

**PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322**



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Joshua Bednarek  
Planning & Development Department Director  
**Date:** April 14, 2026

**Subject: P.H.O. APPLICATION NO. PHO-1-26--Z-5-20-7** – 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 **May 20, 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](mailto: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 **April 21, 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](mailto:council.district.7@phoenix.gov))  
Aviation (Jordan D. Feld)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Joel Asirsan), 2nd Floor  
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 (Nayeli Sanchez Luna, Estrella Village), 3rd Floor  
Village Planning Committee Chair (Ms. Lisa M. Perez, Estrella Village)



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-26--Z-5-20-7

Council District: 7

**Request For:** Stipulation Modification

**Reason for Request:** 1) Deletion of Stipulation 1 regarding maximum building height.  
2) Deletion of Stipulation 3 regarding the landscape area.  
3) Deletion of Stipulation 4 regarding the landscape area.

### HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

### Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Alexis A Heredia, FRM INVESTMENTS LLC	Owner	7431 West Turney Avenue, Phoenix AZ 85033	(602) 241-7871		alexish53@icloud.com
Joshua Oehler, Arc One Associates, LLC	Applicant	1427 North 3rd Street, Suite 100 Phoenix AZ 85004	(602) 241-7871		josh@arconeassociates.com
Joshua Oehler, Arc One Associates, LLC	Representative	1427 North 3rd Street, Suite 100 Phoenix AZ 85004	(602) 241-7871		josh@arconeassociates.com

**Property Location:** Approximately 1,000 feet west of the northwest corner of 31st Avenue and Harrison Street

**Acreage:** 3.66

### Geographic Information

Zoning Map	APN	Quarter Section
F6	109-40-104	Q10-21
F6	109-40-103	Q10-21
F6	109-39-032D	Q10-21

Village:  
Estrella

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](mailto: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
\$1,725.00	\$0.00	04/03/26	PHO (3+ stipulations)



arc one associates, LLC  
1427 N. 3<sup>rd</sup> Street, Suite 100  
Phoenix, AZ 85004  
Office: (602) 241 7871  
Fax: (602) 241 7874  
Info@arconeassociates.com

City of Phoenix Planning & Development Department  
200 West Washington Street, 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

## **Project Narrative for PHO Request: Deletion of Stipulations for Case Z-5-20-7 (3333 W Jackson St.)**

### ***Project overview***

This narrative supports our request to remove the stipulations associated with case Z-5-20-7, which directly impact our property at 3333 W Jackson St. The current site plan proposes utilizing the property as a concrete batch plant, a use that is consistent with the existing light industrial zoning (A-1). Importantly, the project does not include any new building construction.

The proposed layout positions the batch plant structure located at 147 feet from the front property line, ensuring substantial separation from the street. Truck entry and exit points are planned to align with South 33rd Avenue, facilitating efficient and safe vehicle movement. In the property there is a 20' concrete road that will allow trucks to move around. On the west end of Jackson Street, the existing cul-de-sac will be preserved and repaired as needed to maintain proper access and circulation.

Accessibility is a priority for this project. There will be two ADA-compliant routes to the property, one on each side of the main entry driveways, ensuring inclusive access for all users.

The stipulations stated on the case Z-5-20 were approved on March 17th, 2021 and we request to be modified as follows:

- ~~1. The maximum building height shall be 30 feet.~~  
**The maximum building height shall be 56 feet**  
**Reasoning: for the allowed use of concrete manufacturing in A-1 zoning a batch plant is necessary for our batch plant we will require 56'-0" in height as allowed in A-1 zoning SEC627 F.2.a .**
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.

- ~~3. A minimum 10-foot wide landscape area shall be provided for the eastern 100 feet of the north property line~~
- ~~4. A minimum 20-foot wide landscape area shall be provided for the western 550 feet along the north property line.~~

**A minimum 10-foot-wide landscape area shall be provided along the north property line.**

**Reasoning: With the property being three times wider than its depth, a 20'-0" deep landscape setback would impede truck circulation within the site.**

5. The Jackson Street landscape area shall be developed to the following standards, as approved by the Planning and Development Department:
  - a. Minimum 25 percent 1-inch caliper, minimum 50 percent 2-inch caliper, and minimum 25 percent 3-inch caliper size evergreen trees planted 20 feet on center or in equivalent groupings.
  - b. Trees shall be oriented in a manner that provides the maximum shade possible to the adjacent sidewalk.
  - c. Two-inch and 3-inch caliper size trees shall be located in a manner that screens semi-truck parking or outdoor uses from public view as much as possible.
  - d. Minimum of five, 5-gallon shrubs per tree.
  - e. Where utility conflicts exist, an alternative solution consistent with a pedestrian environment shall be provided.
6. The developer shall dedicate right-of-way and construct a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements, as approved by the Planning and Development Department.
7. 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.
8. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property.
9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the

permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

10. 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.

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

12. 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.

13. The following minimum elements shall be provided and maintained by the property owner within proximity to Jackson Street, as approved by the Planning and Development Department:

- a. A community garden of no less than 600 square feet in area containing irrigation.
- b. A seating node containing a minimum of one seating element or bench.

14. All surface parking areas shall be shaded to achieve a minimum of 25 percent shade at maturity, as approved by the Planning and Development Department.

15. The applicant shall pursue approval of alternative paving that minimizes heat for the surface parking area. If traditional paving is utilized, other design solutions such as increased shade may be utilized to shade parking areas to minimize heat absorption, as approved by the Planning and Development Department.

16. 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.

The requested modifications to these stipulations are necessary to align the entitlement conditions with the operational and structural requirements of the proposed concrete batch plant. The project has been thoughtfully designed to meet functional needs while incorporating appropriate landscaping, screening, and site improvements. Authorizing these adjustments will allow the development to proceed in a manner that supports industrial activity consistent with the site's intended use, while maintaining compliance with applicable standards and contributing positively to the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Oehler', with a vertical line extending downwards from the end of the signature.

Joshua Oehler  
President

ORDINANCE G-6817

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-5-20-7) FROM A-1 SP (LIGHT INDUSTRIAL, SPECIAL PERMIT) TO A-1 (LIGHT INDUSTRIAL).

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

follows:

SECTION 1. The zoning of a 3.66 acre site located at the southwest corner of 32nd Drive and Jackson Street in a portion of Section 11, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "A-1 SP" (Light Industrial, Special Permit) to "A-1" (Light Industrial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

Del.

1. The maximum building height shall be 30 feet.
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.

Del.

3. A minimum 10-foot-wide landscape area shall be provided for the eastern 100 feet of the north property line.

Del.

4. A minimum 20-foot-wide landscape area shall be provided for the western 550 feet along the north property line.

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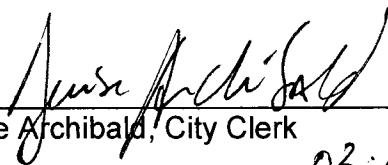
9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
10. 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.
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15. The applicant shall pursue approval of alternative paving that minimizes heat for the surface parking area. If traditional paving is utilized, other design solutions such as increased shade may be utilized to shade parking areas to minimize heat absorption, as approved by the Planning and Development Department.
16. 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 3rd day of March, 2021.

  
MAYOR

ATTEST:

  
Denise Archibald, City Clerk



03-11-2021

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: David Benton  
David Benton, Chief Counsel

*Pml*

REVIEWED BY:

  
Ed Zuercher, City Manager

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

PL:tml:LF21-0355:3-3-2021:2238981v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-5-20-7

WITHIN A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE EAST HALF OF LOT 8, BLOCK 3 AND THE WEST HALF OF LOT 6, BLOCK 4, WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 82.5 FEET OF SAID LOTS 6 AND 8. PARCEL NO. 2:

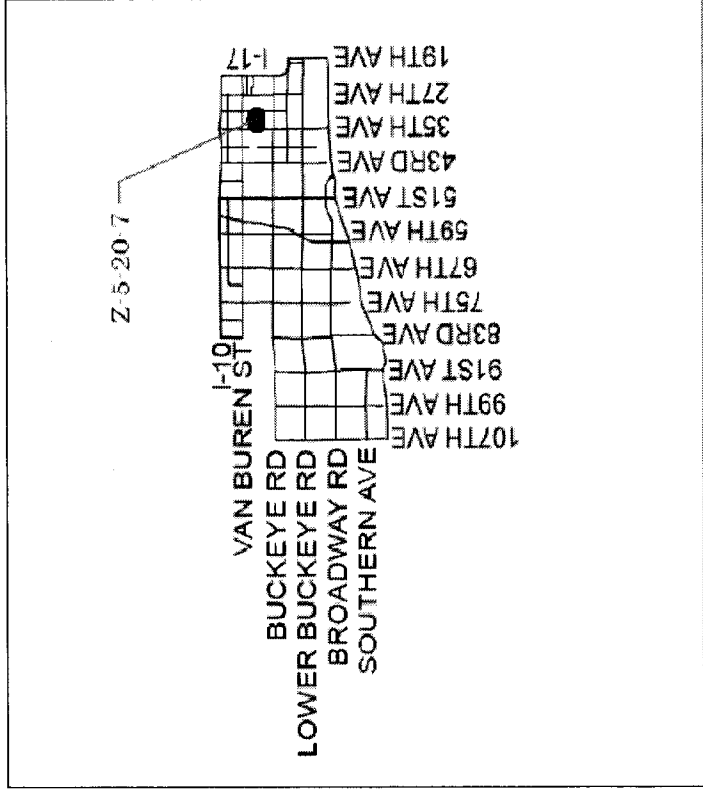
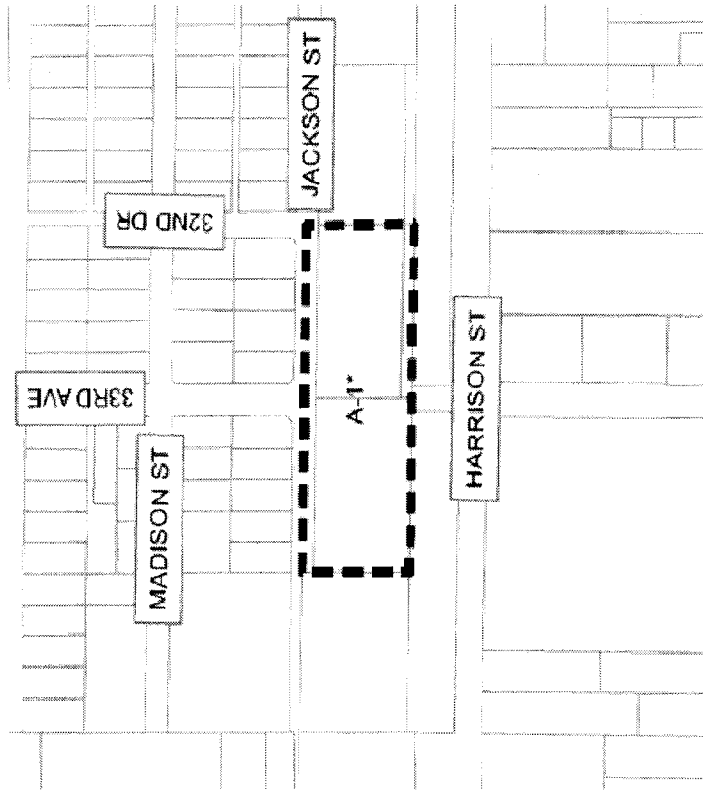
THAT PORTION OF OSBORN AVENUE, NOW KNOWN AS 33RD AVENUE, SHOWN ON THE PLAT OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE EASTERLY PROLONGATION OF A LINE PARALLEL TO AND 25 FEET SOUTH OF THE NORTH LINE OF LOT 8 IN BLOCK 3, AND THE EASTERLY PROLONGATION OF A LINE PARALLEL TO AND 82.5 FEET NORTH OF THE SOUTH LINE OF LOT 8, BLOCK 3, SAID WORMSERS ADDITION.

# ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-5-20-7  
 Zoning Overlay: N/A  
 Planning Village: Estrella

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: ■■■■■

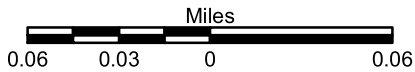
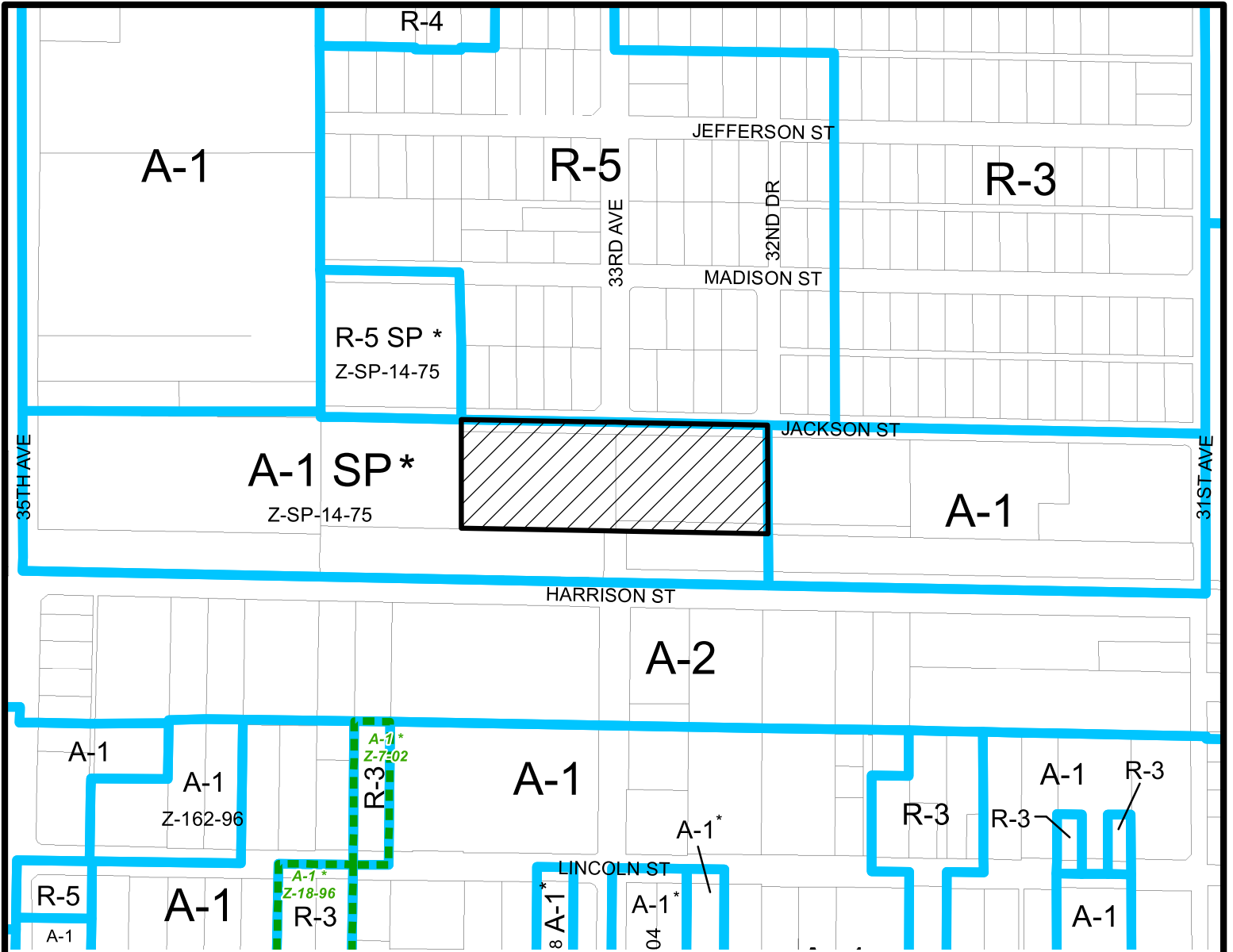


NOT TO SCALE

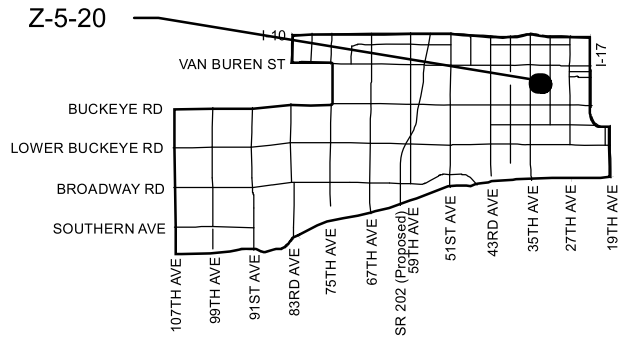


Drawn Date: 1/4/2021

None:\pdd\Shared\Department Share\Information Systems\PL GIS\GIS... Team\Core\_Functions\Zoning\Supp\Maps\2021 Ord\2-3-21\Z-5-20-7.mxd

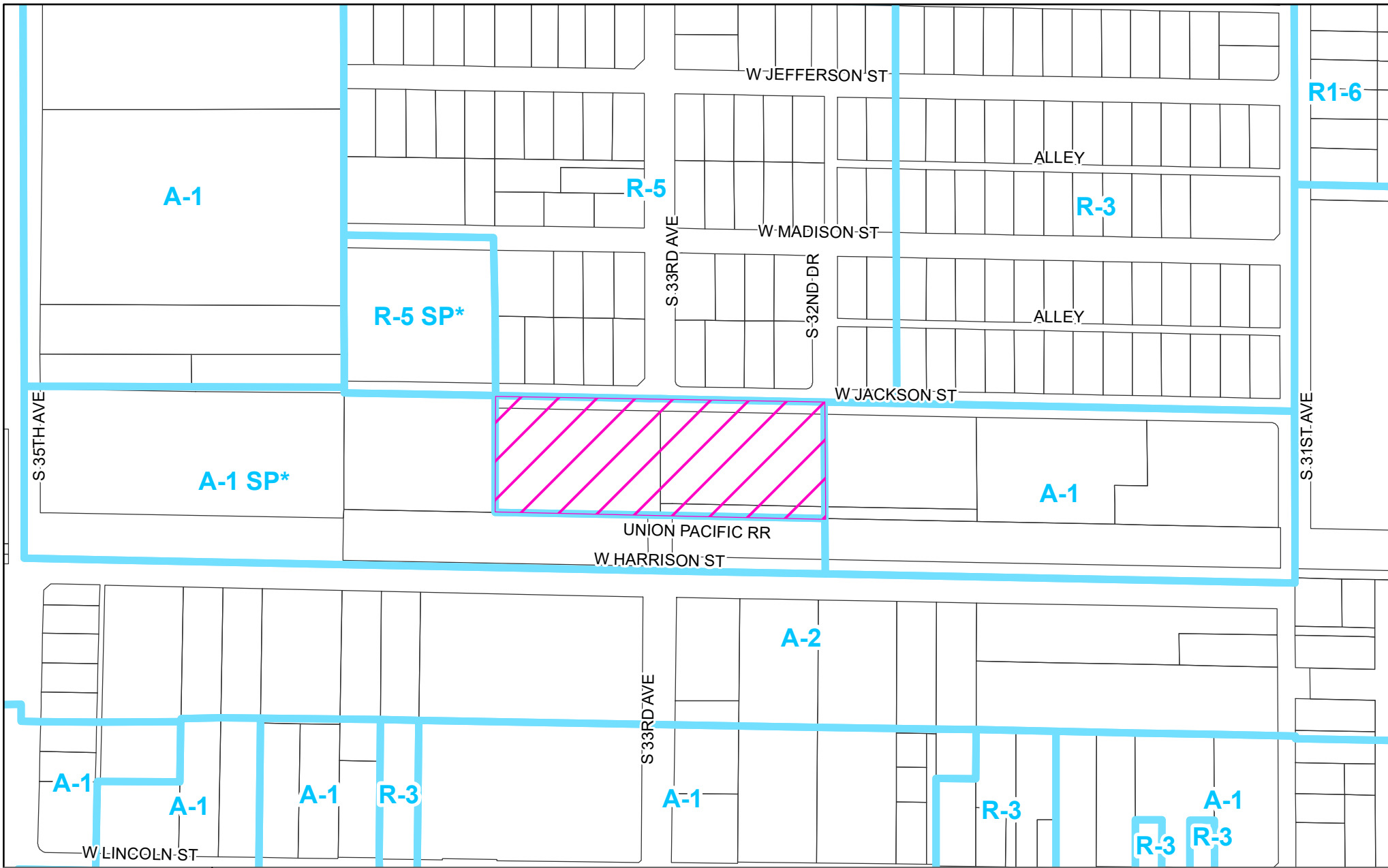


**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Milos Minic, Integrated Design		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-5-20		<b>FROM:</b> A-1 SP ( 3.66 a.c.)	
<b>DATE:</b> 9/28/2020 <small>REVISION DATES:</small>		<b>TO:</b> A-1 ( 3.66 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>3.66 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 10-21</b>	<small>ZONING MAP</small> <b>F-6</b>
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
A-1 SP		N/A	
A-1		N/A	

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

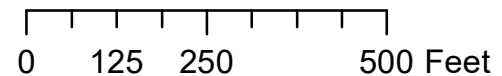


PHO-1-26--Z-5-20-7

Property Location: Approximately 1,000 feet west of the northwest corner of 31st Avenue and Harrison Street



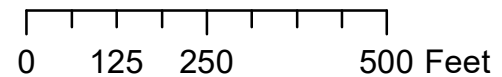
Planning & Development Department



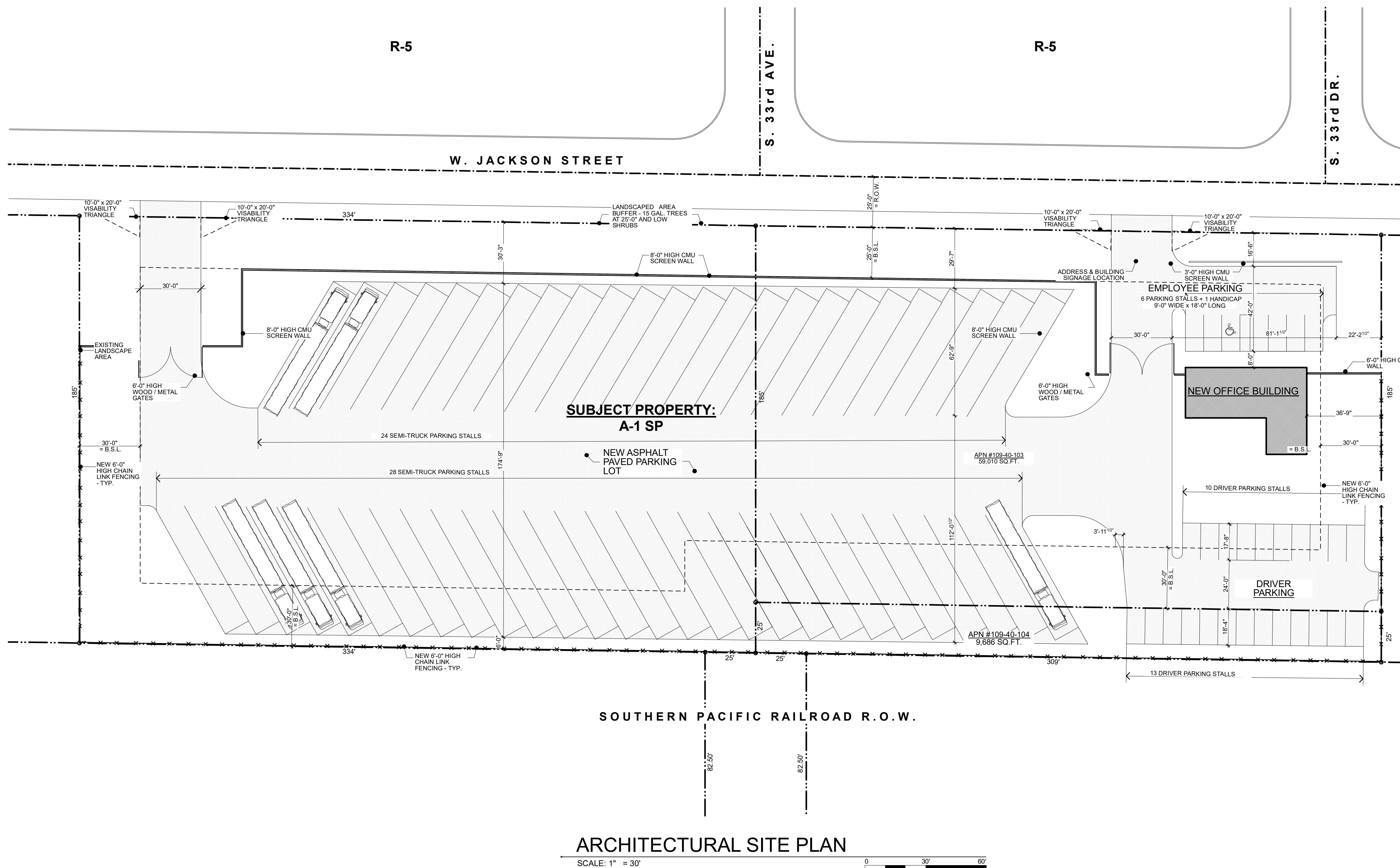


PHO-1-26--Z-5-20-7

Property Location: Approximately 1,000 feet west of the northwest corner of 31st Avenue and Harrison Street







ARCHITECTURAL SITE PLAN  
SCALE: 1" = 30'

**GOVERNING BUILDING CODES:**

- INTERNATIONAL BUILDING CODE (IBC) 2018
- NATIONAL ELECTRICAL CODE (NEC) 2017
- INTERNATIONAL PLUMBING CODE (IPC) 2018
- INTERNATIONAL MECHANICAL CODE (IMC) 2018
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
- INTERNATIONAL FUEL GAS CODE (IFGC) - 2018
- INTERNATIONAL FIRE CODE (IFC) - 2018
- PHOENIX ZONING ORDINANCE - CURRENT

**LEGEND**

- NG NATURAL GRADE
- CR CROWN
- TC TOP OF CURB
- TB TOP OF BERM
- R.O.W. RIGHT OF WAY
- MCR MARICOPA COUNTY RECORD
- G GAS LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- — — — — PROPERTY LINE
- - - - - BUILDING SETBACK/ EASEMENT LINE
- — — — — MONUMENT LINE
- — — — — OHE OVERHEAD ELECTRICAL LINE
- — — — — OHT OVERHEAD TELEPHONE LINE
- ← — — — — DRAINAGE DIRECTION

**PROJECT DATA**

**PROJECT DESCRIPTION:** A NEW DISPATCH OFFICE & PARKING LOT FOR A TRANSPORT / FREIGHT DELIVERY BUSINESS. THE PARKING LOT WILL SERVE AS TEMPORARY PARKING STORAGE FOR TRUCKS THAT ARE NOT EN ROUTE ON LONG DISTANCE DELIVERIES, DISPATCH OFFICE EMPLOYEES, AND DRIVERS.

**PROJECT ADDRESS:** 3333 W. JACKSON AVE. PHOENIX, AZ 85009

**OWNER INFORMATION:** MAT TRUCKING, INC. 5502 WEST LATHAM STREET PHOENIX, AZ 85043

**LEGAL DESCRIPTION:** PARCEL 1: THE EAST HALF OF LOT 8, BLOCK 3 AND THE WEST HALF OF LOT 6, BLOCK 4, OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 8.25 FEET OF SAID LOTS 6 AND 8. PARCEL 2: THAT PORTION OF OSBORN AVENUE, NOW KNOWN AS 33RD AVENUE, SHOWN ON THE PLAT OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 25 FEET SOUTH OF THE NORTH LINE OF LOT 8 IN BLOCK 3, AND THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 82.5 FEET NORTH OF THE SOUTH LINE OF LOT 8, BLOCK 3, SAID WORMSERS ADDITION.

**APN:** 109-39-032A, 109-40-103, 109-40-104; SEE DRAWING

**ZONING:** A-1

**LOT AREA:** 3.8 ACRES

**QS:** Q10-21

**APPROVAL STAMP:**

CITY OF PHOENIX

SEP 18 2020

Planning & Development  
Department

Integrated Design

7277 E. DOUBLETREE RANCH RD. STE. A 220 SCOTTSDALE, AZ 85258  
WWW.IDARCHITECTURESTUDIO.COM  
P. 602.284.1720

REGISTERED ARCHITECT  
CERTIFICATE NO.  
50148  
MILOS MINIC  
DATE ISSUED  
11-5-19  
ARIZONA, U.S.A.

EXPIRES 9-30-21

A NEW OFFICE BUILDING AND  
PARKING LOT FOR:

MAT TRANSPORT, INC.  
3333 E. JACKSON STREET  
PHOENIX, AZ 85009

<b>info</b>	
<b>author</b>	DA
<b>reviewer</b>	MM
<b>job id.</b>	1909
<b>date issued</b>	NOVEMBER 5, 2019
<b>revisions</b>	
<b>phase</b>	
+	schematic
	design development
	construction documents
	bid set
	submittal
	progress

1909 THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS, SPECIFICATIONS AND USE OF THEM SHALL REMAIN THE PROPERTY OF INTEGRATED DESIGN, L.L.C., WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. COPYRIGHT 2020

**KIVA#:19-3779 SDEV#:1900651 PAPP#:1908641**

**A.I.O.**  
ARCHITECTURAL SITE  
PLAN

**GOVERNING BUILDING CODES:**

- INTERNATIONAL BUILDING CODE (IBC) 2018
- NATIONAL ELECTRICAL CODE (NEC) 2017
- INTERNATIONAL PLUMBING CODE (IPC) 2018
- INTERNATIONAL MECHANICAL CODE (IMC) 2018
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
- INTERNATIONAL FUEL GAS CODE (IFGC) - 2018
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- PHOENIX ZONING ORDINANCE - CURRENT

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EXCEPT THE SOUTH 8.25 FEET OF SAID LOTS 6 AND 8.

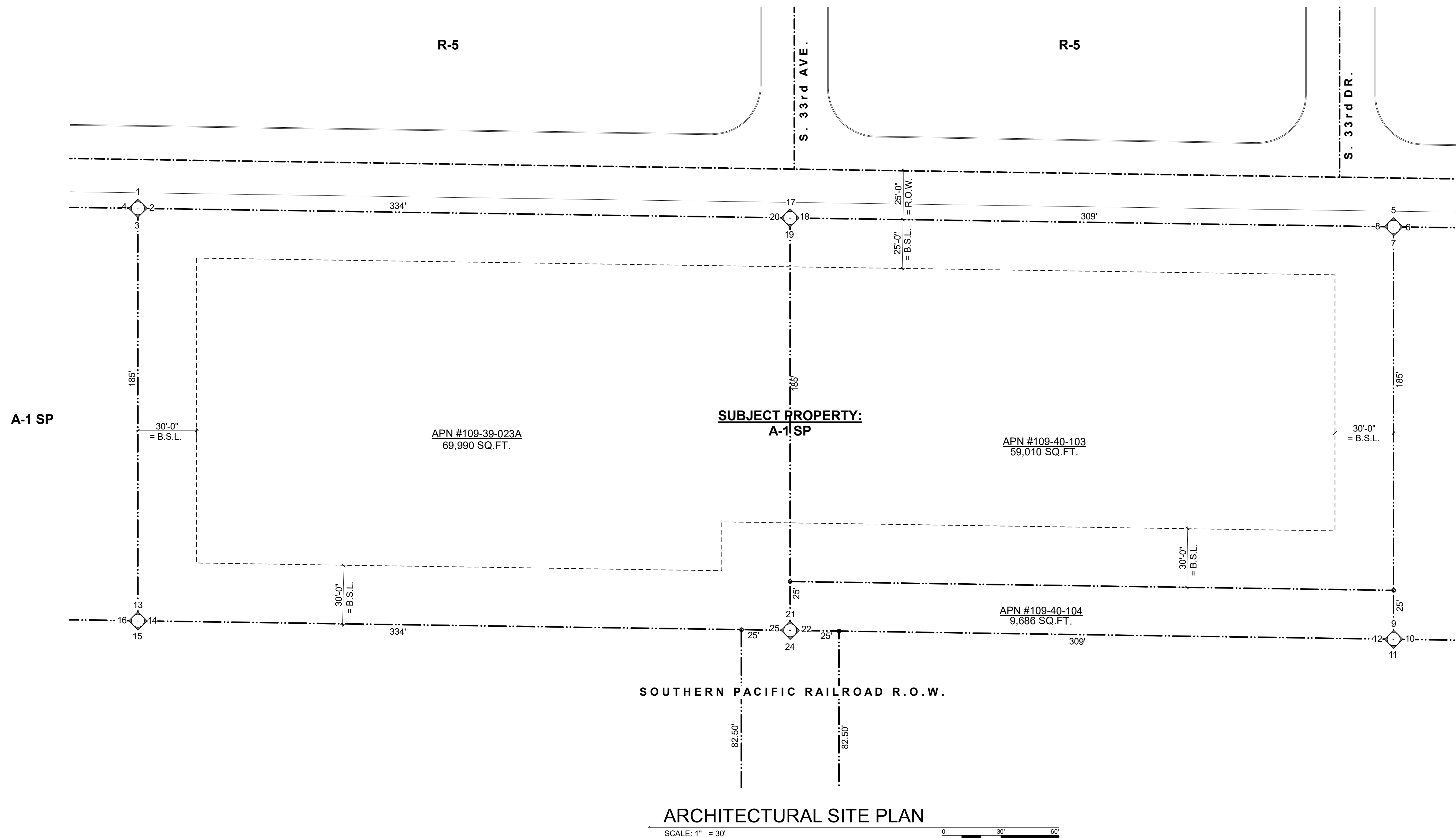
PARCEL 2: THAT PORTION OF OSBORN AVENUE NOW KNOWN AS 33RD AVENUE, SHOWN ON THE PLAT OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 25 FEET SOUTH OF THE NORTH LINE OF LOT 8 IN BLOCK 3, AND THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 82.5 FEET NORTH OF THE SOUTH LINE OF LOT 8, BLOCK 3, SAID WORMSERS ADDITION.

**APN:** 109-39-032A, 109-40-103, 109-40-104; SEE DRAWING

**ZONING:** A-1

**LOT AREA:** 3.8 ACRES

**QS:** Q10-21



**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'

**Integrated Design**  
7277 E. DOUBLETREE RANCH RD. STE. A - 220  
SCOTTSDALE, AZ 85258  
WWW.IDARCHITECTURESTUDIO.COM  
P. 602.284.17203



**A NEW OFFICE BUILDING AND PARKING LOT FOR:**  
MAT TRANSPORT, INC.  
3333 E. JACKSON STREET  
PHOENIX, AZ 85009

author	DA
reviewer	MM
job id.	1909
date issued	NOVEMBER 5, 2019
revisions	
phase	
+	schematic
	design development
	construction documents
	bid set
	submittal
	progress

1909 THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS, SPECIFICATIONS AND USE OF THEM SHALL REMAIN THE PROPERTY OF INTEGRATED DESIGN, L.L.C., WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. COPYRIGHT 2020

**KIVA#:19-3779 SDEV#:1900651 PAPP#:1908641**

**A1.1**  
ARCHITECTURAL SITE PLAN - CONTEXT

VPC Action: The Camelback East Village Planning Committee heard this case on Jan. 5, 2021, and recommended approval, per the staff recommendation, by a vote of 18-0.

PC Action: The Planning Commission heard this case on Feb. 4, 2021, and recommended approval, per the Camelback East Village Planning Committee recommendation with an additional stipulation, by a vote of 8-0.

### **Location**

Southwest corner of 16th and Colter Streets

Council District: 6

Parcel Address: 5150 N. 16th St.

**This item was adopted.**

**63 Amend City Code - Ordinance Adoption - Rezoning Application  
Z-5-20-7 - Southwest Corner of 32nd Drive and Jackson Street  
(Ordinance G-6817)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-5-20-7 and rezone the site from A-1 SP (Light Industrial, Special Permit) to A-1(Light Industrial) to allow A-1 for light industrial uses (dispatch office and heavy truck parking).

### **Summary**

Current Zoning: A-1 SP (Light Industrial, Special Permit)

Proposed Zoning: A-1(Light Industrial)

Acreage: 3.66 acres

Proposal: Rezone to A-1 for light industrial uses (dispatch office and heavy truck parking)

Owner: MAT Transport, Inc.

Applicant: Milos Minic, Integrated Design

Representative: Milos Minic, Integrated Design

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Estrella Village Planning Committee heard this case on Jan. 19, 2021, and recommended approval, per the Addendum A Staff Report, by a vote of 6-0.

PC Action: The Planning Commission heard this case on Feb. 4, 2021,

and recommended approval, per the Estrella Village Planning Committee recommendation, with an additional stipulation, by a vote of 8-0.

**Location**

Southwest corner of 32nd Drive and Jackson Street

Council District: 7

Parcel Address: 3333 W. Jackson St.

**This item was adopted.**

**67 Public Hearing and Ordinance Adoption - Amend City Code - Rezoning Application Z-56-20-4 - Southeast Corner of 3rd Avenue and Coolidge Street (Ordinance G-6818)**

Request to hold a public hearing on a proposal to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-20-4 and rezone the site from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area) for multifamily residential.

**Summary**

Current Zoning: R-3 (Multifamily Residence District) (0.18-acres) and R-5 (Multifamily Residence District) (3.11 acres)

Proposed Zoning: WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area)

Acreage: 3.29 acres

Proposed Use: Multifamily residential

Owner: Donor Network of Arizona

Applicant: Trinsic Residential Group, Todd Gosselink

Representative: Withey Morris, PLC, Jason Morris

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Alhambra Village Planning Committee heard this case on Jan. 26, 2021 and recommended approval, per the staff recommendation, by a vote of 15-1.

PC Action: The Planning Commission heard this case on Feb. 4, 2021 and recommended approval, per the Alhambra Village Planning Committee recommendation with an additional stipulation, by a vote of 7-1.

9. **Application #:** Z-5-20-7  
**From:** A-1 SP  
**To:** A-1  
**Acreage:** 3.66  
**Location:** Southwest corner of 32nd Drive and Jackson Street  
**Proposal:** Rezone to A-1 for light industrial uses (dispatch office and heavy truck parking).  
**Applicant:** Milos Minic, Integrated Design  
**Owner:** MAT Transport, Inc.  
**Representative:** Milos Minic, Integrated Design

Ms. Racelle Escolar stated that Item No. 9 is Z-5-20-7 a request to rezone 3.66 acres located at the southwest corner of 32nd Drive and Jackson Street to allow a rezoning from A-1 (Light Industrial District) with a Special Permit to A-1 for light industrial uses. The existing Special Permit on the site is for a cemetery.

The Estrella Village Planning Committee recommended approval, per the staff recommendation in Addendum A of the Staff Report by a 6-0 vote.

The Addendum includes updated exhibits provided by the applicant that depict several site improvements. The Addendum recommends modified and additional stipulations to ensure that the site improvements will be provided.

Staff recommends approval, per the Estrella Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that the applicant was available to provide a presentation, if necessary. There were no registered speakers in opposition for this item.

**Commissioner Howard MOTIONED to approve Z-5-20-7, per the Estrella Village Planning Committee recommendation, with the additional stipulation as read into the record.**

**Commissioner Busching SECONDED.**

There being no further discussion, Chairwoman Shank called for a vote and the MOTION PASSED 8-0 (Johnson absent).

Stipulation:

1. The maximum building height shall be 30 feet.
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.
3. A MINIMUM 10-foot-wide landscape area shall be provided for the eastern 100 feet of the north property line.
4. A MINIMUM 20-foot-wide landscape area shall be provided for the western 550 feet along the north property line.
5. The Jackson Street landscape area shall be DEVELOPED TO THE FOLLOWING STANDARDS ~~planted with large canopy drought tolerant trees planted with a minimum 25 percent 1-inch caliper, minimum 50 percent 2-inch caliper, and minimum 25 percent 3-inch caliper size and planted 20 feet on center or in equivalent groupings in the front landscape setbacks, as approved by the Planning and Development Department. Trees shall be oriented in a manner that provides the maximum shade possible to the adjacent sidewalk. Two-inch and 3-inch caliper size trees shall be located in a manner that screens semi-truck parking or outdoor uses from public view as much as possible, as approved by the Planning and Development Department.:~~
  - A. MINIMUM 25 PERCENT 1-INCH CALIPER, MINIMUM 50 PERCENT 2-INCH CALIPER, AND MINIMUM 25 PERCENT 3-INCH CALIPER SIZE EVERGREEN TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
  - B. TREES SHALL BE ORIENTED IN A MANNER THAT PROVIDES THE MAXIMUM SHADE POSSIBLE TO THE ADJACENT SIDEWALK.
  - C. TWO-INCH AND 3-INCH CALIPER SIZE TREES SHALL BE LOCATED IN A MANNER THAT SCREENS SEMI-TRUCK PARKING OR OUTDOOR USES FROM PUBLIC VIEW AS MUCH AS POSSIBLE.
  - D. MINIMUM OF FIVE, 5-GALLON SHRUBS PER TREE.
  - E. WHERE UTILITY CONFLICTS EXIST, AN ALTERNATIVE SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT SHALL BE PROVIDED.

Planning Commission Minutes for February 4, 2021 (VIRTUAL MEETING)

6. The developer shall dedicate right-of-way and construct a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements, as approved by the Planning and Development Department.
7. 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.
8. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property.
9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
10. 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.
11. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. THE FOLLOWING MINIMUM ELEMENTS SHALL BE PROVIDED AND MAINTAINED BY THE PROPERTY OWNER WITHIN PROXIMITY TO JACKSON STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
  - A. A COMMUNITY GARDEN OF NO LESS THAN 600 SQUARE FEET IN AREA CONTAINING IRRIGATION;

- B. A SEATING NODE CONTAINING A MINIMUM OF ONE SEATING ELEMENT OR BENCH.
14. ALL SURFACE PARKING AREAS SHALL BE SHADED TO ACHIEVE A MINIMUM 25 PERCENT SHADE AT MATURITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  15. THE APPLICANT SHALL PURSUE APPROVAL OF ALTERNATIVE PAVING THAT MINIMIZES HEAT FOR THE SURFACE PARKING AREA. IF TRADITIONAL PAVING IS UTILIZED OTHER DESIGN SOLUTIONS SUCH AS INCREASED SHADE MAY BE UTILIZED TO SHADE PARKING AREAS TO MINIMIZE HEAT ABSORPTION, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  16. 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

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**MOTION:**

**Mr. Cardenas** motioned to recommend approval of the site plan as filed by the applicant. **Mr. Dan Rush** seconded the motion to approve.

**DISCUSSION:**

None.

**VOTE:**

**6-0**, motion passed; None in dissent.

6. **Z-5-20-7:** Presentation, discussion and possible recommendation regarding a request to rezone approximately 3.66 acres located at the southwest corner of 32nd Drive and Jackson Street **from** A-1 SP (Light Industrial, Special Permit) **to** A-1 (Light Industrial) to allow light industrial uses (dispatch office and heavy truck parking).

*Three requests to speak in opposition from members of the public were received before the meeting on this agenda item.*

**Mr. Bojorquez**, staff, provided a presentation on the request. He discussed the location of the site, existing context, and surrounding zoning districts. He discussed the 2015 General Plan and Estrella Village Plan, noting that the property was designed as industrial and residential in both of these policy documents. The conceptual site plan was shown, and he indicated the location of a single building, parking areas and site access. He concluded the presentation by providing an overview of the stipulations presented in Addendum A of the staff report pertaining to landscaping enhancements, a community garden with seating, parking lot shading and alternative paving material for parking lot areas.

*Beth Cartwright left the meeting at 6:30pm but rejoined the meeting at 6:35pm.*

**Mr. Milos Minic**, with Integrated Design, introduced himself as the representative for the owner and introduced the project as a dispatch office with heavy truck parking. He showed an artistic rendering along the Jackson Street frontage of the property depicting a seating area, landscaping, a vertical garden and a pathway. He discussed the enhanced notification conducted prior to the current hearing with the Estrella Village. He discussed door-to-door outreach and a support petition with signatures that was collected. He showed a conceptual site plan depicting and noting some of the revised or added stipulations presented in Addendum A of the staff report. A rendering of the vertical garden envisioned along Jackson Street was shown and reference to the 2015 General Plan was provided. He stated that the site is poorly lit at night and there is poor air quality in the area, citing commentary from the members in the community. He discussed two possible truck routes through the neighborhood, showing pictures of the neighborhood streets. He concluded his presentation by showing the artistic rendering along Jackson Street frontage depicting vertical gardens in this area.

**Chairman Cardenas** asked for comments or questions from the committee.

**Ms. Cartwright** asked for an update on the private crossing application submitted to the railroad company for site access.

**Mr. Minic** responded that the application had been denied but that he is working on submitting an appeal to the railroad company regarding this decision.

**Ms. Parris Wallace** thanked the applicant for going back to the community and conducting additional outreach. She asked for clarification on the additional stipulation number 13 and asked if the community garden proposed would be accessible to the school for fieldtrips and the overall community.

**Mr. Minic** responded that the community garden required in stipulation number 13 is intended to be open and available to anyone including the local school.

**Ms. Beth Cartwright** stated that she like the vertical garden concept.

**Chairman Cardenas** stated that he agrees with the comments from Ms. Cartwright and Ms. Wallace.

**Mr. Minic** responded that the additional outreach conducted helped to develop the changes proposed on the site.

**Mr. Bojorquez** clarified stipulation number 13, adding that this stipulation allows for the community garden to be developed in various forms such as in-ground, above ground or a vertical garden.

**Ms. Wallace** asked if opposition remains to this project.

**Mr. Minic** responded that concerns remain for some members of the public.

**Chairman Cardenas** opened the public comment portion of the meeting.

**Ms. Josie Ippolito**, member of the public who works in La Canasta tortilla factory, stated that the property owner has not maintained the subject site since 2019 and a homeless population had been living on the site until the police department was called on them. She added that a human side of the proposal is missing, and that drugs, trafficking and pedestrian safety are concerns that have not been addressed. She foresees issues arising in the future with children and adults walking in the area and traffic from this proposed development.

**Chairman Cardenas** asked Ms. Ippolito to clarify how the homeless problem was solved by calling the police.

**Ms. Ippolito** responded that the police were called due to a fire that happened at the property. The homeless have left the property since the police were called.

**Chairman Cardenas** responded that the homeless problem is not solved by calling the police on these individuals.

**Ms. Cartwright** asked Ms. Ippolito for clarification on how the trucking company will lead to prostitution or drug problems in the area.

**Ms. Ippolito** responded that truckers may solicit prostitutes and use drugs.

**Ms. Wallace** disagrees with the comments made by Ms. Ippolito and asked if the previous comments made regarding the truck size and site access were addressed. She also asked if there could be a stipulation added to address traffic calming features.

**Mr. Minic** does not agree with Ms. Ippolito's comments and discussed heavy trucks as being parked on the site. He added that given the changes made regarding shading, several parking spaces were lost due to these site changes.

**Mr. Bojorquez** stated that a stipulation could be added to address traffic calming on the site.

**Mr. Minic** responded that he would be open to other traffic calming features.

**Mr. Joseph Nicosia**, member of the public who works in La Canasta tortilla factory, stated that La Canasta is not solely concerned with keeping its own site access, but rather is concerned with the safety of the community and its employees. He added that La Canasta is not intending to preserve access along Jackson Street for themselves.

**Mr. Fernando Ochoa**, member of the public who works in La Canasta tortilla factory, stated that he is very familiar with the community as he has family who lives in the area. Heavy trucks are a hazard in the area as these trucks have difficulty turning into Jackson Street, particularly at night when cars are parked on the street. He has personally seen trucks take out railroad crossing elements along 31<sup>st</sup> Avenue and Harrison Street. He encouraged the committee members to visit the area and added that any of the truck routes selected will pass near the elementary school.

**Ms. Cartwright** asked how long La Canasta factory has been in this location.

**Mr. Ochoa** responded that since 1962 this site has been operated by La Canasta. He added that the trucks used by La Canasta are significantly smaller than the trucks used by MAT trucking company.

**Mr. Milos** responded that he does not agree with the comments made by Mr. Ochoa and stated that he has seen similarly sized trucks used by La Canasta as those used by MAT trucking company. He added that safety measures can be implemented.

#### **DISCUSSION:**

**Ms. Cartwright** is pleased with the applicant's effort on the case since the December 15, 2020 meeting with the Estrella Village Planning Committee.

**Chairman Cardenas** agrees with the comments made by Ms. Cartwright.

#### **MOTION:**

**Ms. Wallace** motioned to approve case Z-5-20-7 per the staff recommendation presented in Addendum A of the staff report. **Mr. Cardenas** seconded the motion to approve.

**VOTE:**

**6-0**, motion passed; None in dissent.

7. **Z-TA-8-20**: Presentation, discussion, and possible recommendation regarding a request to amend Chapter 2, Section 202 and Chapter 6, Sections 623.D.124 and 627.D.92 of the Phoenix Zoning Ordinance to address changes to the Arizona Revised Statutes regarding marijuana regulations for dispensaries.

*No requests to speak from members of the public were received.*

**Joshua Bednarek**, Deputy Director in the Planning and Development Department, introduced himself and this citywide text amendment under case Z-TA-8-20 that arose from the passage of Proposition 207 also known as the Responsible Adult Use of Marijuana (Smart and Safe Arizona Act) in 2020. This proposition amends Title 36 of the Arizona Revised Statutes and incorporates regulations related to the retail sales of marijuana at licensed establishments. He discussed the current standards in the Phoenix Zoning Ordinance applicable to non-profit medical marijuana dispensaries. The current text amendment proposal would allow retail marijuana establishments only as an accessory use to a non-profit medical marijuana dispensary and would add several definitions which mirror the Arizona Revised Statutes in the Zoning Ordinance for several terms. He added that staff recommends approval of this text amendment subject to the language found in Exhibit A of the staff report and concluded his presentation by discussing the meeting schedule for this proposed text amendment.

**Chairman Cardenas** asked for committee member comments or questions.

**Mr. Dan Rush** asked if the proposed text amendment prohibits new marijuana establishments and if the proposed text amendment gives an advantage to existing establishments.

**Mr. Bednarek** responded that the text amendment language proposed would only allow marijuana establishments as an accessory use to a medical marijuana dispensary. He added that state law prohibits municipalities from adopting stricter regulations for marijuana establishments than currently apply to medical marijuana dispensaries.

**Chairman Cardenas** opened and closed the public comment portion of the meeting. He asked for further discussion or a motion on this case.

**DISCUSSION:**

None.

**MOTION:**

**Ms. Cartwright** motioned to approve case Z-TA-8-20 per the staff recommendation