHAY
PHONE: (602) 262-4022
CONTACT: TUD

DAVID RICHERT
PHONE: (602) 262-7131
CONTACT: TED

STREET TRANSPORTATION
DEPARTMENT
DIRECTOR
THOMAS E. CALLOW
PHONE: (602) 262-6284
CONTACT: TED

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Print History		LEGEND	
		E = ZONING	SP = SITE PLAN (DRY MARK)
		F = PLAT	I = ADDENDUM/DIVISION
		● = ISSUED	○ = NOT ISSUED
		○ = ISSUED NO CHANGE	⊙ = BULLETIN ADDENDUM ISSUED
		Sheet Index	
		● CB-1 COVER SHEET	
		Civil	
		Landscape	
		Architectural	
		● AS-0 EXISTING CONDITIONS SITE PLAN ● AS-1 ARCHITECTURAL CONCEPT SITE PLAN ● AS-2.0 CONTEXT & PANORAMIC PHOTO SURVEY SITE PLAN ● AS-2.1 CONTEXT & PANORAMIC PHOTO SURVEY ● AS-2.2 CONTEXT & PANORAMIC PHOTO SURVEY ● A-6.0 CONCEPTUAL OVERALL CENTER EXTERIOR ELEVATION ● A-6.1 BEST BUY EXTERIOR ELEVATIONS ● A-6.2 BEST BUY BUILDING SECTION	
		Fixture Plans	
		Structural	
		Mechanical	
		Electrical	
		Fire Protection	

THE FIRST QUARTY THAT THE PORTION OF THE TOWN OF
SANDHURST DESCRIBED BELOW WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND RESPONSIBLE
OFFICE. I AM A duly LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF TEXAS.

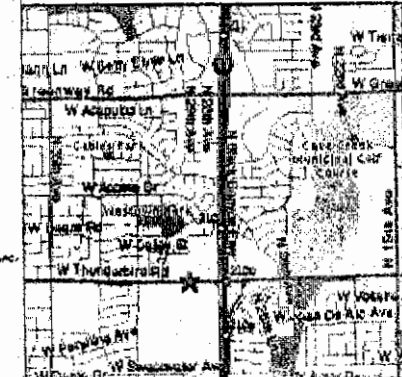
DATE: 6-20-84

SIGNATURE: [Signature]

DATE DRAWN: 6-20-84

DATE: 6-20-84

Locator Map
2836 WEST THUNDERBIRD ROAD



PAUL
G.
DAHL
ARCHITECT

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Corporate Headquarters
P.O. Box 8312
Minneapolis, MN 55440-8312
Phone: (612) 359-9000
www.hilltop.com

ST.



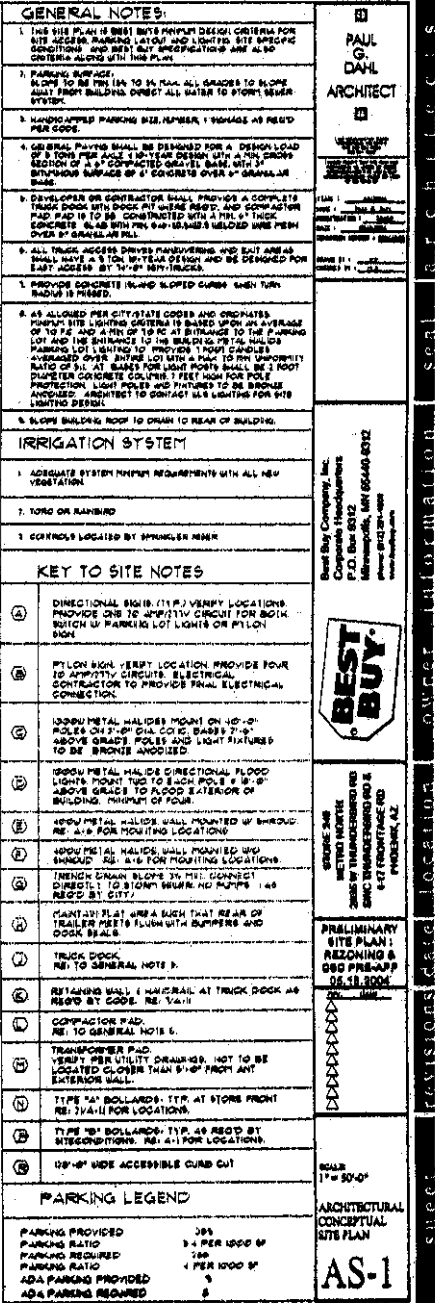
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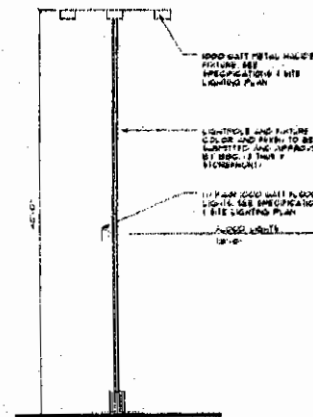
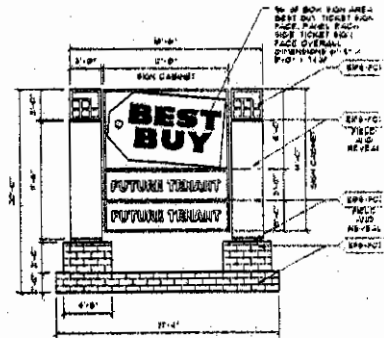
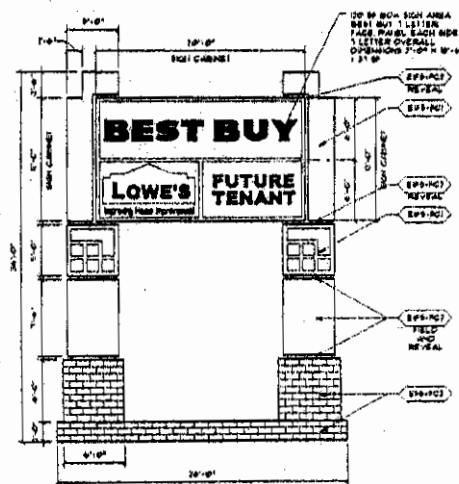
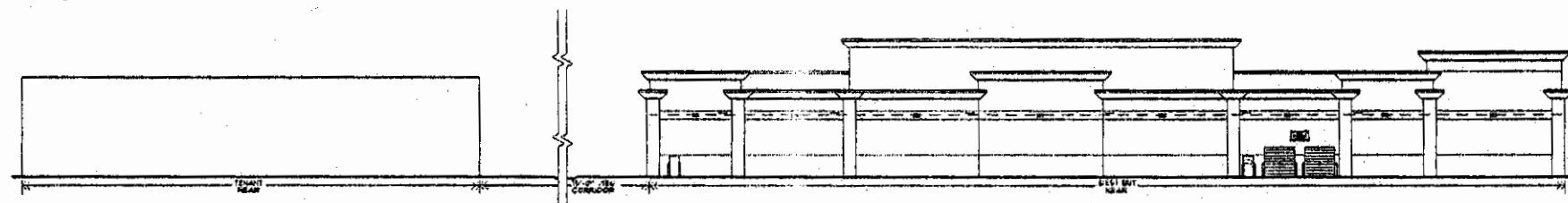
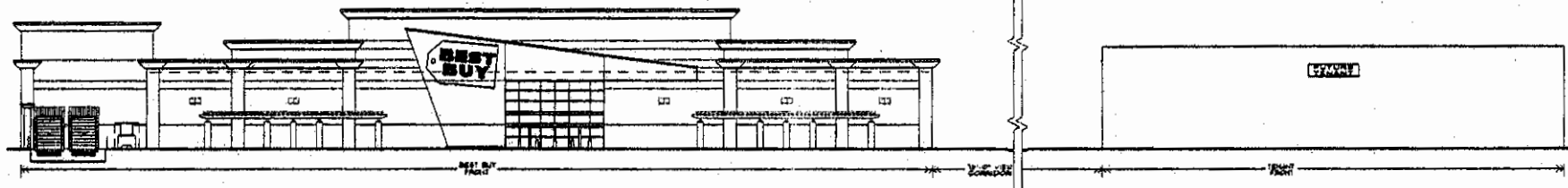
PHOENIX, ARIZONA

PRELIMINARY
SITE PLAN
ZONING &
DD PRE-APP
05.12.2004

NO SCALE
COVER SHEET

CS-1

[illegible]



MATERIAL COLOR LEGEND: KEYED NOTES REFER TO GENERAL NOTES SHEET A-1 FOR ADDITIONAL INFORMATION		GENERAL NOTES
 (B-LN)	EXTERIOR FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	1. ALL ELEVATIONS THIS PAGE ARE FROM FLOOR ELEVATION 1'00" UP
 (B-LN)	BUILDING FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	2. ALL COLORS OTHER THAN EXTERIOR FINISH SYSTEM AND EXTERIOR INSULATION FINISH SYSTEMS ARE REPRESENTED BY LABEL NUMBER. REFER TO SEE GRAYS FOR BUILDING COLORS AS TO MATCH FRAMES
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	3. ALL TAPING COATS AND EPS TO BE MATCHED TO EXTERIOR FINISH SYSTEM. SEE COLOR MATCHING LEADS TO INTERSECTION SECTIONS ONLY
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	4. EXTERIOR INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	5. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	6. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	7. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
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 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	14. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	15. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	16. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	17. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	18. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	19. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
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 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	21. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	22. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D
 (B-LN)	EXTERIOR INSULATION FINISH SYSTEM: COARSE FINISH UNIFORM COLOR TO MATCH FRAMES	23. COLORED INSULATION FINISH SYSTEM: EPS COLORED MATCH LEADS REFER TO APPENDIX D

August 31, 2004

The Deer Valley Village Planning Committee reviewed this request on May 20, 2004, and recommended approval (vote 10 - 0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved with stipulations.

ITEM 53

**DISTRICTS 1, 3,
5 AND 7**

**ZONING CASES SCHEDULED
FOR RATIFICATION OF
PLANNING COMMISSION
ACTION**

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on June 21, 2004. The cases were ratified by the Planning Commission on Wednesday, July 14, 2004.

DISTRICT 1
I-17 (BLACK CANYON
FREEWAY) AND
THUNDERBIRD ROAD
OWNER: T-BIRD LLC
REPRESENTATIVE: CHAD
BERREAU

- A. Application: Z-64-04-1
 Request: Rezone from IP to C-2, Acreage: 9.84
 Location: Southwest corner - I-17 (Black Canyon Freeway) and
 Thunderbird Road
 Proposal: Retail

The North Mountain Village Planning Committee reviewed this request on June 16, 2004, and recommended approval, subject to staff stipulations (vote 8 - 0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved with staff stipulations.

CITY CLERK DEPT.

2004 SEP 16 AM 9:17

CITY OF PHOENIX

155260

Planning Commission
4:00 p.m. Briefing Session
Hearing Room C, First Floor, City Hall
200 West Washington Street

July 14, 2004

Commission

Staff

Other

Mr. Bob Frank, Chairman
Mr. Bob Ford, Vice Chair
Dr. Joan Kelchner
Mr. Dwight Amery
Ms. Melissa Gallegos
Ms. Patty Felts

David Richert
Jim Hansen
Michelle Dodds

Frank Dolasinski

I. APPROVAL OF MINUTES: For correction or approval, the Planning Commission minutes of June 9, 2004 (Ms. Gallegos).

Ms. Gallegos made a MOTION to approve the minutes from June 9, 2004.

Mr. Ford SECONDED.

MOTION PASSED by a vote of 6-0 (Hart, Keuth, Stein absent.)

II. RATIFICATION OF ZONING HEARING OFFICER AGENDA OF JUNE 7, 2004 and June 21, 2004.

JUNE 7, 2004

Mr. Ford made a MOTION to ratify item 2 (Z-19-04-1, and item 3 (Z-36-04-1)

Dr. Kelchner SECONDED.

MOTION PASSED by a vote of 6 - 0. (Hart, Keuth, Stein absent.)

JUNE 21, 2004

Ms. Gallegos made a MOTION to ratify items 2 (Z-27-04-5), 6 (Z-44-04-8), 7 (Z-56-04-3), 9 (Z-62-04-7), 10 (Z-63-04-7), 11 (Z-64-04-1)

Ms. Felts SECONDED.

MOTION PASSED by a vote of 6 - 0. (Hart, Keuth, Stein absent.)

154570

18

NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE MINTUES

Date: June 16, 2004
Time: 6:00 p.m.
Place: Cowden Center (John C. Lincoln Medical Campus) 9202 N. 2nd Street,
Contact: Susan Sargent, Planning Department (602) 262-6823

Members Present

Roe Sansone, Chair
Glennis Zeeb, Vice Chair
Vicki Anderson
Elaine Bolding
Nancy Brehm
Louise Slotta
Robert Dryer
Donna Wiedoff
Deborah Ross

Members Absent

Robert Beletz - E
Marty Skagen - E
John Goad
Rick Weintritt
Dennis Gray
Mary McManus - E

Staff Present

Susan Sargent
Camerin Hawthorne

Guest

Lynn Riayv
Ray J. Montoya
Robert L. Day
Barbara Nelson
Lenora Marren
Bob Norris
Don Slater
Frank Cegelski
Donna Lehtinen
Ann Lehto
William McDonald
Rose Lavender
Nancy Kuzelka
Michael Gallagher
Fred Hepperle

CITY CLERK DEPT.
2004 JUL 14 PM 3:34

Guest Speakers

Mike Newsome
Chad Berreau

1. Call to Order.
The meeting was called to order at 6:03 p.m. by Chair Roe Sansone. A quorum of nine members was present. One member left the meeting at 6:30 p.m., but a quorum was still in attendance.
2. Review and approval of May 19th, 2004 minutes.
A motion to approve the May 19, 2004 minutes was made by Roe Sansone and seconded by _____. The motion was approved 9-0.
3. Introduction of guests.
No guests were introduced.
4. **Z-64-04-1: Presentation, discussion, and possible recommendation of a request to rezone 9.86 acres at the SWC of I-17 Freeway and Thunderbird Road from Industrial Park to C-2 for retail use. This item was taken out of order and heard after Item #5.**

Susan Sargent presented an overview of this request to the committee and stated that staff recommends approval with stipulations. Best Buy representative **Chad Berreau** made a detailed presentation of this request for C-2 zoning for two commercial buildings. A 46,000 sq. foot building will be used by Best Buy; a second 26,000 sq. ft. building will be constructed upon securing a lessee. **Berreau** indicated that this development is part of a long-term redevelopment effort for Metro North Commerce Park. Best Buy has made the required notification of residents. He showed the site plan and indicated that the development will meet landscaping, parking, and shading requirements. An arcaded

pedestrian walkway will extend across the fronts of the buildings. There are no stipulation issues with this proposal. **Glennis Zeeb** inquired about the location of vehicle access. **Berreau** replied that access to the property will be off of Thunderbird Road, at 28th Avenue by the Lowe's and McDonald's entrance. **Elaine Bolding** asked if Long Technical College will still have access to I-17. **Berreau** stated that it would. **Bolding** asked where other Best Buy stores are being built. She said that she thought the company was going out of business. **Berreau** stated that they have built new locations in Chandler, Scottsdale, and Surprise. **Debra Ross** asked if the store was going to be enormous and inquired about the city's policy for "big box" stores. **Sargent** defined "big box" and explained that the city has new development standards for such large retail developments. This request is for structures that are much smaller than the 100,000 sq. ft. size considered as "big box." **Berreau** reiterated that the approximate square feet is 46,000 and indicated that Best Buy will be relocating its MetroCenter store to the new location. He also indicated that Best Buy has no problem locating next to its competitors, such as the nearby Fry's Electronics store, and encouraging comparison shopping.

A motion was made by Glennis Zeeb and seconded by Elaine Bolding to recommend approval of this request for rezoning. The motion was approved by a vote of 8-0

5. **Z-56-04-3: Presentation, discussion, and possible recommendation of a request to rezone 2.15 acres approximately 180 feet east of the NEC of 15th Drive and Thunderbird Road to allow 22 luxury town homes. This item was taken out of order and heard before Item #4.**

Susan Sargent made a presentation of staff findings and recommendation for approval subject to stipulations. **Mike Newsome** from New Core Development discussed the details of the proposed residential development. This site was rezoned in 1999 from Commercial Office to R-3 residential with a special permit for a nursing home. The nursing home was never built, and the site is currently vacant. The applicant indicated that although he could request the planned residential development option, which would allow up to 17 dwelling units per acre in R-3, he is proposing development of only 10.7 units per acre. The proposed development is only slightly over the R-2 density of 10 units per acre. The applicant has met with adjacent neighbors. **Newsome** indicated that the stipulation requiring single-story units within 75 feet of the west property line was not consistent with discussions during the post-app meeting. **Sargent** indicated that this stipulation can be addressed at the ZHO hearing. **Newsome** stated that he believes the neighborhood can support 22 luxury townhomes. The development will consist of two, three, and four-bedroom townhouses that will range in size from 1,500 to 2,400 square feet and have two car garages. The units will have balconies and decks facing the mountains. **Newsome** indicated that at the neighborhood's suggestion, the proposed development will have a flat-roof, contemporary Southwest design, which will keep the building height at 26 feet, or only two feet higher than the 24-foot height of the previously approved nursing home. In order to retain privacy for the existing neighborhood on the west, the three townhomes closest to the neighborhood will be one level. Two-story units that overlook the neighborhood will not have balconies or clear windows on their west sides. **Elaine Bolding** asked about the two-story homes in the middle of the development. **Newsome** states there will be some adjustments for privacy on those