



CITY OF PHOENIX

APR 20 2026

**Planning & Development
Department**

THE ORCHARD
CASE NO. Z-XX-XX-X

LOCATED APPROXIMATELY 660 FEET NORTHWEST OF
GLENDALE AVENUE AND 12TH STREET

DATE OF INITIAL SUBMISSION: APRIL 20, 2026

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

Principals and Development Team

Owner

Treeline Orchard LLC
8710 N Thornydale Road, Ste 120
Tucson, AZ 85742

Operator

Luci's Urban Concepts
7100 N 12th Street, Building 2
Phoenix, AZ 85020
www.lucisurbanconcepts.com



Architect

SeFDesign, LLC
317 E Le Marche Avenue
Phoenix, AZ 85022
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602.705.5558

Zoning Attorney

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A. PURPOSE AND INTENT

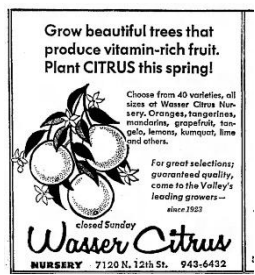
A1: Project Overview and Goals

The subject of this request is the property located at 7100 North 12th Street in Phoenix, Arizona (referred to in this document as the “Property”). Colloquially known as “the Orchard”—the Property includes “Luci’s at the Orchard” and “Orchard Tavern” consisting of a cafe, restaurant, gift shop and ice cream shop operation, as well as “Orchard Events & Catering” all of which are co-located within two (2) former residential structures dating back to the 1920s and 1960s (Exhibit 1).



Long before Luci’s leasing of the Property, the former owner/developer purchased the Property in 2008, and later rezoned the Property from R1-6 Single Family Residential District (“R1-6”) to Commercial C-1 District – Neighborhood Retail (“C-1”) (Exhibit 2) in 2012 via Case Z-22-12-6 in order to permit an adaptive reuse project which would establish a prospective dual restaurant, retail and small office operation within the existing structures. At that time they had no identified operators for the proposed uses. This rezoning was approved by the City Council via Ordinance G-5752 on November 7, 2012, subject to certain speculative stipulations that attempted to provide mitigation of possible operational externalities that could occur with C-1 zoning (Exhibit 3). While well intended, some of these stipulations were not necessary nor appropriate for implementation at the Property due to the final operator being Luci’s, which is a neighborhood-focused, family-friendly environment.

While the surviving structures on the property were residential prior to their adaptive reuse, the Orchard property has a rich history of commercial use as a citrus nursery dating back more than 100 years. That commercial use later became a permissible non-conforming use when the property was annexed by the City of Phoenix in 1959 and given R1-6 zoning status.



In 2016, the final tenant improvements were completed by the current operator, (“Luci’s Urban Concepts”) and four (4) distinct restaurant and retail concepts opened for business including: Luci’s at the Orchard (a café and gift shop with breakfast/lunch service), Splurge (ice cream shop), The Orchard Tavern (weekend brunch with dinner focus), and Orchard Events & Catering (catering and onsite special event management) (collectively, “Luci’s”). With 10 years of successful enterprising, Luci’s has become a beloved staple and trusted gathering place for the surrounding neighborhood and the City at large.



Due to the adaptive reuse nature of the Project, a number of variances and Use Permits were identified and later processed via Case ZA-416-12-6 by the former property owner (Exhibit 4). Both cases were also approved speculatively and prior to commencement of Luci's operations on the Site. As speculative cases, these approvals included specific stipulations which were never intended for Luci's unique business use and therefore significantly and unreasonably limit Luci's operations in such ways as restricting outdoor speakers and outdoor dining areas, as well as requirements to provide valet parking and to gate the parking area; standards which are inappropriate to apply to the Luci's uses and their updating is necessary for the continued successful facilitation operations.

For example, during the COVID-19 pandemic, the outdoor dining area was expanded by 488 square feet under the Governor's emergency orders. Due to the successful integration of this area into Luci's operations, the permanent patio expansion was requested and approved via Use Permit ZA-204-22-6 (Exhibit 5), however, the stipulations approved via this case, which accounts for Luci's specific operational characteristics, are markedly different from those approved in the original speculative cases and even conflict with those approvals.

In order to best accommodate existing operations, ensure long-term compatibility with the surrounding residential neighborhood, and to "clean-up" and consolidate zoning entitlements, Luci's proposes a rezoning of the Property from its current C-1 designation to Planned Unit Development ("PUD") to impose specific development, design, and performance standards which will better regulate this long-standing use and increase compatibility with the surrounding neighborhood through enforced sound mitigation efforts and speaker setback standards. These standards will apply to different operators, ensuring no matter who is operating at the Property, they will operate within the four corners of this PUD and its requirements. The modern development standards herein effectively replace the outdated speculative zoning stipulations which were never intended to regulate Luci's specifically. In other words, the proposed PUD provides "best fit" zoning and land use regulations which is necessary to accommodate this uniquely situated, one-of-a-kind land use.



A2: Overall Design Concept

The Property is currently developed with two (2) former residential structures which are adaptively reused in a manner which retains residential charm and compatibility with the surrounding neighborhood while facilitating restaurant, café, and market retail operations. The open space between these two structures is designed to accommodate and encourage outdoor dining and gathering among patrons. The former rear yards of the residential properties have been converted to accommodate on-site parking for commercial operations.

While the buildings exist today and the approval of this PUD does not precede any planned redevelopment of the Property, any future remodeling or expansions will meet the requirements of Section 507 Tab A of the Zoning Ordinance. This will help achieve harmony and a cohesive aesthetic by drawing design influence from the area and from surrounding existing residential development.



B. LAND USE PLAN

B1. Proposed Land Use Categories

The project is a planned retention of an existing restaurant and retail development located on an approximately 1.82-net acre site, transitioning the Property from C-1 to PUD to establish specific land use regulations, tailored to the unique Luci's concept, which provide for greater compatibility with the surrounding neighborhood.

B2. Conceptual Site Plan Summary

As shown on the site plan ([Exhibit 6](#)), the Property is developed with 8,407 square feet of restaurant, bar, and retail market space within former residential structures, improved outdoor open space for dining and recreation as well as 102 surface parking spaces which encircle the Property. The Property is accessed via two (2) existing full access driveways at 12th Street, a collector road per the City's adopted Street Classification Map.

C. LIST OF USES

C1. Permitted Uses

The City of Phoenix Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

- Restaurants, subject to the following conditions or limitations:
 - Sales of alcoholic beverages shall be permitted.
 - Outdoor dining and outdoor alcoholic beverage consumption shall be permitted subject to the following regulations:
 - No outdoor dining area shall be located within 40' of a residential property line (Exhibit 7).
 - Outdoor recreation, including speaker use and amplification of sound, shall be permitted subject to the following regulations:
 - Decibel level shall not exceed 55 dBa at received properties (Exhibit 8).
 - Amplified sound shall be managed by a volume limit controller to monitor and control the speaker volume ensuring levels do not exceed the maximum limit permitted City Code.
 - Outdoor amplified sound shall not be permitted outside of the hours of 7:00am through 9:00pm, Sunday through Thursday and 7:00am through 10:00pm Fridays and Saturdays.
 - Noise mitigation and management shall include the use of smaller directional speakers, acoustic sound panels and thick layered acoustic sound curtains, or other physical barriers.
 - No speaker shall be located within 75' of a residential property line.
 - All speakers shall direct amplified sound internal to the Property and shall be aimed at a point to minimize the amount of affected sound.
 - Indoor music or entertainment shall be permitted subject to the following regulations:
 - The stage or performance area shall be a maximum of 80 square feet unless a use permit is obtained.
 - Decibel level shall not exceed 55 dBa at received properties.
 - Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - The outdoor cooking area shall be located within 50 feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.
 - The outdoor cooking area shall be set back a minimum of 300 feet from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line.
 - Special events shall be permitted as an accessory use subject to the following conditions:
 - Special event attendance shall not exceed 150 guests.
 - Valet parking shall be provided at all events of 100 guests or more.
 - Drive-through use, accessory
- Retail Sales
- All other primary land uses and approved accessory uses permitted in the Commercial C-1 District – Neighborhood Retail per Section 622.D, except for those uses specifically prohibited under Section C3 below.

C2. Temporary Uses

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance except as amended herein.
- Special Event Tents

C3. Prohibited Uses

- Adult bookstores, adult novelty stores, adult theatres, adult live entertainment establishments, erotic dance or performance studios
- Automobile Parts and Supplies, New Retail and Wholesale
- Data Centers
- Fabrication
- Gas Stations
- Hospitals
- Manufacturing
- Nonprofit medical marijuana dispensary
- Service Stations, Automotive
- Veterinarian Offices
- Veterinarian Hospitals
- All uses not expressly permitted in Section C1 are prohibited

D. DEVELOPMENT STANDARDS

The following development standards apply to the existing adaptive reuse restaurant and associated approved accessory uses as generally depicted by the site plan enclosed in Exhibit 6. In the event the adaptive reuse site is demolished and redeveloped with an alternative use, the development standards of Commercial C-1 District – Neighborhood Retail, Section 622 of the City of Phoenix Zoning Ordinance shall apply.

D1. Development Standards	D1. Development Standards	
	a. Minimum Lot Width/Depth	No standard
	b. Minimum Building Setbacks	
	East (Perimeter)	44'
	North (Perimeter)	22'
	South (Perimeter)	40'
	West (Perimeter)	128'
	Interior	0'
c. Maximum Building Height	26'-4"	
d. Water Tower Height	29'-6"	
e. Maximum Lot Coverage	50%	
f. Minimum Building Separation	Per Building Code	

D2. Streetscape Standards

a. 12th Street

Minimum Streetscape Zone Width: Retain existing 12' from back of curb. If site is redeveloped in such a way that removes the existing adaptive reuse structures, streetscape zone shall be widened to 20' from back of curb.

Public Sidewalk: Retain existing 5' wide attached sidewalk. If site is redeveloped in such a way that removes the existing adaptive reuse structures, detach sidewalk by 10' and increase width to 6'. In the event detaching the sidewalk would result in the removal of mature trees, the sidewalk may remain attached or planting strip reduced as approved by the Planning and Development Department.

Landscaping: The streetscape zone shall be landscaped with a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones.

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D3. Landscape Standards	
a. Minimum Landscape Setbacks	
East (Perimeter)	0'
North (Perimeter)	6'
South (Perimeter)	6'
West (Perimeter)	10'
Interior	0'
b. East (Perimeter)	<u>Landscaping:</u> New landscaping shall include a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones.
c. North (Perimeter)	<u>Landscaping:</u> New landscaping shall include a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones.
d. South (Perimeter)	<u>Landscaping:</u> New landscaping shall include a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones.
e. West (Perimeter)	<u>Landscaping:</u> New landscaping shall include a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones.
f. Onsite Landscaping	Landscape treatment must be used for the entire site exclusive of building(s) and pavement for vehicular use.
g. Plant Palette	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.

D4. Parking Standards

a. Minimum Vehicle Parking

Restaurant: 1 parking space per 85 square feet of dining area ¹ (including indoor and outdoor dining/sales) exclusive of kitchen, restrooms, storage, etc.

Retail Establishment: 1 space per 300 square feet of sales floor area.

All Other Uses or If Site is Redeveloped to Remove Adaptive Reuse Structures: Per Section 702.C.

b. Off-Street Loading Spaces

None required, except that if site is redeveloped in such a way that removes the existing adaptive reuse structures, new development shall provide loading spaces per 702.H.

c. Bicycle Parking

When installed, shall be in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.

d. Electric Vehicle Charging

None required, except that if site is redeveloped in such a way that removes the existing adaptive reuse structures, new development shall provide 5% EV capable parking.

D5. Fences/Walls

Except as modified herein, fences and wall shall comply with Ordinance Section 703.

¹ Per January 29, 2026 Parking Statement prepared by CivTech, enclosed as [Exhibit 9](#).

D6. Shade

Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all new public pathways, and 75% for all new private pathways. All shade calculations shall be based on the analysis of summer solstice at noon.

New bicycle parking shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shading.

For new parking areas, a minimum of 25% any such surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment

E. DESIGN GUIDELINES

E1. Design Guidelines	D1. Design Guidelines
	Any new development, including additions to the existing structures as well as to any redevelopment of the Property, shall comply with Ordinance Section 507 Tab A.

E2. Landscape Design Guidelines	E2. Landscape Design Guidelines	
	a. Uniform Streets Landscaping Design	New landscaping shall comply with Section 623.E.5 & 703 of the Zoning Ordinance. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment
	b. Uniform Perimeter Landscaping Design	New landscaping shall comply with Section 623.E.5 & 703 of the Zoning Ordinance. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment

F. PERFORMANCE GUIDELINES

F1. Performance Guidelines

F1. Performance Guidelines	
Unless the existing adaptive reuse structures are demolished and the site is redeveloped with an alternative use, the following performance guidelines for a restaurant shall apply.	
a. Patio Containment	The patio area will have adequate lighting, signage and a containment wall, fence, or physical barrier to prevent the unlawful removal of alcohol.
b. Employee Monitoring	The patio shall be configured in such a way as to provide employees unobstructed views into the patio areas to monitor patron activities.
c. Noise	
Guidelines	Amplified noise emitted on site shall not be excessive in nature. All speakers shall direct amplified sound internal to the Property and shall be aimed at a point to minimize the amount of affected sound.
Mitigation	Noise mitigation and management shall include the use of smaller directional speakers, acoustic sound panels and thick layered acoustic sound curtains, or other physical barriers.
Restrictions	Decibel level shall not exceed 55 dBa at received properties. No speaker shall be located within 75' of a residential property line.
Enforcement	Amplified sound shall be managed by a volume limit controller to monitor and control the speaker volume ensuring levels do not exceed the maximum limit permitted City Code. Outdoor amplified sound shall not be permitted outside of the hours of 7:00am through 9:00pm Sunday through Thursday and 7:00am through 10:00pm Fridays and Saturdays. Restaurant management shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone and email) of premises management for the purpose of addressing issues related to site operations and noise.
d. Security	Security cameras shall be installed on the Property with 24/7 surveillance. The location of security cameras shall be in general conformance with the configuration depicted in Exhibit 10 .
e. Hours of Operation	Hours of operation shall be limited to 7:00am through 10:00pm Sunday through Thursday and 7:00am through 11:00pm Fridays, Saturdays and during holiday weekends.

f. Hours of Landscape Maintenance	Landscape maintenance shall not be performed prior to 7:00am and no later than 5:00pm, daily.
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G. SIGNS

G1. Permitted Signs

G1. Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

H. SUSTAINABILITY

H1. City-Enforced Standards

H1. City-Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide 25% shade on new private sidewalks within the development.
- Salvage and reuse of existing trees is strongly encouraged.
- Electric vehicle charging as noted herein.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

H2. Developer-Enforced Standards

H2. Developer-Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets
- Reduce heat island effect through desert adapted landscaping, and vegetation to include shrubs, etc.
- Consider use of grey water or condensate to supplement potable irrigation water.

I. INFRASTRUCTURE

I1. Grading and Drainage

11. Grading and Drainage

The Property is an existing adaptive reuse development situated on former residential sites originally developed in the 1920s and 1960s. The PUD rezoning is intended to establish best fit” zoning and land use regulations which is necessary to accommodate this one-of-a-kind land use; existing stormwater and drainage systems will not be impacted by this PUD. While not contemplated at this time, any areas of future redevelopment will be designed to provide necessary on-site retention in accordance with the requirements of the City of Phoenix.

Upon redevelopment requiring demolition of existing improvements on the site, a minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

I2. Water & Wastewater

12. Water and Wastewater

Public water and sewer infrastructure exists in the adjacent public road and is assumed to be of sufficient capacity to service the existing development. Infrastructure improvements will be constructed as deemed necessary by the City of Phoenix Planning and Development staff at time of civil design and permit review for any improvements or redevelopment onsite.

13. Circulation Systems

Access to the Property is provided by two full-movement driveways along 12th Street, located at both the northeast and southeast corners of the Property. These driveways accommodate a two-way drive aisle which encircles the Property and provides access to ample parking in the rear of the site, behind the existing development. Limited 45-degree and parallel parking is provided at the east and south side of the Property.

A 33' half street is currently dedicated for 12th Street. As an adaptive reuse project, an additional right-of-way dedication is not necessary until such time that the existing structures are demolished and the Property is redeveloped.

Redevelopment of the internal circulation and parking are not contemplated with the approval of this PUD.

14. Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development. The approval of this PUD does not precede redevelopment of this Property. However, in the event of redevelopment, the following considerations will be applicable:

- *Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.*

Upon redevelopment, new public pathways will provide a minimum 75% shade along the public sidewalk through street trees, which will create a more comfortable pedestrian environment and better support the many residents in the area who chose to walk to and from neighborhood destinations.

- *Reduce streets' rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.*

Upon redevelopment, landscaping will be chosen to maximize tree canopy cover and therefore reduce heat absorption on site.

J. COMPARATIVE ZONING STANDARDS

J. Comparative Zoning Standards Table

Standards	C-1 Standards	Proposed PUD Standards
a. Minimum Lot Depth/Width	None	None
b. Minimum Building Setbacks (Perimeter)		
12th Street (East)	25'	44'
Perimeter (West)	10'	128'
Perimeter (North)	10'	22'
Perimeter(South	10'	40'
c. Minimum Landscape Setbacks (Perimeter)		
12th Street (East)	25'	0'
Perimeter (West)	10'	10'
Perimeter (North)	10'	6'
Perimeter(South	10'	6'
d. Maximum Building Height	30' and 2 stories; 56' and 4 stories permitted with a height waiver.	26'-4"
e. Maximum Lot Coverage	50%	50%

K. LEGAL DESCRIPTION

Per the property deed recorded with the Maricopa County Recorder's Office - MCR 2022054779

PARCEL NO. 1:

The East half of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 408.00 feet; and

EXCEPT the East 33.00 feet; and

EXCEPT the following described parcel:

That part of the East half of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the intersection of the South line of the North 408.00 feet with the West line of the East 33.00 feet of the said Southeast quarter of the Southwest quarter of Section 4;

thence South 01 degrees 16 minutes 00 seconds East along said West line, a distance of 104.00 feet;
thence North 53 degrees 33 minutes 29 seconds West, a distance of 40.44 feet;

thence North 89 degrees 57 minutes 11 seconds West along a line parallel with the South line of the North 408.00 feet of said Southeast quarter of the Southwest quarter of Section 4, a distance of 128.00 feet;

thence North 01 degrees 16 minutes 00 seconds West along a line parallel with the East line of said Southeast quarter of the Southwest quarter of Section 4, a distance of 80.00 feet to a point on the South line of the North 408.00 feet of said Southeast quarter of the Southwest quarter of said Section 4;

thence South 89 degrees 57 minutes 11 seconds East along said South line, a distance of 160.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

That part of the East half of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the intersection of the South line of the North 408.00 feet with the West line of the East 33.00 feet of the said Southeast quarter of the Southwest quarter of Section 4;

thence South 01 degrees 16 minutes 00 seconds East along said West line, a distance of 104.00 feet;

thence North 53 degrees 33 minutes 29 seconds West, a distance of 40.44 feet;

thence North 89 degrees 57 minutes 11 seconds West along a line parallel with the South line of the North 408.00 feet of said Southeast quarter of the Southwest quarter of Section 4, a distance of 128.00 feet;

thence North 01 degrees 16 minutes 00 seconds West along a line parallel with the East line of said Southeast quarter of the Southwest quarter of Section 4, a distance of 80.00 feet to a point on the South line of the North 408.00 feet of said Southeast quarter of the Southwest quarter of said Section 4;

thence South 89 degrees 57 minutes 11 seconds East along said South line, a distance of 160.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

The South 20.00 feet of the South 200 feet of the North 408 feet of the East 217.8 feet of the North half of the Southeast quarter of the Southwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona.

Parcel No. 1, 2 and 3 now described as follows:

A portion of the Southwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the South quarter corner of said Section 4;

THENCE North 1 degrees 16 minutes 00 seconds West along the North-South mid-section line of said Section 4, a distance of 659.44 feet;

THENCE South 89 degrees 59 minutes 08 seconds West along the South line of the Northeast quarter of the Southeast quarter of the Southwest quarter of said Section 4, a distance of 33.01 feet to the true POINT OF BEGINNING of the herein described parcel;

THENCE continuing South 89 degrees 59 minutes 08 seconds West and along said South line, a distance of 301.21 feet;

THENCE North 1 degrees 12 minutes 11 seconds West along the West line of the East half of the Northeast quarter of the Southeast quarter of the Southwest quarter of said Section 4, a distance of 251.41 feet;

EXHIBIT 1



**SNELL
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004



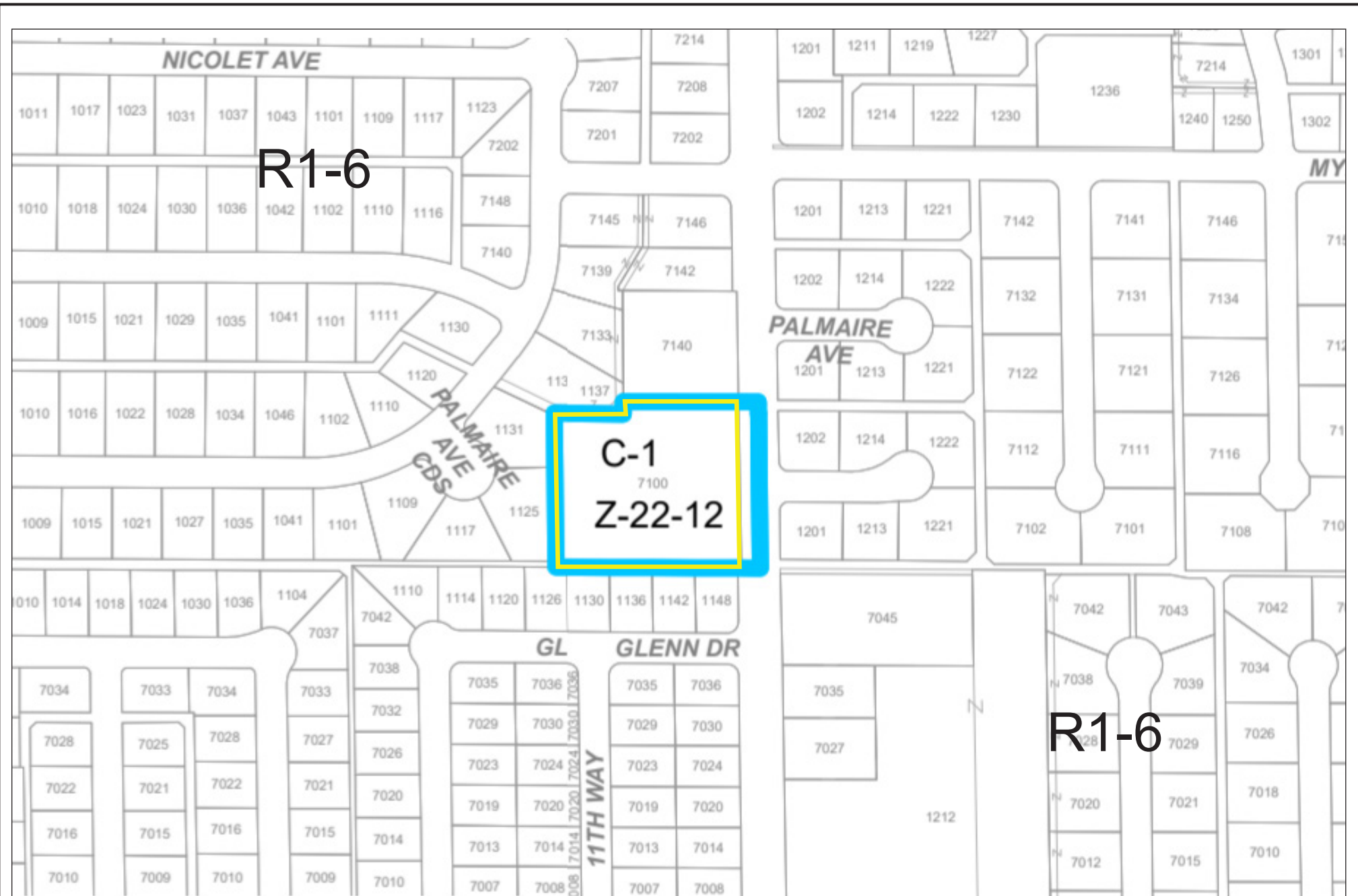
Aerial Map

Exhibit A

7100 N 12th St

April 2026

EXHIBIT 2



SNELL & WILMER
 1 East Washington Street, Suite 2700, Phoenix, AZ 85004



Current Zoning Map

Exhibit E
 7100 N 12th St
 April 2026

EXHIBIT 3



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

November 8 2012

Ben Patton
Ridenour, Hinton & Lewis
201 North Central Avenue, Suite #3300
Phoenix AZ 85004

Dear Applicant

RE Z-22-12-6 – Approximately 500 feet north of the northwest corner of 12th Street
and Glendale Avenue

Please be advised that the Phoenix City Council in accordance with the provisions of
Section 506 of the Zoning Ordinance as amended, has on November 7 2012 approved
Zoning Ordinance # G-5752

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

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Tom", with a long horizontal line extending to the right.

Larry Tom
Principal Planner

Attachment Signed Ordinance

- c Venue Projects LLC 748 West Pierce Street Suite B Phoenix AZ 85007
File
Aracely Herrera, PDD–Planning–PC Planner (Electronically)
Lilia Olivarez PDD–Planning–PC Secretary (Electronically)
Jacob Zonn, PDD–Planning–Village Planner (Electronically)
David Miller PDD–GIS (Electronically)
Sandra Hoffman PDD–Development (Electronically)
Penny Parrella City Council (Electronically)

ORDINANCE G 5752

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX ARIZONA PART II CHAPTER 41 THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING SECTION 601 THE ZONING MAP OF THE CITY OF PHOENIX CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-22-12-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE) TO C-1 (NEIGHBORHOOD RETAIL)

WHEREAS on June 5 2012, the City of Phoenix Planning and Development Department received in compliance with the requirements of the City of Phoenix Zoning Ordinance Section 506 a written request for rezoning from Ben Patton Ridenour Hinton & Lewis, having authorization to represent the owner Venue Projects LLC of an approximately 2.02 acre property located approximately 500 feet north of the northwest corner of 12th Street and Glendale Avenue in a portion of Section 4, Township 2 North Range 3 East as described more specifically in Attachment A attached hereto and incorporated herein by this reference and

WHEREAS, pursuant to A.R.S. § 9-462.04 the Planning Commission held a public hearing on October 9 2012, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions as modified and,

WHEREAS the City Council at their regularly scheduled meeting held on November 7 2012, has determined that in accordance with A R S § 9 462 01 F this rezoning request with the appropriate site specific requirements provided in Section 2 is consistent with and conforms to the General Plan, will conserve and promote the public health safety and general welfare and should be approved subject to the conditions herein

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows

SECTION 1 The zoning of an approximately 2 02 acre property located approximately 500 feet north of the northwest corner of 12th Street and Glendale Avenue in a portion of Section 4 Township 2 North Range 3 East as described more specifically in Attachment A is hereby changed from 'R1 6 (Single-Family Residence) to C-1 (Neighborhood Retail) and that 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 Attachment B

SECTION 2 The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-22-12-6 on file with the Planning and Development Department Due to the site s specific physical conditions and the use district applied for by the applicant this rezoning is subject to the following stipulations violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance

- 1 The development shall be in general conformance to the site plan and elevations date stamped August 23, 2012 as approved by the Planning and Development Department with substantial conformance to

- a The maximum building height shall not exceed 26 feet 4 inches. The accessory water tower structure may not exceed a maximum height of 29 feet 6 inches.
 - b The building setback shall be 128 feet along the west property line.
 - c The building setback shall be 44 feet along the east property line.
 - d The building setback shall be 22 feet along the north property line.
 - e The building setback shall be 40 feet along the south property line.
- 2 The landscape shall be in general conformance to the landscape plan date stamped August 29, 2012, as approved by the Planning and Development Department.
 - 3 Any lighting installed along the western perimeter of the parking area shall be no higher than 6 feet, as approved by the Planning and Development Department.
 - 4 Screening of the trash receptacles shall include architectural features that complement the building elevations, as approved by the Planning and Development Department.
 - 5 A seven-foot sidewalk easement shall be dedicated for the west half of 12th Street, as approved by the Street Transportation and Planning and Development Departments.
 - 6 The developer shall replace any existing broken or out-of-grade curb and sidewalk on the project site, as well as any new curb or sidewalk damaged during construction.
 - 7 The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 - 8 Low scale lighting shall be used for the entire property to insure minimum light pollution, reduce glare and minimize light trespass onto neighboring properties. All exterior lighting is to be directed downward, recessed or shielded. Any lighting installed along the perimeter of the parking area shall be no higher than six feet, as approved by the Planning and Development Department.

- 9 The hours of operation shall be from 7 00 a m – 10 00 p m Sunday – Thursday and 7 00 a m – 11 00 p m Friday and Saturday Delivery shall be limited to the above hours of operation This stipulation shall be enforced as part of the use permit approval for a restaurant
- 10 There shall be no outdoor amplified music
- 11 The applicant shall submit a revised traffic impact study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study as approved by the Street Transportation Department and the Planning and Development Department
- 12 The property shall be gated during non-business hours to limit vehicle access to the site

SECTION 3 If any section subsection sentence clause phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions hereof

PASSED by the Council of the City of Phoenix this 7th day of November 2012

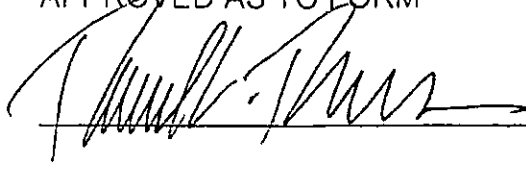


MAYOR

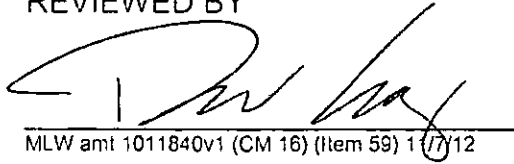
ATTEST

 City Clerk

APPROVED AS TO FORM


Acting City Attorney *MLW*

REVIEWED BY


City Manager
MLW amt 1011840v1 (CM 16) (Item 59) 1/7/12

Attachments

- A - Legal Description (2 Pages)
- B Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-22 12-6

PARCEL NO. 1 (A P N 160 28 085F)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 2 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY ARIZONA

EXCEPT THE NORTH 408 00 FEET AND

EXCEPT THE EAST 33 00 FEET AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 2 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 408 00 FEET WITH THE WEST LINE OF THE EAST 33 00 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4

THENCE SOUTH 01 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104 00 FEET TO A POINT

THENCE NORTH 53 DEGREES 33 MINUTES 29 SECONDS WEST A DISTANCE OF 40 44 FEET TO A POINT

THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 408 00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 128 00 FEET TO A POINT,

THENCE NORTH 01 DEGREES 16 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 80 00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 408 00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4

THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 160 00 FEET TO THE POINT OF BEGINNING

PARCEL NO 2 (A P N 160-28 085G)

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY ARIZONA DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 408 00 FEET WITH THE WEST LINE OF THE EAST 33 00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4

THENCE SOUTH 1 DEGREE 16 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104 00 FEET TO A POINT

THENCE NORTH 53 DEGREES 33 MINUTES 29 SECONDS WEST A DISTANCE OF 40 44 FEET TO A POINT

THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 408 00 OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 DISTANCE OF 128 00 FEET TO A POINT

THENCE NORTH 1 DEGREE 16 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 80 00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 408 00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4

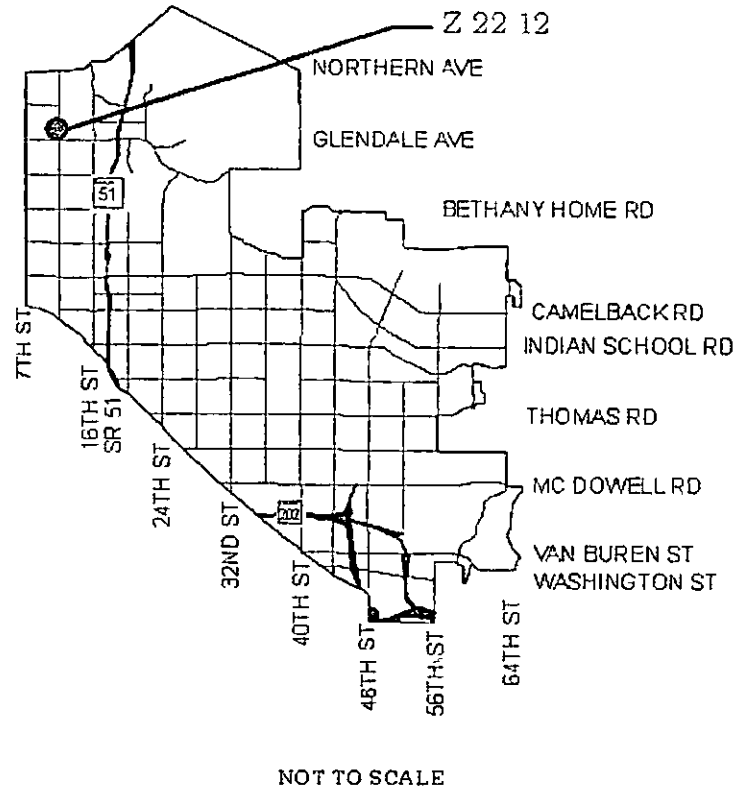
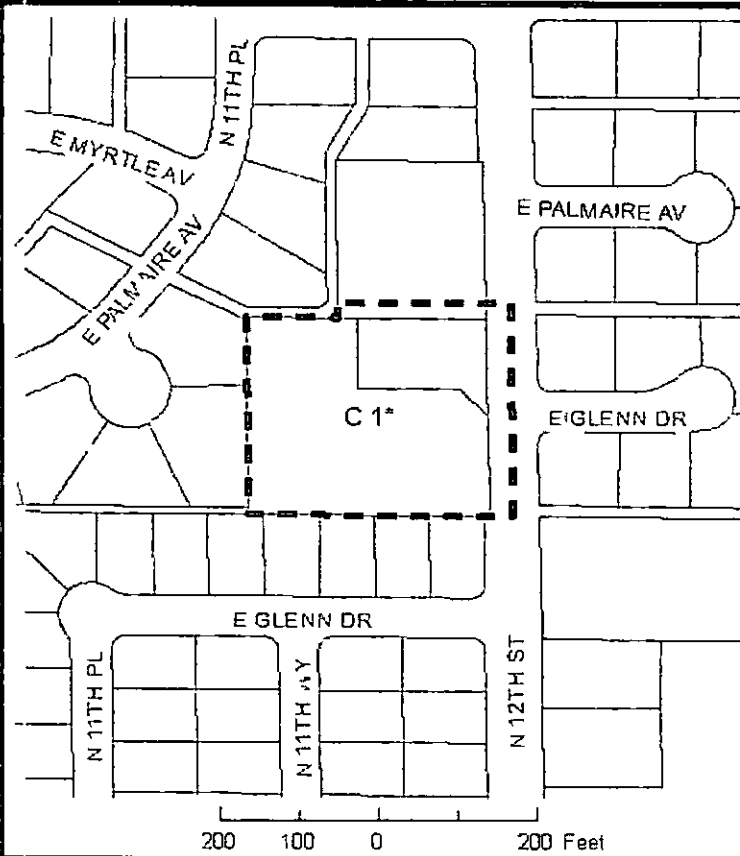
THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 160 00 FEET TO THE POINT OF BEGINNING

ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS *
SUBJECT AREA - - - - -

Zoning Case Number Z 22 12 6
Zoning Overlay N/A
Planning Village Camelback East



Drawn Date 10/08/12

Map Document N\PDF_Maps\Ordinance_Map\2012

EXHIBIT 4

Application #: ZA-416-12-6 - APPROVED / STIPULATIONS
Existing Zoning: C-1
Location: Approximately 615 feet north of the northwest corner of 12th Street and Glendale Avenue
Quarter Section: 23-29(18)
Proposal: 1) Use permit to allow sale of alcoholic beverages accessory to a restaurant. Use permit required. 2) Use permit to allow outdoor dining accessory to a restaurant. Use permit required. 3) Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required. 4) Variance to reduce the north landscape setback to 6 feet. Minimum 10 feet required. 5) Variance to reduce the south landscape setback to 6 feet. Minimum 10 feet required. 6) Variance to delete the landscaped setback along 12th Street. An average of 25 feet is required, minimum 20 feet permitted for up to 50 percent of the frontage. 7) Variance to reduce the drive aisle width to 24 feet. The combined depth of the parking space and the aisle width shall equal 62 feet for a double loaded aisle and 43 feet for a single loaded aisle. 8) Variance to allow a 6-foot high screen wall and trash enclosure within the required front yard (building and landscape setback along 12th Street). Maximum 40 inches permitted within or bounding the required front yard for lots fronting on a public street.

Ordinance Sections: 622.D.144.a. 622.D.144.d. 622.D.144.d. 622.E.4.e. 622.E.4.e. 622.E.4.e. 702.B.2.b.(5) 703.A.3.a.

Applicant: Shady Lane Investors, LLC
Representative: Lorenzo G. Perez / Venue Projects, LLC
Owner: Shady Lane Investors, LLC

**ZONING ADJUSTMENT HEARING OFFICERS: MICHAEL WIDENER
PLANNER: RACELLE ESCOLAR**

Speaking in favor

Speaking in opposition

Speaking in interest

DECISION: This request for use permits and variances was approved with the following stipulations:

- 1) Employees must have unobstructed views into the patio areas to monitor patron activities.
- 2) The patio areas will have adequate lighting and a containment wall or fence to prevent the unlawful removal of alcohol.

- 3) The hours of operation shall be from 7:00 a.m. to 10:00 p.m. Sunday – Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday. Delivery shall be limited to the above hours of operation.
- 4) No outdoor speaker use or amplifiers.
- 5) Valet parking will be provided at no cost to customers.
- 6) Property shall be gated during non-business hours when first restaurant is open for business to the public.
- 7) Shall maintain revocable permit and the trees until the city revokes it.
- 8) 18 months to apply and pay for building permit.
- 9) Variance to reduce drive aisle widths shall apply to drive aisles on the south of property and west of the buildings on the subject site.

FINDINGS OF FACT: The application for use permits is approved, as I find in their regard that with the condition of installing a gate impairing entry when the businesses are not operating, the proposed restaurant will not have a materially adverse impact on the surrounding neighborhood or properties, should not materially impact pedestrian or vehicular traffic counts, given the applicant's proximity to a collector street (12th Street), will not contribute to the diminution of property values, and will not otherwise violate the zoning ordinance of the City of Phoenix and other applicable ordinances. With respect to the variances application, I find the special circumstance to be that preservation of the historic character and unique architecture of the buildings to be incorporated into the development project, along with the preservation of the current site mature landscape palette, imposes constraints on the access to and interior to the site as well as the ease of providing conventional drive aisle widths. The city's requirement for 12th Street dedication effectively forces the elimination of the required landscape setback on that street's frontage in order not to compromise the traffic flow interior to the site. These are not self-imposed hardships; they are concessions made in order to maintain the overall character of the site. I further find that the variances' granting is necessary for the preservation and enjoyment of substantial property rights of the applicant. Finally, with regard to the variances requested, I find the impact on the surrounding area or upon neighbors is negligible, given the nature of the project as small restaurants and a neighborhood gathering place. I note the neighbors supported the request for the trash enclosure variance, thus this variance is clearly not adversely impactful on the neighborhood.

SUMMARY:

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audio tape or computer diskette. Contact Nici Browe, 602-495-0256/v or 534-5500 TTY.

EXHIBIT 5

Application #: ZA-204-22-6 – APPROVED / STIPULATIONS
Existing Zoning: C-1
Location: 7100 North 12th Street
Quarter Section: 23-29(18)
Proposal: 1) Use permit to allow outdoor dining as an accessory to a restaurant (Luci's at the Orchard). Use permit required. 2) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Luci's at the Orchard). Use permit required.
Ordinance Sections: 622.D.150.d 622.D.150.d
Applicant: Elder Contracting, LLC
Representative: Shyann Keeney, Elder Contracting, LLC
Owner: Lorenzo Perez, Shady Lane Investors, LLC

ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
PLANNER: ERIC MORALES, PLANNER II

Speaking in favor was Ken Schnitzer.

DECISION: This request for use permits was approved with the following stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Hours of operation on the patio shall be limited to 6:00 AM – 10:00 PM.

FINDINGS OF FACT: The applicant has operated this restaurant with outdoor dining and alcohol beverage consumption since 2012. During the recent Coronavirus Pandemic (2019-2021), the City and State allowed restaurants with outdoor dining service to temporarily expand their outdoor dining operations. The owners of Luci's at the Orchard extended the area of their outdoor service by 488 square feet, to accommodate the needs of the community during the pandemic period. The applicant is requesting that the additional covered outdoor dining area be allowed on a permanent basis. The additional outdoor dining area is adjacent to the previously approved outdoor dining area (ZA-416-12-6), which is at the front of the building and approximately 60 feet from the adjacent collector street (12th Street). The restaurant and convenience market buildings will mitigate any noise from escaping the property to the north and west. The subject site is surrounded by single family development. As mentioned, the use of the property for a restaurant and small convenience market has existed on this site for many years. The proposed extension of outdoor dining and alcoholic consumption will not cause an adverse impact on the adjacent property or properties in the area.

1. The use will not cause a significant increase in vehicular or pedestrian traffic in the adjacent residential areas. The restaurant is community oriented with many patrons using alternate modes of travel.
2. Emission of odor, dust, gas, noise, vibration, smoke, heat, or glare will not exceed the ambient condition.

3. The use will not contribute in a measurable way to the deterioration of the area or the lowering of property values.
4. The use will be in compliance with all provisions of the Zoning Ordinance and the laws of the City of Phoenix.

There was no opposition to these requests.

SUMMARY: Mr. Schnitzer said the request was to allow the existing patio to remain. He noted that the patio had been present for some time but a portion of it had not been permitted through the previous use permit approval on the site. He noted that they wanted to build a cover and permanent fencing but the small portion of the patio that had not been approved was holding up their permit process. There was discussion about a temporary patio during the Covid period.

Mr. Dolasinski approved the requests as noted above.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Leslie Scott at 602-376-3981, leslie.scott@phoenix.gov TTY: Use 7-1-1.

ZA CASE NO: 204-22-6

Date: 6/30/22 9:40 AM

Zoning Administrator Action

Appeal Date:

Approved Denied Denied, as filed Stipulations

Under Advisement Withdrawn Other
 Cont: _____

STIPULATIONS:

1) 1 year to apply and pay for building permits.

2) Hours of operation on the patio shall be limited to 6:00 AM - 10:00 PM.

Must appeal by July 15, 2022.

6-30-22
DATE

Frank Dolasinski
BY

ZONING ADMINISTRATOR

Support Present Opposition Present

STIPULATIONS MET:
YES/NO

EXHIBIT 6

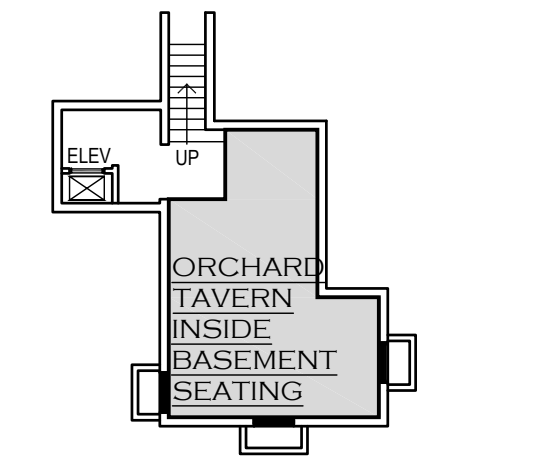


1 SITE PLAN
SCALE: 1/16"=1'-0"

NORTH 12TH STREET



3 VICINITY MAP
NO SCALE



2 BASEMENT
SCALE: 1/16"=1'-0"

PARKING NOTES:

PARKING:
REFER TO PARKING STATEMENT FOR THE ORCHARD PHOENIX AS PREPARED BY CIVTECH, INC FOR PARKING CALCULATION DETAILS.

TOTAL PARKING PROVIDED - 102 SPACES
REDUCTION FOR SHARED PARKING AND ALTERNATIVE MODE REDUCTION - (-46)
TOTAL PARKING REQUIRED - 74 SPACES

TOTAL PARKING PROVIDED - 102 SPACES. ACCESSIBLE SPACES REQUIRED AND PROVIDED - 5 SPACES.

CONTACT INFORMATION:

OWNER - TREELINE ORCHARD, LLC. 8710 THORNDALE ROAD, SUITE 120, TUCSON, AZ 85742. CONTACT - KEN SCHNITZER C-602-684-2202 EMAIL:KEN@LUCISUCOM

ARCHITECT:
SelfDesign, LLC
317 EAST LE MARCHE AVE, PHOENIX, AZ 85022
T-602-705-5558 CONTACT-STEVE FROME EMAIL:SEFDESIGN@COX.NET

PARKING CONSULTANT:
CIV TECH, INC.
10605 NORTH HAYDEN ROAD, SUITE 140
SCOTTSDALE, AZ 85260
T-480-659-4250 CONTACT-DAWN CARTIER, PE, FTOE EMAIL:DCARTIER@CIVTECH.COM

PLAN NOTES:

- A- METAL STORAGE CONTAINER INSTALLED IN 2018 AT EXISTING ASPHALT PAVING AND ADA PARKING SPACE. NEW ADA PARKING SPACE PROVIDED ADJACENT TO CONTAINER.
- B- TENT STRUCTURE INSTALLED IN 2020 DURING COVID AS TEMPORARY STRUCTURE. TO BE ADDRESSED IN A BUILDING PERMIT SUBMITTAL TO BE DESIGNATED AS A PERMANENT TENT STRUCTURE.
- 01- EXISTING STREET PAVING.
- 02- EXISTING STREET CONCRETE CURBS.
- 03- EXISTING CONCRETE SIDEWALK.
- 04- EXISTING ASPHALT PAVING ENTRY AND PARKING.
- 05- EXISTING CONCRETE PAVED SIDEWALKS.
- 06- EXISTING CONCRETE CURBS AT PAVING.
- 07- FIRE DEPARTMENT HAMMERHEAD TURN AROUND SPACE. 120' X 70'. 24' RADIUS.
- 08- EXISTING ADA ACCESSIBLE PARKING SPACES. 11'W WITH MIN 9' SIDE ACCESS AISLE.
- 09- PARKING SPACE DOUBLE LINE MARKINGS 18" WIDE.
- 10- CMU SITE WALL 6FT HT AND ACCESS GATE ASSEMBLY.
- 11- CONCRETE WINDOW WELL AND GRATE TO BASEMENT.
- 12- TRASH CONTAINER.
- 13- STORAGE CONTAINER.
- 14- EXISTING DECORATE WATER TOWER AND PAVING.
- 15- EXISTING OUTSIDE PAVED SEATING AREA.
- 16- GAS/BRICK FIRE PIT.
- 17- EXISTING COVERED PORCH STRUCTURE. GAS HEATERS, ELECTRICAL LIGHTING AND OUTLETS.
- 18- GAS/ BRICK RAISED FIRE FEATURE.
- 19- EXISTING BARN STORAGE BUILDING.
- 20- EXISTING BARN STORAGE BUILDING ROOF LINE.
- 21- EXISTING LANDSCAPE AREAS.
- 22- EXISTING OUTSIDE PAVED SEATING AREA.
- 23- EXISTING LOW BRICK SEATING WALL.
- 24- EXISTING PLAY WATER FEATURE.
- 25- TENT STRUCTURE. AREA COVERED WITH PERVIOUS SURFACE AND ADJACENT LANDSCAPE AREAS PROVIDE EXTERIOR DRAINAGE.
- 26- EXISTING SFT CMU WALL AND METAL GATE ASSEMBLY AT TRASH CONTAINER.
- 27- EXISTING PERIMETER 8FT HT CMU SITE WALL.
- 28- FIRE DEPARTMENT FDC CONNECTION EQUIPMENT.
- 29- ADA ACCESS CONCRETE RAMP TO PAVING.
- 30- BIKE RACKS.
- 31- EXISTING AC CONDENSER AND PAD TO BE REMOVED.
- 32- 10' X 20' SIGHT TRIANGLE.
- 33- EXISTING FIRE HYDRANT.
- 34- EXISTING ELECTRIC EQUIPMENT.
- 35- EXISTING 15FT HT LIGHT POLE AND FIXTURE.
- 36- EXISTING ELECTRICAL EQUIPMENT.

PROJECT DATA:

PROJECT SCOPE: THE ORCHARD PHOENIX SITE PLAN FOR EXISTING RESTAURANT AND RETAIL FACILITY. COMPLEX INCLUDES LUCI'S AT THE ORCHARD AND THE ORCHARD TAVERN.

PROPERTY ADDRESS: 7100 NORTH 12TH STREET, PHOENIX, AZ 85020

OWNER - TREELINE ORCHARD, LLC. 8710 THORNDALE ROAD, SUITE 120, TUCSON, AZ 85742. CONTACT - KEN SCHNITZER C-602-684-2202 EMAIL:KEN@LUCISUCOM

SITE INFO- APN- 160-28-085H COMMERCIAL PARCEL
LOT SIZE- 79,363 SF, 1.82 ACRE
ZONING- C-1 NEIGHBORHOOD COMMERCIAL, VILLAGE-CAMELBACK EAST, R-4138, SECTION TOWNSHIP RANGE-4-2N-3E, MARKET AREA/NEIGHBORHOOD-27004, SUBDIVISION (0 PARCELS)
PARCEL DESCRIPTION: POR OF SW4 OF SEC 4 DAF COM S4 COR OF SD SEC TH N 01D 16M W 69.44F TH W 33.09F JOB TH W 301.2F TH N 01D 12M W 251.41F TH E 116.10F TH N 01D 16M W 20F TH E 184.83F TH S 01D 16M E 271.36F TPOB PF 15-0139615
IMPACT FEE AREA-BALANCE OF THE CITY QUARTER SECTION- Q22-29

CONSTRUCTION TYPE: ALL BUILDINGS- TYPE V/B, WITH FIRE SUPPRESSION SYSTEM
FIRE SPRINKLERS- YES
FIRE ALARMS- YES
EMERGENCY LIGHTING- YES

BUILDING AREAS:
LUCI'S AT THE ORCHARD:
MERCANTILE RETAIL- 3,671 SF; MERCANTILE PORCH- 257 SF

ORCHARD TAVERN:
RESTAURANT- 4,276 SF; RESTAURANT PORCH- 838 SF

MISC EXTERIOR SPACES:
BARN- 361 SF; BARN ROOF- 390 SF
CENTER OUTSIDE SEATING- 1,366 SF
STORAGE CONTAINER- 300 SF

TOTAL BUILDING FOOTPRINT AREA- 8,407 SF
TOTAL ROOF LINE AREA- 11,207 SF
LOT COVERAGE- 0.14%

BUILDING OCCUPANCY EXITING:
LUCI'S AT THE ORCHARD- MERCANTILE RETAIL:
KITCHEN- 1,169 SF, @1/200 SF/ PERSON= 5 CAPACITY
RETAIL- 691 SF, @1/60 SF/ PERSON= 12 CAPACITY
SEATING INSIDE- 524 SF, @1/115 SF/ PERSON= 35 CAPACITY
TOTAL OCCUPANTS- 52 OCCUPANTS
EXITING- 2 EXITS REQUIRED. 9 EXITS PROVIDED.

ORCHARD TAVERN- ASSEMBLY:
KITCHEN- 1,044 SF, @1/200 SF/ PERSON= 5 CAPACITY
SEATING INSIDE- 1,728 SF, @1/115 SF/ PERSON= 115 CAPACITY
TOTAL OCCUPANTS- 120 OCCUPANTS
EXITING- 2 EXITS REQUIRED. 9 EXITS PROVIDED.

OCCUPANCY AREAS:
LUCI'S AT THE ORCHARD:
INSIDE SEATING - 524 SF
OUTDOOR SEATING - 912 SF

ORCHARD TAVERN:
INSIDE SEATING- 1728 SF
OUTSIDE SEATING- 1436 SF

MISC EXTERIOR SPACES:
CENTER OUTSIDE SEATING- 1278 SF

TOTAL SEATING AREA- 5876 SF

DRAWING INDEX:

S.1 SITE PLAN

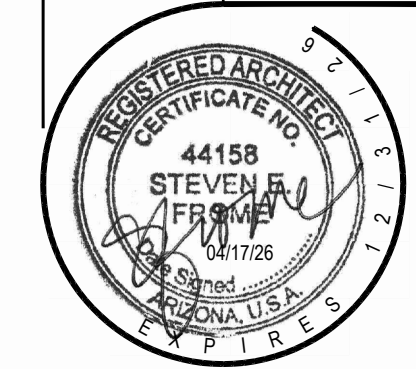
SelfDesign, LLC

Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 sefdesign@cox.net

REVISIONS:
PROJECT NO: 26-CO-018
DRAWN BY SEF
DATE: 04/17/26
CAD SAVED FILE ORCH
PRELIMINARY DOCUMENT
SHEET NUMBER

SITE PLAN FOR
THE ORCHARD PHOENIX
LUCI'S AT THE ORCHARD
ORCHARD TAVERN
7100 NORTH 12TH STREET
PHOENIX, 85020

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SITE PLAN

S.1

EXHIBIT 7

SPEAKER SEPARATION



N 12TH ST

E Glenn Dr

EXHIBIT 8

NOISE LIMITATION

55 dBa
Limit

55 dBa
Limit



N 12TH ST

E Glenn Dr

EXHIBIT 9



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 13, 2026

Dawn Cartier
CivTech Inc.
10605 North Hayden Road, Suite 140
Scottsdale, AZ 85260

RE: Review of Parking Study for The Orchard Phoenix

Dear Ms. Cartier

The purpose of this letter is to confirm that I have reviewed the submitted Parking Study for The Orchard Phoenix. I am in acceptance with the findings of the study. Let me know if you have any questions.

Sincerely,

Derek Fancon

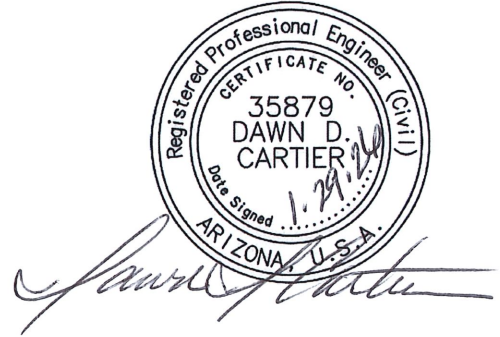
Derek Fancon, P.E.
Technical Lead, Traffic Division

C: Donald Gerkin
David Neal



January 29, 2026

Luci's Urban Concepts, LLC
Kenneth F. Schnitzer
7100 N. 12th Street, Bldg. one
Phoenix, AZ 85020



RE: PARKING STATEMENT FOR THE ORCHARD PHOENIX PROJECT – 7100 N 12TH STREET, PHOENIX, ARIZONA

Dear Mr. Schnitzer:

Thank you for retaining CivTech to provide a parking statement for existing site of The Orchard Phoenix consisting of two restaurants with outdoor patios, retail, and entertainment land uses. No changes to any land uses are proposed.

The following describes what each building is proposed of:

- **Luci's at the Orchard:**
 - o **Indoor Seating** consists of 524 square feet (SF).
 - o **Outdoor Seating** consists of 912 SF.
 - o **Retail** consists of 691 SF.
- **Orchard Tavern:**
 - o **Indoor Seating** consists of 1,726 SF.
 - o **Outdoor Seating** consists of 1,436 SF.
- **The Center Activity Space (Tent/Barn)** consists of 1,278 SF.

Currently, 102 parking spaces are at the project site. All parking at the Project is shared parking. The site plan is included as **Attachment A**.

SHARED PARKING MODEL

"Shared parking is defined as a parking space that can be used to serve two or more individual land uses without conflict or encroachment". The opportunity to implement shared parking is the result of two conditions:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, etc.).
- Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development.

This evaluation was prepared using parking time of day (TOD) assumptions as defined by the Urban Land Institute (ULI). The ULI shared parking model represents a realistic expectation of parking demand by considering a multitude of factors that impact individual parking behaviors and more recent surveys on anticipated parking rates. The City of Phoenix Parking Requirements, as provided in the *City of Phoenix Zoning Ordinance* Section 702, were referred to for the Project. The complete shared parking model using rates from the City of Phoenix Zoning Ordinance and TOD percentages as presented in the *ULI Shared Parking, Third Edition* is included as **Attachment B**.

ADAPTIVE REUSE REDUCTION

The Orchard Phoenix project was developed on two historic existing buildings and property. The term “Adaptive Reuse” is defined in the *City of Phoenix Zoning Ordinance* Section 702.E.8 as a building at least twenty-five years of age, the Project is of non-residential use or is a mix of residential and non-residential uses within the same buildings, and the size of the building does not exceed 5,000 square feet. Per the Ordinance, off-street parking reduction of requirements encourages re-investment in established neighborhoods, promotes neighborhood preservation, revitalizes neighborhoods and endorses sustainability. Parking reductions per the ordinance can be interpreted from the following:

1. If the subject parcel is within one thousand three hundred twenty feet (1,320') of a public parking lot or garage, any parking spaces in excess of those already dedicated or designated toward other uses may be counted for up to fifty percent (50%) of required parking; or
2. If the subject parcel is within one thousand three hundred twenty feet (1,320') of a light rail station, a maximum reduction of fifty percent (50%) of required parking is permitted; or
3. If the subject parcel is within one thousand three hundred twenty feet (1,320') of a city owned park and ride facility, a maximum reduction of fifty percent (50%) of required parking is permitted; or
4. If the use is an outdoor dining area accessory to a restaurant, outdoor dining areas up to a maximum of five hundred (500) square feet and not exceeding twenty five percent (25%) of the primary building’s ground level gross floor area, shall not be subject to additional required parking.

The Orchard Phoenix qualifies for the reduction related to the outdoor dining areas. Parking reductions of 25% of the primary building’s ground level gross floor area or a maximum of 500 SF to be applied to the outdoor dining area square footage.

EMPLOYEE PARKING

The Orchard Phoenix development was able to provide CivTech with employee transportation mode split. Mondays through Thursdays, it is expected that 6 employees drive to work and 3 employees bike, bus, or rideshare to work. On Fridays, it is expected that 7 employees drive to work and 4 employees bike, bus, or rideshare to work. On Sundays, it is expected that 13 employees drive to work and 7 employees bike, bus, or rideshare to work.

Since employee parking needs are known for The Orchard Phoenix, CivTech has reduced the City of Phoenix rates, considering a ratio of employee to visitor parking spaces from the *ULI Shared Parking, Third Edition*.

RESTAURANT HOURS

The Orchard Phoenix development was able to provide CivTech with current hours for each part of the development. Since Time of Day % of peak is considered as part of the Shared Parking Analysis, it is assumed that parking is not required when the business is closed. The various land use hours are as described in the following.

- Luci's at the Orchard
 - Monday-Sunday 7 AM-4 PM
- Orchard Tavern
 - Monday-Thursday 3 PM-10 PM
 - Friday 3 PM-11 PM
 - Saturday 9 AM-11 PM
 - Sunday 9 AM-10 PM

ALTERNATE MODE & TRANSPORTATION NETWORK COMPANIES (TNCs)

Alternate mode reductions traditionally encompass public transportation, private ride hailing and shuttles. TNC Reductions are based on a site's ability to attract Transportation Network Companies (TNCs). Modern examples of TNCs include Uber, Lyft, ridesharing. Alternate mode is represented as "Alt." in the shared parking model. In consideration of the bike lanes within the vicinity of The Orchard Phoenix on 12th Street, and the surrounding residential uses, it is assumed that a minimum of 10% alternate mode of reduction is expected. TNC reductions have not yet been considered for the site, however, ridesharing is expected during the evening at Orchard Tavern.

DEVELOPMENT PARKING CALCULATIONS

A breakdown of the land use and base shared parking required for the development utilizing City of Phoenix parking rates with ULI time of day percentages is provided in **Attachment B**.

The Orchard Phoenix currently supplies 102 parking spaces. In consideration of the Adaptive Reuse reductions and alternate mode reductions, during the Peak parking scenario of 8:00 PM on a weekend a demand of 74 parking spaces is expected. On the next page, **Table 1** summarizes the calculations for the Shared Parking analysis.

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Table 1 – Shared Parking Calculations Summary

Building	Land Use	Quantity	Unit	Base Rate	Per	Base Requirement Spaces	Alternate Mode	COP Reduction ^{(1)~}		Parking Requirements w/ Reductions		Parking Required at Peak
										Weekday	Weekend	
Luci's at the Orchard	Restaurant (Indoor)*	524	SF	20.00	1 KSF	10.5	10%	0	-	8.27	8.27	0.00
	Restaurant (Outdoor)*	912	SF	20.00	1 KSF	18.2	10%	500.00	SF	6.50	6.51	0.00
	Retail	691	SF	3.33	1 KSF	2.3	10%	0	-	1.67	1.66	0.00
Orchard Tavern	Restaurant (Indoor)*	1,726	SF	20.00	1 KSF	34.5	10%	0	-	27.23	27.25	27.25
	Restaurant (Outdoor)*	1,436	SF	20.00	1 KSF	28.7	10%	500.0	SF	14.77	14.78	14.78
The Tent/Barn	Entertainment	1,278	SF	20.00	1 KSF	25.6	10%	0	-	20.16	20.18	18.16
Employee	Weekday	9	Emp	-	-	-	36%	0	-	7.00		
	Weekend	20	Emp	-	-	-	35%	0	-		13.00	13.00

- (1) Section 702 E. 8. C. (4): If the use is an outdoor dining area accessory to a restaurant, outdoor dining areas up to a maximum of five hundred (500) square feet and not exceeding twenty five percent (25%) of the primary building's ground level gross floor area, shall not be subject to additional required parking.
- (2) COP does not have Weekday vs weekend rates, but ULI does. The goal is to remove the employee count from the COP base rates as an employee count is already established. ULI rates were utilized to create a ratio for reference to get COP rates without employees.
- * Analysis only considers the seating area, does not analyze entire building area for parking purposes. Luci's at the Orchard is 2,384 square feet, including the kitchen, retail, and indoor seating. Orchard Tavern is 2,522 square feet, including the kitchen and indoor seating.
- ~ Reduction based upon entire building area.

CONCLUSIONS

From the above, the following can be concluded:

- The analysis within this document was prepared using methods as defined by the Urban Land Institute (ULI). Time-of-day percentages published in the ULI Shared Parking Manual and parking rates as presented in the *City of Phoenix Zoning Ordinance* Section 702 were utilized to analyze each land use within The Orchard Phoenix development.
- **The Orchard Phoenix** currently supplies 102 parking spaces. In consideration of the Adaptive Reuse reductions and alternate mode reductions, during the Peak parking scenario of 8:00 PM on a weekend a demand of 74 parking spaces is expected. This allows for 28 excess spaces during the peak demand.
- The 102 spaces provided equate to a 15% reduction from the base City of Phoenix calculated parking.
- Valet parking at the site is not needed, during the typical day the site will have 28 excess parking spaces.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this shared Parking Statement.

Sincerely,

CivTech



Dawn Cartier, P.E., PTOE
President

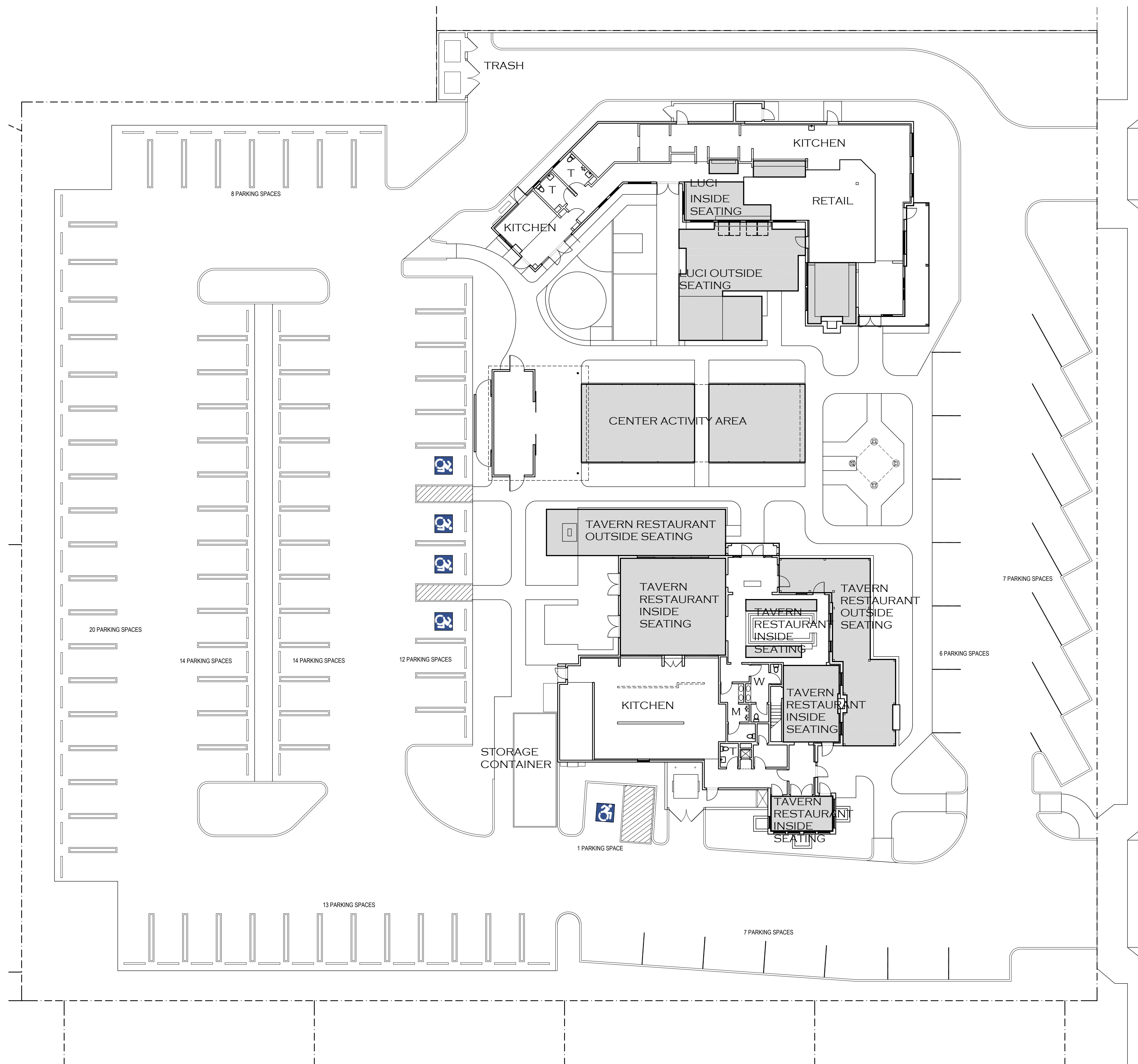
Attachments (2)

- A. Site Plan
- B. ULI Shared Parking Model



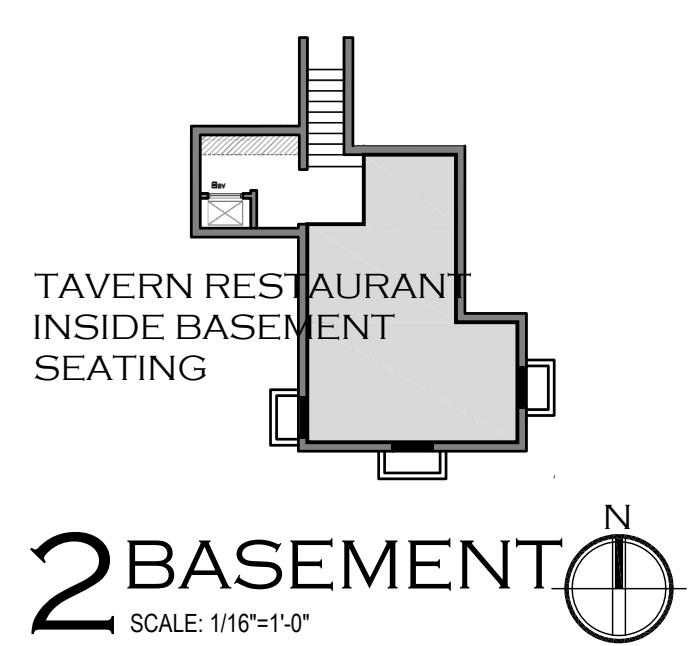
ATTACHMENT A

SITE PLAN



1 SITE PLAN
SCALE: 1/16"=1'-0"

NORTH 12TH STREET



PLAN NOTES:

PARKING SPACE:
SEATING AREA:
LUCI - INSIDE SEATING - 524 SF
LUCI - OUTDOOR SEATING - 912 SF
CENTER COURT - 1278 SF
RESTAURANT - INSIDE SEATING - 1726 SF
RESTAURANT - OUTSIDE SEATING - 1436 SF
TOTAL SEATING AREA - 6876 SF
@50SF/SPACE = 118 SPACES NEEDED
TOTAL PARKING:
EXISTING SPACES - 102 SPACES
TOTAL SPACES REQUIRED - 118 SPACES
AVAILABLE SHARED NEEDED - 16 SPACES

PLUMBING FIXTURES REQUIRED:
LUCI:
KITCHEN - 1,169 SF. @1/200 SF/PERSON = 6 CAPACITY
RETAIL - 691 SF. @1/60 SF/PERSON = 12 CAPACITY
SEATING INSIDE - 524 SF. @1/115 SF/PERSON = 35 CAPACITY
SEATING OUTSIDE - 912 SF. @1/115 SF/PERSON = 61 CAPACITY
TAVERN RESTAURANT:
KITCHEN - 1,044 SF. @1/200 SF/PERSON = 5 CAPACITY
SEATING INSIDE - 1,726 SF. @1/115 SF/PERSON = 15 CAPACITY
SEATING OUTSIDE - 1,436 SF. @1/115 SF/PERSON = 96 CAPACITY
CENTER ACTIVITY SPACE:
SEATING OUTSIDE - 1,278 SF. @1/115 SF/PERSON = 85 CAPACITY

PLUMBING FIXTURES PROVIDED:
ASSEMBLY RESTAURANT:
WC - 1/75
LAV - 1/200
DRINKING FTN - 1/500
MERCANTILE:
WC - 1/500
LAV - 1/750
INCLUDE IN ASSEMBLY/RESTAURANT, CAPACITY IS MINIMAL
TOTAL CAPACITY ALL AREAS - 415 CAPACITY

PLUMBING FIXTURES PROVIDED:
WC @ 1/75 = 6 WC REQUIRED. 6 WC PROVIDED + 2 UR (3 UR PROVIDED AT .67 USAGE) = 8
FIXTURES:
LAV @ 1/200 = 2 LAV REQUIRED. 7 LAV PROVIDED.
DRINKING FOUNTAIN - BOTTLED WATER PROVIDED BY OWNER.

PROJECT DATA:

PROJECT SCOPE: MINOR SITE PLAN REVIEW EXISTING RESTAURANT AND RETAIL FACILITY
PROPERTY ADDRESS: 7100 NORTH 12th STREET, PHOENIX, AZ 85020
OWNER: TREELINE ORCHARD, LLC. 8710 THORNDALE ROAD, SUITE 120, TUCSON, AZ 85742. CONTACT: KEN SCHWITZER. C:602.684.2202. EMAIL: KEN@LUCISUC.COM
SITE INFO: APN: 160-28-085H COMMERCIAL PARCEL.
LOT SIZE: 79,363 SF. ZONING: C-1, R-4138. SECTION/TOWNSHIP/RANGE: 4-2N-3E.
MARKET AREAS/NEIGHBORHOOD: 2700N. SUBDIVISION (0 PARCELS)
PARCEL DESCRIPTION: POR OF SW4 OF SEC 4 DAF COM S4 COR OF SD SEC TH N 01D 16M
W 629.44F TH W 33.0F POB TH W 301.2F TH N 01D 12M W 251.41F TH E 116.10F TH N 01D 16M
W 25F TH E 184.8F TH S 01D 16M E 271.36F TP OB PP. 15-0138615
IMPACT FEE AREA - BALANCE OF THE CITY
QUARTER SECTION - Q22-29
CONSTRUCTION TYPE: 11-B
BUILDING AREAS:
MERCANTILE RETAIL - 3,671 SF. MERCANTILE PORCH - 257 SF
RESTAURANT - 4,324 SF. RESTAURANT PORCH - 838 SF
TOTAL AREA - 9,090 SF
OCCUPANCY:
LUCI - MERCANTILE RETAIL:
KITCHEN - 1,169 SF. @1/200 SF/PERSON = 6 CAPACITY
RETAIL - 691 SF. @1/60 SF/PERSON = 12 CAPACITY
SEATING INSIDE - 524 SF. @1/115 SF/PERSON = 35 CAPACITY
SEATING OUTSIDE - 912 SF. @1/115 SF/PERSON = 61 CAPACITY
TOTAL OCCUPANTS - 52 OCCUPANTS
EXITING - 2 EXITS REQUIRED. 8 EXITS PROVIDED.
TAVERN RESTAURANT - ASSEMBLY:
KITCHEN - 1,044 SF. @1/200 SF/PERSON = 5 CAPACITY
SEATING INSIDE - 1,726 SF. @1/115 SF/PERSON = 15 CAPACITY
SEATING OUTSIDE - 1,436 SF. @1/115 SF/PERSON = 96 CAPACITY
TOTAL OCCUPANTS - 120 OCCUPANTS
EXITING - 2 EXITS REQUIRED. 9 EXITS PROVIDED.
CONSTRUCTION TYPE: ALL BUILDINGS - TYPE V-B, WITH FIRE SUPPRESSION SYSTEM.
FIRE SPRINKLERS: YES.
FIRE ALARMS: YES.
EMERGENCY LIGHTING: YES.

SeFDesign, LLC
Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 f:602.441.3134 sefdesign@cox.net

REVISIONS:
PROJECT NO: 26-CO-013
DRAWN BY SEF
DATE: 01/24/26
CAD SAVED FILE ORCH
PRELIMINARY DOCUMENT
SHEET NUMBER

SITE VERIFICATION
THE ORCHARD
7100 NORTH 12TH STREET
PHOENIX, 85020



PRELIMINARY SITE PLAN

P.1

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ATTACHMENT B

SHARED PARKING MODEL

Luci's at the Orchard													
	Restaurant (Indoor)*				Restaurant (Outdoor)*				Retail				
Shared Parking Use:	Visitor				Visitor				Visitor				
Gross Size	524.0 SF				912.0 SF				691.0 SF				
COP Adjustment	0.00 Phoenix				500.00 Phoenix				0.00 Phoenix				
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				
Weekday Rate Methodology	Phoenix Code				Phoenix Code				Phoenix Code				
Weekend Rate Methodology	Phoenix Code				Phoenix Code				Phoenix Code				
Weekday TOD Methodology	ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				
Weekend TOD Methodology	ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				
Net Size	524 SF				412 SF				691 SF				
Weekday Parking Rate	17.53	per	1000 sf	GFA	17.53	per	1000 sf	GFA	2.69	per	1000 sf	GFA	
Weekend Parking Rate	17.54	per	1000 sf	GFA	17.54	per	1000 sf	GFA	2.67	per	1000 sf	GFA	
Weekday Req. Spaces	8.27 Spaces				6.50 Spaces				1.67 Spaces				
Weekend Req. Spaces	8.27 Spaces				6.51 Spaces				1.66 Spaces				
Weekday Adjustments	IC 0%		Alt. 10%		IC 0%		Alt. 10%		IC 0%		Alt. 10%		
Weekend Adjustments	IC 0%		Alt. 10%		IC 0%		Alt. 10%		IC 0%		Alt. 10%		
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	
6:00 AM	25%	2.1	10%	0.8	25%	1.6	10%	0.7	1%	0.0	1%	0.0	
7:00 AM	50%	4.1	25%	2.1	50%	3.2	25%	1.6	5%	0.1	5%	0.1	
8:00 AM	60%	5.0	45%	3.7	60%	3.9	45%	2.9	15%	0.3	30%	0.5	
9:00 AM	75%	6.2	70%	5.8	75%	4.9	70%	4.6	35%	0.6	50%	0.8	
10:00 AM	85%	7.0	90%	7.4	85%	5.5	90%	5.9	60%	1.0	70%	1.2	
11:00 AM	90%	7.4	90%	7.4	90%	5.8	90%	5.9	75%	1.3	90%	1.5	
12:00 PM	100%	8.3	100%	8.3	100%	6.5	100%	6.5	100%	1.7	95%	1.6	
1:00 PM	90%	7.4	85%	7.0	90%	5.8	85%	5.5	100%	1.7	100%	1.7	
2:00 PM	50%	4.1	65%	5.4	50%	3.2	65%	4.2	95%	1.6	100%	1.7	
3:00 PM	45%	3.7	40%	3.3	45%	2.9	40%	2.6	85%	1.4	95%	1.6	
4:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
5:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
6:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
7:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
8:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
9:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
10:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
11:00 PM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	
12:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	

Notes

City of Phoenix does not have different rates for Weekday vs Weekend

Zeroed out time when the establishment is closed

Used ULI TOD

* Analysis only considers the seating area, does not analyze entire building area for parking purposes. Luci's Restaurant is 2,384 square feet, including the kitchen, retail, and indoor seating. The Orchard Tavern is 2,522 square feet, including the kitchen and indoor seating.

Shared Parking Use:	Orchard Tavern								The Tent/Barn			
	Restaurant (Indoor)*				Restaurant (Outdoor)*				Entertainment			
	Visitor				Visitor				Visitor			
Gross Size	1,726.0 SF				1,436.0 SF				1,278.0 SF			
COP Adjustment	0.00 Phoenix				500.00 Phoenix				0.00 Phoenix			
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban			
Weekday Rate Methodology	Phoenix Code				Phoenix Code				Phoenix Code			
Weekend Rate Methodology	Phoenix Code				Phoenix Code				Phoenix Code			
Weekday TOD Methodology	ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition			
Weekend TOD Methodology	ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition				ULI Shared Parking 3rd Edition			
Net Size	1,726 SF				936 SF				1,278 SF			
Weekday Parking Rate	17.53 per 1000 Unit				17.53 per 1000 Unit				17.53 per 1000 Unit			
Weekend Parking Rate	17.54 per 1000 Unit				17.54 per 1000 Unit				17.54 per 1000 Unit			
Weekday Req. Spaces	27.23 Spaces				14.77 Spaces				20.16 Spaces			
Weekend Req. Spaces	27.25 Spaces				14.78 Spaces				20.18 Spaces			
Weekday Adjustments	IC 0%		Alt. 10%		IC 0%		Alt. 10%		IC 0%		Alt. 10%	
Weekend Adjustments	IC 0%		Alt. 10%		IC 0%		Alt. 10%		IC 0%		Alt. 10%	
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend	
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces
6:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0
7:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0
8:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0
9:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0
10:00 AM	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45%	9.1	25%	5.0
11:00 AM	0%	0.0	15%	4.1	0%	0.0	15%	2.2	65%	13.1	65%	13.1
12:00 PM	0%	0.0	50%	13.6	0%	0.0	50%	7.4	85%	17.1	85%	17.2
1:00 PM	0%	0.0	55%	15.0	0%	0.0	55%	8.1	95%	19.2	90%	18.2
2:00 PM	0%	0.0	45%	12.3	0%	0.0	45%	6.7	100%	20.2	95%	19.2
3:00 PM	40%	10.9	45%	12.3	40%	5.9	45%	6.7	95%	19.2	95%	19.2
4:00 PM	50%	13.6	45%	12.3	50%	7.4	45%	6.7	90%	18.1	90%	18.2
5:00 PM	75%	20.4	60%	16.4	75%	11.1	60%	8.9	70%	14.1	95%	19.2
6:00 PM	95%	25.9	90%	24.5	95%	14.0	90%	13.3	60%	12.1	100%	20.2
7:00 PM	100%	27.2	95%	25.9	100%	14.8	95%	14.0	45%	9.1	95%	19.2
8:00 PM	100%	27.2	100%	27.3	100%	14.8	100%	14.8	0%	0.0	90%	18.2
9:00 PM	100%	27.2	90%	24.5	100%	14.8	90%	13.3	0%	0.0	65%	13.1
10:00 PM	95%	25.9	90%	24.5	95%	14.0	90%	13.3	0%	0.0	10%	2.0
11:00 PM	75%	20.4	90%	24.5	75%	11.1	90%	13.3	0%	0.0	0%	0.0
12:00 AM	25%	6.8	50%	13.6	25%	3.7	50%	7.4	0%	0.0	0%	0.0

		The Orchard								
		Employee								
Shared Parking Use:		Employee				Totals/Averages				
Gross Size										Provided 102
COP Adjustment										
Location Setting										
Weekday Rate Methodology										
Weekend Rate Methodology										
Weekday TOD Methodology										
Weekend TOD Methodology										
Net Size										
Weekday Parking Rate										
Weekend Parking Rate										
Weekday Req. Spaces		7.00 Spaces				85.6 Weekday Spaces				
Weekend Req. Spaces		13.00 Spaces				91.6 Weekend Spaces				
Weekday Adjustments		IC 0%		Alt. 36%						
Weekend Adjustments		IC 0%		Alt. 35%						
PERIOD:		Weekday		Weekend		IC=Internal Capture, Alt. = Alternate Mode				
Hours Beginning		% of Peak	# of Spaces	% of Peak	# of Spaces	Weekday		Weekend		Percent % of Spaces Provided
						Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	
6:00 AM		100%	7.0	100%	13.0	12.5%	10.7	15.8%	14.5	14.2%
7:00 AM		100%	7.0	100%	13.0	16.9%	14.5	18.3%	16.8	16.4%
8:00 AM		100%	7.0	100%	13.0	18.8%	16.1	22.0%	20.1	19.8%
9:00 AM		100%	7.0	100%	13.0	21.8%	18.7	26.4%	24.2	23.7%
10:00 AM		100%	7.0	100%	13.0	34.6%	29.6	35.5%	32.5	31.9%
11:00 AM		100%	7.0	100%	13.0	40.5%	34.6	51.5%	47.2	46.3%
12:00 PM		100%	7.0	100%	13.0	47.4%	40.6	73.7%	67.5	66.2%
1:00 PM		100%	7.0	100%	13.0	48.0%	41.1	74.7%	68.5	67.2%
2:00 PM		100%	7.0	100%	13.0	42.2%	36.1	68.0%	62.3	61.1%
3:00 PM		100%	7.0	100%	13.0	59.6%	51.0	63.9%	58.6	57.4%
4:00 PM		100%	7.0	100%	13.0	53.9%	46.1	54.6%	50.1	49.1%
5:00 PM		100%	7.0	100%	13.0	61.5%	52.6	62.6%	57.4	56.3%
6:00 PM		100%	7.0	100%	13.0	68.9%	59.0	77.5%	71.0	69.6%
7:00 PM		100%	7.0	100%	13.0	67.8%	58.1	78.7%	72.1	70.7%
8:00 PM		100%	7.0	100%	13.0	57.2%	49.0	79.9%	73.2	71.8%
9:00 PM		100%	7.0	100%	13.0	57.2%	49.0	69.8%	63.9	62.7%
10:00 PM		100%	7.0	100%	13.0	54.8%	46.9	57.7%	52.8	51.8%
11:00 PM		100%	7.0	100%	13.0	45.0%	38.5	55.5%	50.8	49.8%
12:00 AM		100%	7.0	100%	13.0	20.4%	17.5	37.1%	34.0	33.3%

69% 59.0
80% 73.2
8:00 PM 74 on Weekends.

EXHIBIT 10

SECURITY CAMERA PLAN

