



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: February 12, 2026

Subject: P.H.O. APPLICATION NO. PHO-3-26--Z-111-00-7 – 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 **March 18, 2026, 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 **February 20, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 7 - Luke Black and staff (council.district.7@phoenix.gov)
Aviation (Jordan D. Feld)
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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 (Samuel Rogers, Central City Village)
Village Planning Committee Chair (Ms. Darlene Martinez, Central City Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-26--Z-111-00-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped April 12, 2016.;2) Deletion of Stipulation 2 regarding landscaped setback.;3) Modification of Stipulation 3 regarding wall height and materials.;4) Deletion of Stipulation 5 regarding trees within landscaped setback.

HEARING INFORMATION

| Hearing Type | Hearing Date | Hearing Time | Hearing Location |
|--------------------------|--------------|--------------|-------------------------------|
| Planning Hearing Officer | 03-18-2026 | 10:00 AM | Meetings to be held virtually |

Contact Information

| Name | Relationship Type | Address | Phone | Fax | Email |
|----------------------------|-------------------|------------------------------------------------|---------------|-----|-----------------------------------|
| LORENA GONZALEZ, L&M Trust | Applicant | 815 West Verbena Lane | (602)503-5287 | | accounting@gonzaleztraffic.com |
| Lorena Gonzalez, L&M Trust | Owner | 815 West Verbena Lane Litchfield Park AZ 85340 | (602)503-5287 | | accounting@gonzaleztraffic.com |
| Brian Sandstrom | Representative | 345 North Beverly Mesa AZ 85201 United States | 6027500445 | | brian.sandstrom@archistructdb.com |

Property Location: Approximately 150 feet south of the Southeast corner of 21st Avenue and Fillmore Street

Acreage: 1.03

Geographic Information

| | | |
|--------------------------|--------------------|---------------------------|
| Zoning Map F7 | APN 109-29-002A | Quarter Section Q11-24 |
| Village: Central City | | |

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

| <u>Fee</u> | <u>Fee Waived</u> | <u>Fee Date</u> | <u>Purpose</u> |
|------------|-------------------|-----------------|-----------------------|
| \$1,725.00 | \$0.00 | 01/28/26 | PHO (3+ stipulations) |

Gonzalez Traffic Control – Planning Hearing Officer (PHO) Written Request Narrative

January 26, 2026

To:

City of Phoenix Planning & Zoning and /
or Development Services
200 W. Washington St.
Phoenix, AZ 85003

Project Summary:

Gonzalez - Site - 09072025165339
PHO Request Narrative
380 N. 21st. Ave
Phoenix, AZ 85009
Maricopa APN: 109-29-002A
Case ID's: KIVA 01-1108
PAPP: 2505362
PHO-2-16-Z-111-00

Prepared by:

Brian Sandstrom
(Architect)
345 N. Beverly
Mesa, AZ 85201
Ph: 602.750.0445
E: brian.sandstrom@archistructdb.com

Overview

This narrative supports the Owner/Applicant's request for a modification to PHO-2-16-Z-111-00, more specifically, the Owner is asking for a modification to the required 20'-0" front yard landscape setback to 0'-0". The current requirement for a 20'-0" landscape buffer is not consistent with what is seen in neighboring properties. Given the challenges the neighborhood faces in providing a clean and safe environment, a 20'-0" wide (pocket) created by the landscape buffer also presents serious site security concerns to the Owner and neighboring residents as it will likely transient activity by those who do not own property that have little regard for the maintenance of and protection to property Owners within the area.

See below for the current approved stipulations for Z-111-00-7.

1. Development shall be in general conformance with the site plan and elevations date stamped April 12, 2016, with regard to:
 - a. The development of storage yard, required screening and landscaping;
2. That a 20-foot landscaped setback be provided along 21st Avenue.
3. That a 6-foot masonry wall be placed along the south property line. The wall shall be constructed of the same materials, pattern and color scheme as the building exterior.
4. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
5. Trees Planted in the 20-foot landscape setback shall be planted in proximity to the sidewalks so that at maturity their canopies will shade the sidewalk.
6. The developer shall conduct archaeological boundary extent testing of the portion of this project area that is within Las Cremaciones as well as within 250 feet of its boundaries prior to clearing and grubbing, landscape, salvage, and / or grading, as approved or modified by the City Archaeologist. A qualified Archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

See below for the proposed strike-through portions to the current approved stipulations for Z-111-00-7.

1. Development shall be in general conformance with the ~~site plan and elevations date stamped April 12, 2016, with regard to:~~
 - a. ~~The development of storage yard, required screening and landscaping;~~
- ~~2. That a 20-foot landscaped setback be provided along 21st Avenue.~~
3. That a 6-foot masonry wall be placed along the south property line. The wall shall be constructed of ~~the same materials, pattern and color scheme as the building exterior.~~
4. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
- ~~5. Trees Planted in the 20-foot landscape setback shall be planted in proximity to the sidewalks so that at maturity their canopies will shade the sidewalk.~~
6. The developer shall conduct archaeological boundary extent testing of the portion of this project area that is within Las Cremaciones as well as within 250 feet of its boundaries prior to clearing and grubbing, landscape, salvage, and / or grading, as approved or modified by the City Archaeologist. A qualified Archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

See below for proposed stipulations for Z-111-00-7.

1. Development shall be in general conformance with Current proposed site plan, stamped / seal dated 01.26.2026, with specific regard to:
 - a. The development of storage yard, required screening;
2. That a 8-foot tall masonry wall be placed along the south and east property lines. The wall shall be constructed of opaque, attractive, durable materials.
3. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
4. The developer shall conduct archaeological boundary extent testing of the portion of this project area that is within Las Cremaciones as well as within 250 feet of its boundaries prior to clearing and grubbing, landscape, salvage, and / or grading, as approved or modified by the City Archaeologist. A qualified Archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

Stipulation Modification Reasoning:

1. Reduction of Required Front Yard Landscape Setback

The Owner/Applicant requests reduction of the 20-foot landscape setback required by PHO-2-16-Z-111-00 from 20'-0" to 0'-0" for reasons stated below:

- a. **Inconsistent With Adjacent Properties:** Immediate adjoining properties do not show any landscape setbacks. While the Owner is willing to provide improved screening to what is built on neighboring properties, the addition of a 20-foot landscape buffer puts the Owner at a disadvantage to the rights and benefits enjoyed by neighboring property Owners with similar uses.
- b. **Security:** The creation of an additional 20-foot landscaped setback inside the property line would introduce significant safety and security concerns. As shown in (Exhibit 1.4), clear sightlines along property boundaries are critical for passive surveillance. Introducing a deep landscaped pocket would create concealment opportunities in an area already experiencing the ailments brought by transient activity, open-air drug use, and recurring cleanup efforts (Exhibit 1.5). Maintaining a clear, visible frontage is essential for safe operation of the site. This is not just speculation. The Owner

has personally experienced the effects of crime brought by transient activity where one of its nearby properties got destroyed by fire, caused by transients who were camping in an adjacent property.

- c. **Landscape Buffer Opportunity Already Exists:** A 20-foot strip of land between the property line and the back of curb at 21st Avenue is already available for the City to landscape if it desires a landscaped walkway. Keeping landscape within the ROW would avoid security risk (pockets) for transient-related crimes to occur as the landscape will be visible within the roadway.

Summary and Justification

The requested reduction of the 20'-0" landscape buffer is seen as an integral component for successfully developing this property reasons of consistency, revitalization and security. The Owner is willing to work with the City in achieving a design that promotes the intent of beautification while maintaining Ownership interests of maintaining a secure property.

The Owner/Applicant looks forward to working with City staff within this PHO review to best develop this site.

Please contact me if additional information or clarification is needed.

Sincerely,

Brian Sandstrom (Architect)
P.602.750.0445
E: brian.sandstrom@archistructdb.com



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

September 9, 2016

Ken O'Dell
P.O. Box 2223
Pine, Arizona 85544

RE: Z-111-00-7 – Approximately 150 feet south of Fillmore Street, west side of 21st Avenue

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on August 31, 2016, considered a request for 1) Modification of Stipulation 1 regarding general conformance to site plan and elevations; 2) Modification of Stipulation 1a. regarding development of an office/warehouse building; 3) Deletion of Stipulation 1b. regarding the preclusion of outside storage as a primary use and 4) Deletion of Stipulation 1c. regarding the locations of any bay and loading dock doors.

The City Council ratified application Z-111-00-7 as recommended by the Planning Hearing Officer for approval with an additional stipulation.

Stipulations:

- Mod ① Development shall be in general conformance with the site plan and elevations date stamped April 12, 2016, with specific regard to:
- a. The development of storage yard, required screening and landscaping;
- Del ② That a 20-foot landscaped setback be provided along 21st Avenue.
- Mod ③ That a 6-foot masonry wall be placed along the south property line. The wall shall be constructed of the same materials, pattern and color scheme as the building exterior.
4. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
- Del ⑤ Trees planted in the 20-foot landscape setback shall be planted in proximity to the sidewalks so that at maturity their canopies will shade the sidewalk.

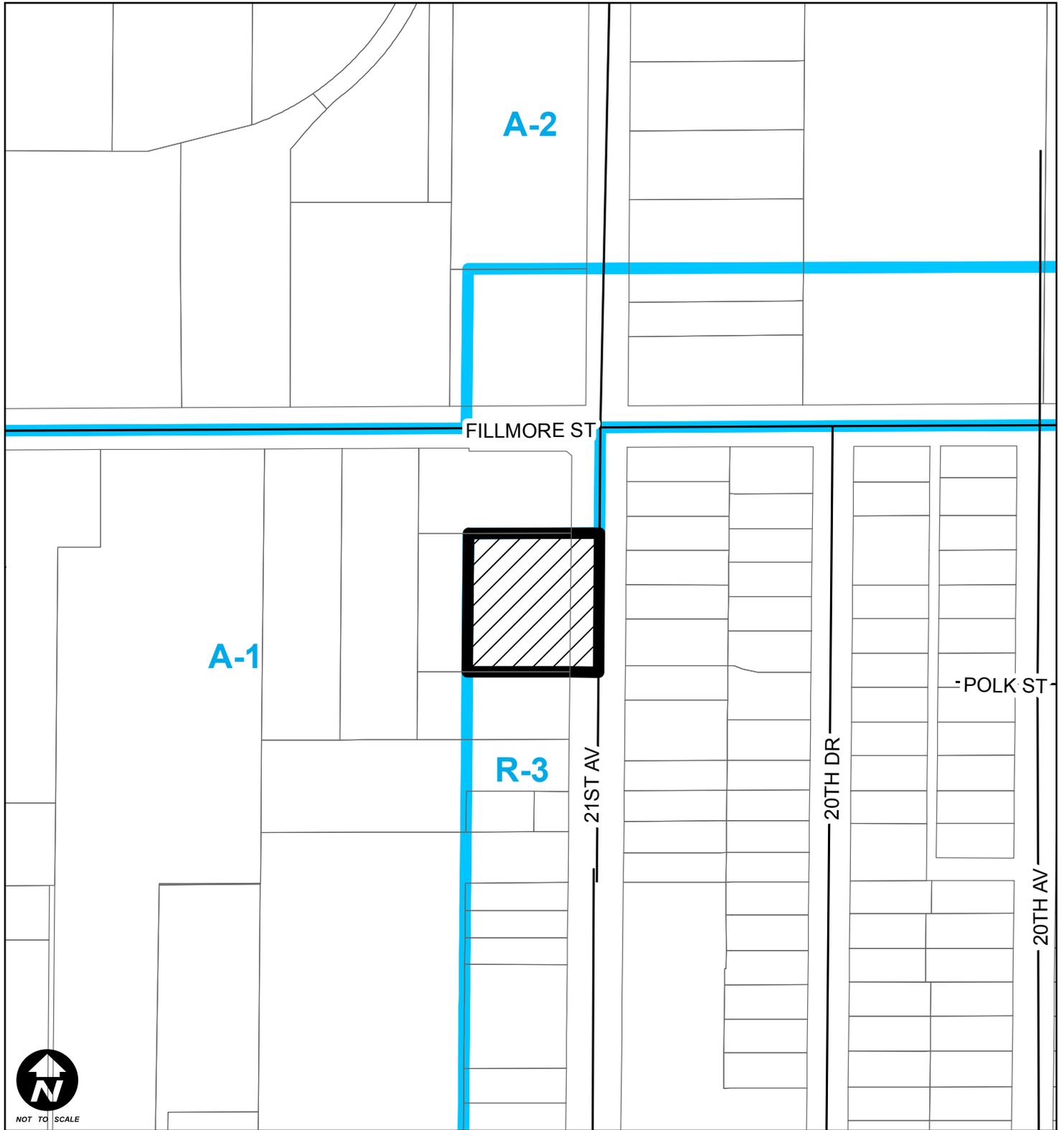
6. The developer shall conduct archaeological boundary extent testing of the portion of this project area that is within Las Cremaciones as well as within 250 feet of its boundaries prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. A qualified Archaeologist must make this determination in consultation with the city of Phoenix Archaeologist.

Sincerely,



Teresa Hillner
Planner III

c: Donny & Lorena Rodriguez, 9513 W. Williams St., Tolleson, AZ 85353
Elyse DiMartino, P&D–Planning (Electronically)
Sandra Hoffman, P&D–Development (Electronically)
Greg Gonzales, NSD (Electronically)
Penny Parrella, City Council (Electronically)
Book
Case File



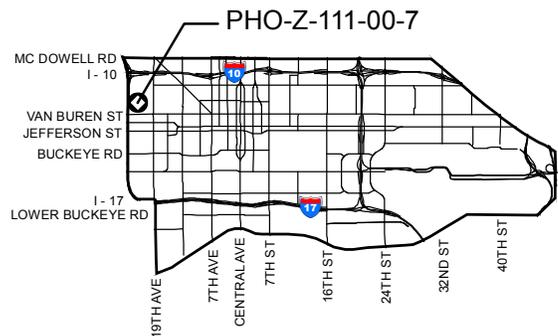
NOT TO SCALE

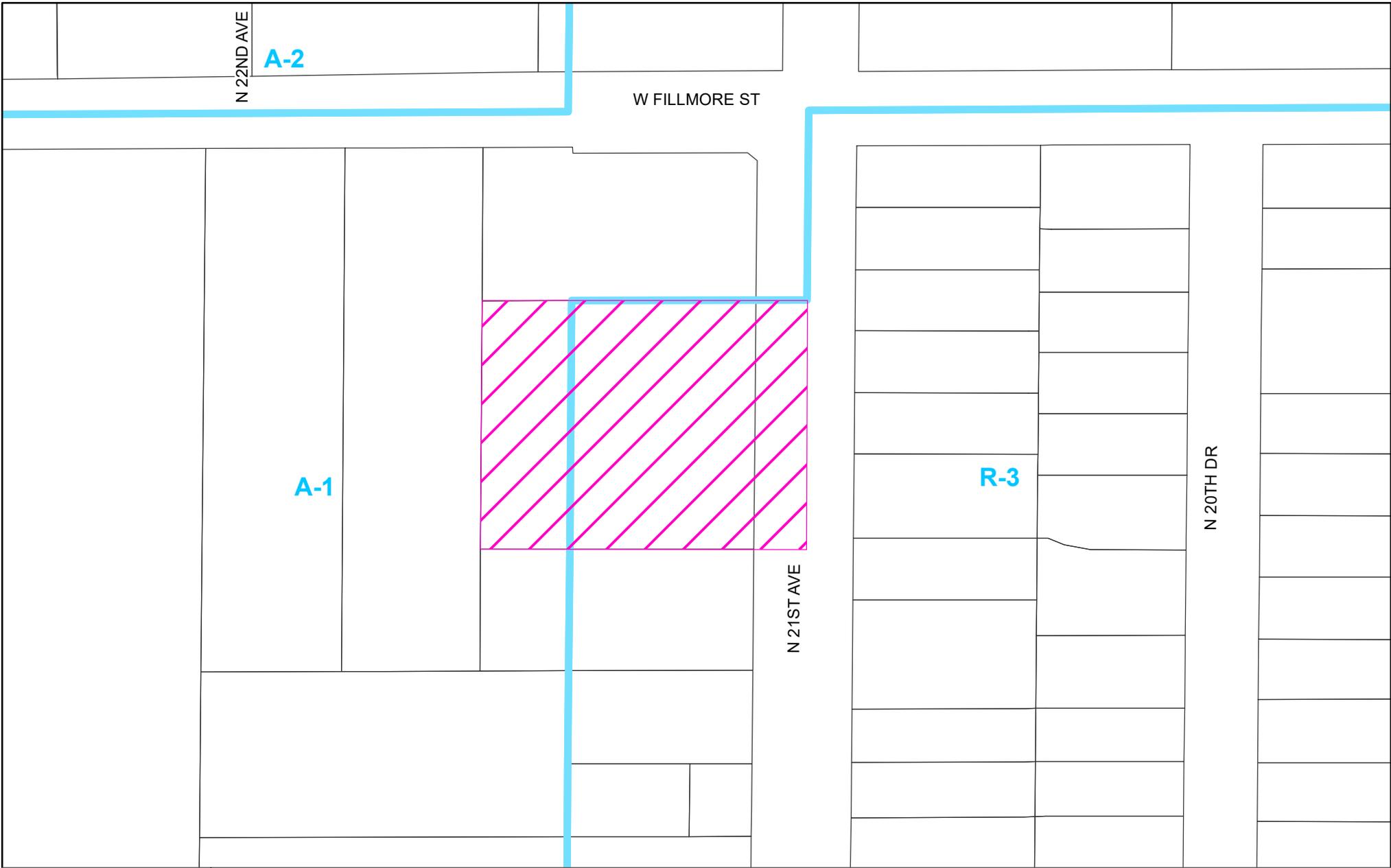


PHO-2-16
Z-111-00

Central City Village
 CITY COUNCIL DISTRICT 7

PLANNING HEARING OFFICER - JUNE 15, 2016



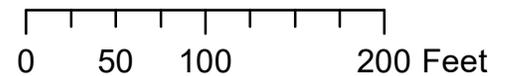


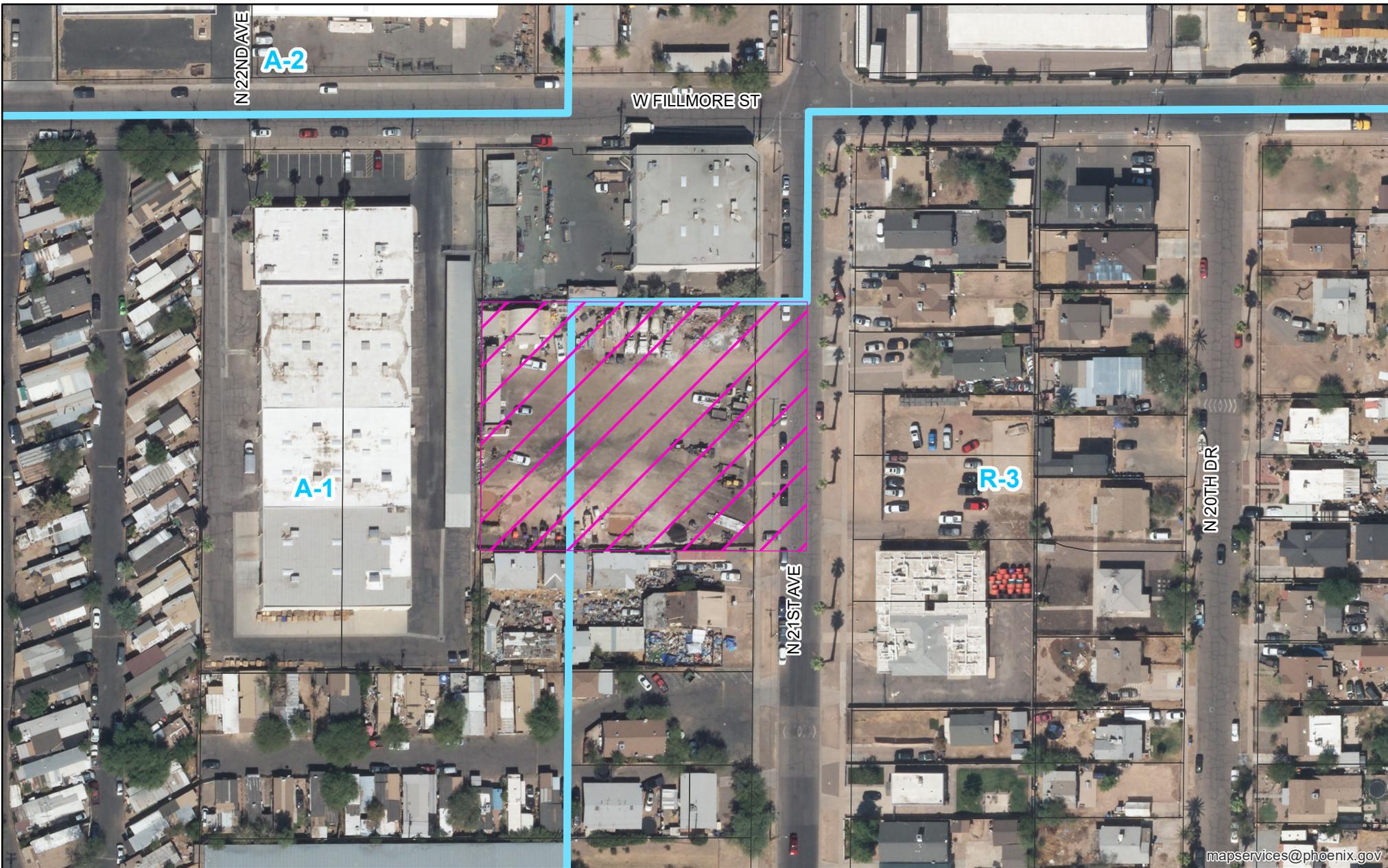
PHO-3-26--Z-111-00-7

Property Location: Approximately 150 feet south of the Southeast corner of 21st Avenue and Fillmore Street



Planning & Development Department





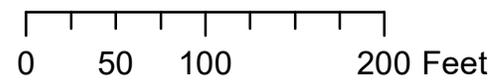
mapservices@phoenix.gov

PHO-3-26--Z-111-00-7

Property Location: Approximately 150 feet south of the Southeast corner of 21st Avenue and Fillmore Street



Planning & Development Department



GONZALEZ TRAFFIC CONTROL

380 N 21ST AVE, PHOENIX 85009

APN: 109-29-002A
SITE LOCATION



VICINITY MAP / PARCEL MAP



ARCHISTRUCT

345 N. BEVERLY MESA, AZ 85201
P: 602.750.0445
CONTACT: BRIAN SANDSTROM
E: BRIAN.SANDSTROM@ARCHISTRUCTDB.COM



| NO | DATE | DESCRIPTION |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
| GONZALEZ TRAFFIC CONTROL | | |
| 380 N 21ST AVE, PHOENIX 85009 | | |
| <small>THE OWNER, ARCHITECT, AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.</small> | | |
| <small>THIS DRAWING COPY MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.</small> | | |

CITY OF PHOENIX

JAN 28 2026

**Planning & Development
Department**

AHJ STAMP

CITY PROJECT NUMBER:

DRAWING TITLE:
COVER SHEET & SHEET INDEX

DRAWING NUMBER:
GA-0.0

| SHEET INDEX | |
|--------------|----------------------------------------------|
| GENERAL | |
| GA-0.0 | COVER SHEET & SHEET INDEX |
| GA-0.1 | OVERALL SITE PLAN, CODE DATA & GENERAL INFO. |
| GA-0.2 | SITE DETAILS |
| GA-0.3 | CONTEXT PHOTOS |
| GA-0.4 | CONTEXT PHOTOS |
| ARCHITECTURE | |
| A-301 | EXTERIOR ELEVATIONS |

OWNER

GONZALEZ TRAFFIC CONTROL
380 N 21ST AVE
PHOENIX 85009
CONTACT: LORENA GONZALEZ
P: 602.503.5287
E: ACCOUNTING@GONZALEZTRAFFIC.COM

ARCHITECT

ARCHISTRUCT
345 N. BEVERLY
MESA, AZ 85201
CONTACT: BRIAN SANDSTROM
P: 602.750.0445
E: BRIAN.SANDSTROM@ARCHISTRUCTDB.COM

PROJECT DESCRIPTION

THIS PROJECT IS FOCUSED ON DEVELOPING ZONING ENTITLEMENTS BASED ON THE PROPERTY OWNER'S BUSINESS FUNCTIONS AND NEEDS. BELOW IS A GENERAL PROGRAMMATIC FUNCTION OF THE BUSINESS OPERATIONS ON SITE.

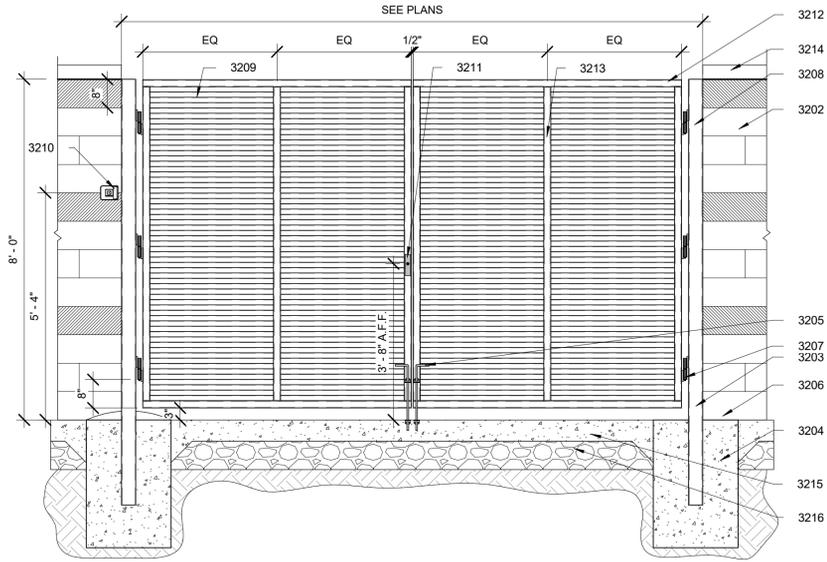
1. THE SITE PROVIDES VEHICLE AND TRAILER EQUIPMENT STORAGE FOR THE OWNER'S TRAFFIC CONTROL OPERATIONS. A MODULAR FIELD OFFICE / TRAILER IS PLACED ON SITE.
2. A 1,200 SF. FIELD OFFICE FOR THE BUSINESS MANAGEMENT OPERATIONS IS ON SITE.
3. A SOLID MASONRY SCREEN WALL AT THE 21ST AVE. SIDE AND SOUTHERN SIDE OF SITE ADJACENT TO THE RESIDENTIAL DEVELOPMENT IS PROPOSED.
4. A LANDSCAPE BUFFER AT 21ST AVE. IS PROPOSED. XERISCAPE, CACTI, BOULDER FORMATIONS, OR OTHER LOW TO NO WATER CONFIGURATION IS PROPOSED. THE LANDSCAPE BUFFER IS PURPOSELY NARROWED FOR PASSIVE SECURITY DESIGN REASONS WHILE PROVIDING AESTHETIC ENHANCEMENTS FOR PUBLIC VIEW.

ADDITIONALLY, SITE UTILITY INSTALLATION IS EXPECTED TO BE PART OF THE SITE IMPROVEMENT EFFORTS.

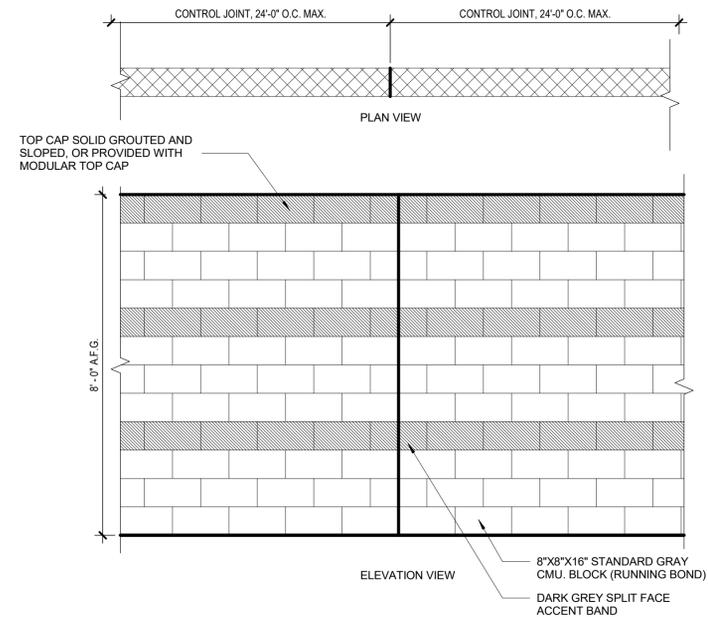
THIS SUBMISSION IS FOR THE PLANNING HEARING OFFICER'S REVIEW FOR THE REQUEST OF THE FRONT LANDSCAPE SETBACK TO BE REDUCED FROM 20'-0" TO 0'-0".

LEGAL DESCRIPTION

THE SOUTH 200.00 FEET OF THE NORTH 325.00 FEET OF LOT 1, BLOCK 2 AND THE SOUTH 200.00 FEET OF THE NORTH 325.00 FEET OF THE EAST 75.00 FEET OF LOT 2, BLOCK 2, CHRISTY ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 41.



1 SWING GATE DETAIL
SCALE: 1/2" = 1'-0"



2 SW-1 SITE WALL DETAIL
SCALE: 1/2" = 1'-0"

| KEYNOTE LEGEND | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KEY VALUE | KEYNOTE TEXT |
| 0305 | CONCRETE INSTALLATION AT ROLLER GATE ASSEMBLY. PROVIDE ENTIRE LENGTH OF GATE TRACKING. |
| 0531 | METAL PANEL GATE INFILL. BASIS OF DESIGN "WESTERN RIB 7.2 PANEL" PRE-FINISHED, CHARCOAL GRAY. |
| 0540 | TUBE STEEL GATE FRAME. MEMBER SIZES PART OF DEFERRED SUBMITTAL. |
| 0543 | TUBE STEEL GATE RECEIVER SUPPORT. PROVIDE POSITIVE SLOPE WHERE POST MEETS WITH CONCRETE BASE. PAINTED WITH DTM FINISH. PROVIDE BITUMINOUS PROTECTIVE COATING AT BASE INTERFACE. |
| 0551 | 1.5"x1.5"x1/8" STEEL TUBING FOR GATE GUIDE THRU PINCH ROLLER ASSEMBLY. DTM PAINTED. |
| 0555 | GATE ASSEMBLY FRAMING. GRIND SMOOTH WELDS. PRIME AND PAINT FRAME TO MATCH BUILDING ACCENT COLOR. |
| 0556 | TUBE STEEL GATE SUPPORT POST. 4"x4"x1/4" MIN. PRIMED FOR PAINT. CAP TOP. |
| 0561 | 4" V-GROOVE GATE ROLLER ASSEMBLY. TO SET ON ANGLE GUIDE TRACK. WELDED AND EMBEDDED INTO CONCRETE STRIP. |
| 0581 | MASONRY EXPANSION ANCHOR - 16" O.C. MAX. |
| 0582 | CHANNEL SHAPE GATE RECEIVER. FULL HEIGHT OF GATE. DTM PAINTED FINISH. HOLD 2" ABOVE FINISH GRADE / FLOOR. |
| 0595 | ADJUSTABLE PINCH ROLLER ASSEMBLY |
| 2391 | CONDUIT FOR DATA AND POWER FEEDS. SEE ELECTRICAL PLANS. |
| 3021 | PAVING, SEE CIVIL PLANS |
| 3201 | (OPTIONAL) GATE OPENER AT SITE ENTRY / EXIT GATES. B.O.D. LIFTMASTER CSL24UL. SET ON 5" THICK CONCRETE PAD |
| 3202 | DECORATIVE CMU WALL, SEE ELEVATION DETAIL BELOW |
| 3203 | GATE POST |
| 3204 | POST FOOTING. SEE STRUCTURAL |
| 3205 | CANE BOLT ANCHOR |
| 3206 | SLOPED MORTAR CAP |
| 3207 | 7" BARREL HINGE WITH GREASE ZERK |
| 3208 | TUBE STEEL GATE SUPPORT COLUMN |
| 3209 | 22 GA. METAL PANEL B.O.D. "WESTERN RIB" BY WESTERN STATES METAL, CHARCOAL GRAY FINISH. PANEL FACES OUTWARD |
| 3210 | KNOX BOX AT FRONT ENTRYWAY |
| 3211 | MORTISE LOCK - AT FRONT ENTRY |
| 3212 | 2"x4"x1/4" TUBE STEEL FRAME |
| 3213 | 2"x2"x1/8" PANEL SUPPORT POST, ALIGN TO INSIDE FACE OF GATE |
| 3214 | SOLID MASONRY TOP CAP OR SLOPED MORTAR CAP FOR POSITIVE DRAINAGE |
| 3215 | PAVING - SEE CIVIL |
| 3216 | COMPACTED SUB-BASE, SEE CIVIL |
| 3218 | MORTISE LATCH IN POST |
| 3219 | WELDABLE GATE BOX |



| NO | DATE | DESCRIPTION |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
| GONZALEZ TRAFFIC CONTROL | | |
| 380 N 21ST AVE, PHOENIX 85009 | | |
| <small>THE OWNER, ARCHITECT, AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.</small> | | |
| <small>THIS DRAWING COPY MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.</small> | | |

CITY OF PHOENIX
JAN 28 2026
Planning & Development
Department

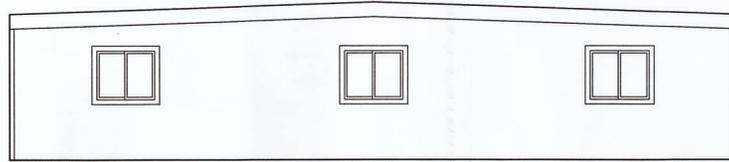
AHJ STAMP

CITY PROJECT NUMBER:

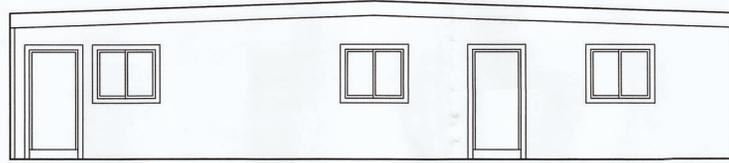
DRAWING TITLE:
SITE DETAILS

PROJECT NO: **GA-0.2**

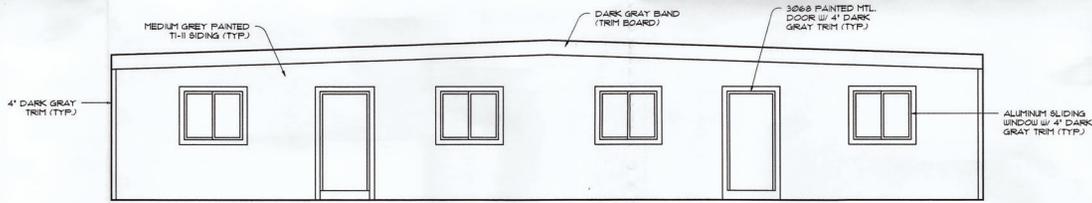
DRAWING NUMBER:



SOUTH ELEVATION (50' MODULAR)
SCALE: 1/4" = 1'-0"

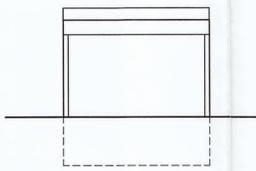


NORTH ELEVATION (50' MODULAR)
SCALE: 1/4" = 1'-0"

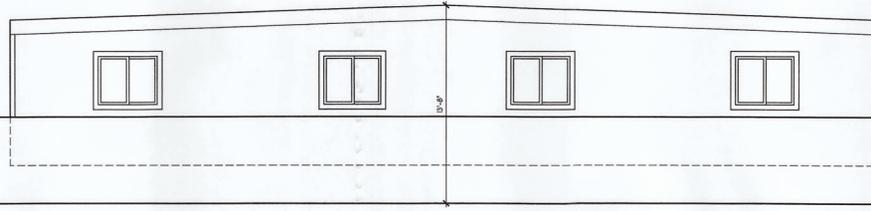


WEST ELEVATION (60' MODULAR)
SCALE: 1/4" = 1'-0"

NOTE:
EXISTING MODULAR BUILDINGS
TO BE RELOCATED AS SHOWN
ON SITE PLAN.



TYP. END ELEVATION



STREET (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF PHOENIX
APR 12 2016
Planning & Development
Department

REQUIRED 6" HIGH CP-1
SCREEN WALL (SEE SITE PLAN)

Ken O'Dell, Architect
P.O. BOX 2223
PINE AZ 85544
PHONE: (928) 978-9782 FAX: (928) 476-5286



BULLWAY BARRICADES
380 NORTH 21ST AVENUE
PHOENIX, ARIZONA
PARCEL NUMBER - 109-29-002A

DESIGN BY: KO
DRAWN BY: SL
CHECKED BY: KO
DATE: 3/27/16
FILE NAME: CD744-A1

BUILDINGS ELEVATIONS
A-1
JOB NO.: 16-744

August 31, 2016

PLANNING AND ZONING MATTERS

ITEM 131

DISTRICT 7

**MODIFICATION OF
STIPULATION REQUEST FOR
RATIFICATION OF JUNE 15,
2016, PLANNING HEARING
OFFICER ACTION**

The Council heard request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, June 15, 2016.

APPLICATION #: Z-111-00-7
 DISTRICT: 7
 EXISTING ZONING: R-3 App. A-1/A-1
 LOCATION: Approximately 150 feet south of Fillmore Street, west side of 21st Avenue
 ACREAGE: 1.22
 PROPOSAL: 1. Modification of Stipulation 1 regarding general conformance to site plan and elevations.
 2. Modification of Stipulation 1a. regarding development of an office/warehouse building.
 3. Deletion of Stipulation 1b. regarding the preclusion of outside storage as a primary use.
 4. Deletion of Stipulation 1c. regarding the locations of any bay and loading dock doors.

APPLICANT: Ken O'Dell
 OWNER: Donny & Lorena Rodriguez
 REPRESENTATIVE: Ken O'Dell

STIPULATIONS

1. Development shall be in general conformance with the site plan and elevations dated ~~STAMPED September 19, 2000~~ APRIL 12, 2016, with specific regard to:
 - a. The development of an ~~office/warehouse building~~ STORAGE YARD, required screening and landscaping;

August 31, 2016

- ~~b. Outside storage as a primary use shall be precluded;~~
- ~~c. Any bay or loading dock doors shall be located on the north, west and/or south side of the building.~~
- 2. That a 20-foot landscaped setback be provided along 21st Avenue.
- 3. That a 6-foot masonry wall be placed along the south property line. The wall shall be constructed of the same materials, pattern and color scheme as the building exterior.
- 4. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
- 5. TREES PLANTED IN THE 20-FOOT LANDSCAPE SETBACK SHALL BE PLANTED IN PROXIMITY TO THE SIDEWALK SO THAT AT MATURITY THEIR CANOPIES WILL SHADE THE SIDEWALK.
- 6. THE DEVELOPER SHALL CONDUCT ARCHAEOLOGICAL BOUNDARY EXTENT TESTING OF THE PORTION OF THIS PROJECT AREA THAT IS WITHIN LAS CREMACIONES AS WELL AS WITHIN 250 FEET OF ITS BOUNDARIES PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING, AS APPROVED OR MODIFIED BY THE CITY ARCHAEOLOGIST. A QUALIFIED ARCHAEOLOGIST MUST MAKE THIS DETERMINATION IN CONSULTATION WITH THE CITY OF PHOENIX ARCHAEOLOGIST.

Concurrence

On June 13, 2016, Central City Village Planning Committee voted 16-0 to recommend approval with a modified stipulation.

On June 15, 2015, the Planning Hearing Officer recommended approval with two additional stipulations.

ITEM 132

DISTRICTS 3 AND 6

**MODIFICATION OF
STIPULATION REQUEST FOR
RATIFICATION OF JULY 20,
2016, PLANNING HEARING
OFFICER ACTION**

The Council heard request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, July 20, 2016.

REPORT OF PLANNING HEARING OFFICER ACTION
Teresa Hillner, Planner III, Hearing Officer
Elyse DiMartino, Planner I, Assisting

June 15, 2016

ITEM 3

DISTRICT 7

SUBJECT:

Application #: PHO-2-16 – Z-111-00-7
Zoning: R-3 App. A-1/ A-1
Location: 1.22
Acreage: Approximately 150 feet south of Fillmore Street, west side of 21st Ave
Request: 1) Modification of Stipulation 1 regarding general conformance to site plan and elevations.
2) Modification of Stipulation 1a. regarding development of an office/warehouse building.
3) Deletion of Stipulation 1b. regarding the preclusion of outside storage as a primary use.
4) Deletion of Stipulation 1c. regarding the locations of any bay and loading dock doors.
Applicant: Ken O'Dell
Owner: Donny & Lorena Rodriguez
Representative: Ken O'Dell

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with two additional stipulations.

Village Planning Committee (VPC) Recommendation: At their June 13, 2016 meeting, the Central City Village Planning Committee recommended approval with a modified stipulation by a 16-0 vote.

DISCUSSION:

Mr. Ken O'Dell explained the site had been vacant for many years and a detriment to the neighborhood. In 2000, the original rezoning case was approved, and in 2015, there was a stipulation modification. The current applicant is Bullway Baricades, a company who provides traffic safety equipment and signs for local municipalities and Arizona Department of Transportation (ADOT). Today, the applicant would like to modify stipulations to allow an open storage yard with two modular offices. There will be a 6-foot high masonry wall abutting the residential properties and street, and 15-gallon sized trees will front 21st Avenue. In addition, the applicant would like to have gated access on the north end of the site as well as pedestrian access on the south end of the site. The Village Planning Committee (VPC) was unanimously supportive of the project.

Ms. Teresa Hillner stated that it will be nice to see this vacant parcel become active again. She noted the VPC had recommended that the trees be closer to the sidewalk for pedestrian

shading within the 20 foot landscape buffer, as there is a planned future light rail extension to the west. In addition, she would like to add a stipulation from the City Archaeology office.

Ms. Hillner recommended approval with two additional stipulations.

FINDINGS:

1. When this site was initially rezoned in 2000, the developer was speculating as to the development of this property. There is residentially zoned properties adjacent to it so several stipulations were added to mitigate any industrial uses from the adjacent residences.
2. The ordinance requirements for the A-1 provides adequate security and screening for the adjacent development. The applicant is proposing to add landscaping along 21st Avenue and placing so the tree canopies will provide shade for the sidewalk.
3. An additional stipulation is needed for archaeology analysis as this property is located within the Las Cremaciones, which could contain archaeological pieces.

DECISION:

The Planning Hearing Officer recommended approval with two additional stipulations.

STIPULATIONS:

1. Development shall be in general conformance with the site plan and elevations dated ~~STAMPED September 19, 2000~~ APRIL 12, 2016, with specific regard to :
 - a. The development of an ~~office/warehouse building~~ STORAGE YARD, required screening and landscaping;
 - b. ~~Outside storage as a primary use shall be precluded;~~
 - c. ~~Any bay or loading dock doors shall be located on the north, west and/or south side of the building.~~
2. That a 20-foot landscaped setback be provided along 21st Avenue.
3. That a 6-foot masonry wall be placed along the south property line. The wall shall be constructed of the same materials, pattern and color scheme as the building exterior.
4. A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
5. TREES PLANTED IN THE 20-FOOT LANDSCAPE SETBACK SHALL BE PLANTED IN PROXIMITY TO THE SIDEWALK SO THAT AT MATURITY THEIR CANOPIES WILL SHADE THE SIDEWALK.
6. THE DEVELOPER SHALL CONDUCT ARCHAEOLOGICAL BOUNDARY EXTENT TESTING OF THE PORTION OF THIS PROJECT AREA THAT IS WITHIN LAS CREMACIONES AS WELL AS WITHIN 250 FEET OF ITS BOUNDARIES PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING, AS APPROVED OR MODIFIED BY THE CITY ARCHAEOLOGIST. A QUALIFIED ARCHAEOLOGIST MUST MAKE THIS DETERMINATION IN CONSULTATION WITH

THE CITY OF PHOENIX ARCHAEOLOGIST.

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