



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-198-25-6
June 26, 2026

Camelback East Village Planning Committee Meeting Date: July 7, 2026
Planning Commission Hearing Date: August 6, 2026
Request From: R1-10 (Single-Family Residence District) (0.35 acres)
Request To: R-O (Residential Office – Restricted Commercial) (0.35 acres)
Proposal: Residential office
Location: Approximately 100 feet south of the southeast corner of 44th Street and Clarendon Avenue
Owner: Jason Lockett, Spartan DBI LLC
Applicant/Representative: Edgar Zakarian, Spartan DBI LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	44th Street	Major Arterial	40-foot east half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</p> <p>The proposal, as stipulated, will support walking, bicycling, and transit use by including bicycle parking, detached sidewalks, and enhanced shade.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</p>			

<u>General Plan Conformity</u>
The conversion of the existing single-family residential building to office use will encourage the growth of local businesses, appropriately located along a major arterial street.
<i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i>
The proposal, as stipulated, incorporates enhanced shading requirements for all walkways, public sidewalks, bicycle infrastructure, and surface parking lots.

R-O (Residential Office – Restricted Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Building Setbacks</i>		
Front	20 feet; parking not permitted in front setback	18 feet (Not Met)* Parking space in front setback (Not Met)*
Side	10 feet	North: 10 feet (Met) South: 12 feet (Met)
Rear	25 feet, measured from centerline of the alley	58 feet (Met)
<i>Landscaping</i>		
Front	Not specified	18 feet (N/A)
Landscaping around structure	Minimum 3 feet wide landscape strip around principal structure	East and south: 0 feet (Not Met)*
Rear Yard	200 square feet additional landscaping between the wall and parking area	406 square feet (Met)
Maximum Lot Coverage	30% (not including carports)	22% (Met)
Maximum Building Height	15 feet, plus 1 foot in height per 1-foot additional setback to a maximum height of 25 feet	15 feet (Met)

R-O (Residential Office – Restricted Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Minimum Parking	9 spaces 1 per 200 square feet net floor area	9 spaces (Met)

*Site plan revision or variance required

Applicable Plans, Overlays, and Initiatives
<u>44th Street Corridor Residential Office Study</u> – See Background Item No. 5.
<u>44th Street Corridor Specific Plan</u> – See Background Item No. 6.
<u>Phoenix Climate Action Plan</u> – See Background Item No. 7.
<u>Shade Phoenix Plan</u> – See Background Item No. 8.
<u>Transportation Electrification Action Plan</u> – See Background Item No. 9.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 10.
<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 11.
<u>Conservation Measures for New Development</u> – See Background Item No. 12.
<u>Zero Waste PHX</u> – See Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-10
North	Single-family residential	R1-10
West (across 44th Street)	Commercial office	C-O
East	Single-family residential	R1-10
South	Commercial office	R-O

Background/Issues/Analysis

SUBJECT SITE

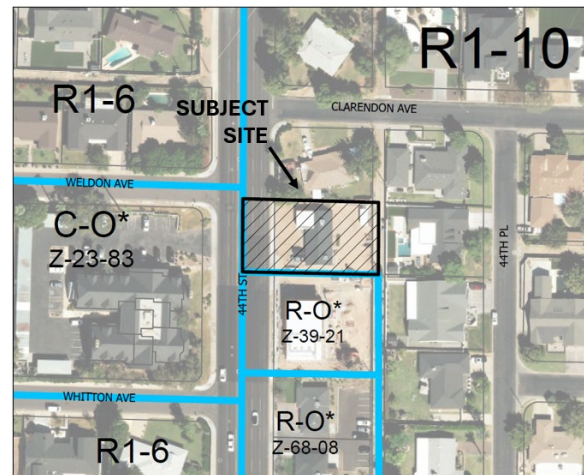
1. This request is to rezone 0.35 acres located approximately 100 feet south of the southeast corner of 44th Street and Clarendon Avenue from R1-10 (Single-Family

Residence District) to R-O (Residential Office – Restricted Commercial) for a residential office.

The subject site and surrounding lots were originally subdivided in 1954 and annexed into the City of Phoenix in 1956. The existing single-family home on the site was built in 1956, and site has been zoned R1-10 since 1961. The adjacent property to the south was rezoned from R1-10 to R-O in 2021.

SURROUNDING LAND USES AND ZONING

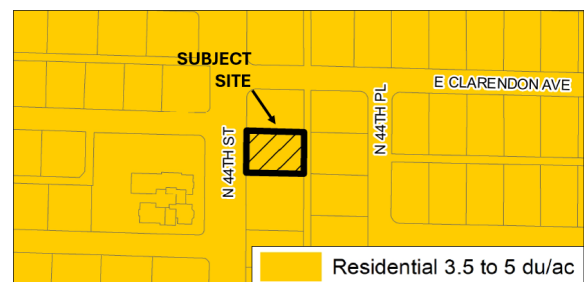
2. The properties to the north and east are single-family residential zoned R1-10. To the south is a commercial office zoned R-O. To the west, across 44th Street, is a commercial office zoned C-O.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site, as well as all surrounding properties, is Residential 3.5 to 5 dwelling units per acre. The proposed zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



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

PROPOSAL

4. The conceptual site plan, attached as an exhibit, proposes to maintain the existing building and add new parking and landscaping on site. Vehicular access would use an existing shared driveway with the adjacent property to the south with access to 44th Street. Surface parking would be located behind the building, except for one accessible space to be provided in front of the building. The conceptual building elevations, attached as an exhibit, demonstrate a roof height of 15 feet and building facades with a variety of materials and colors and four-sided architecture.

Staff recommends the following stipulations in order to maintain compatibility with the surrounding area:

- General conformance with the conceptual building elevations (Stipulation No. 1)
- Minimum 40-foot building setback on the east perimeter (Stipulation No. 2)
- Minimum 5-foot landscape setback on the east perimeter (Stipulation No. 3)

STUDIES AND POLICIES

5. [44th Street Corridor Residential Office Study](#)

The 44th Street Corridor Residential Office Study was completed in 1997 to determine the applicability of the Residential Office Zoning District for properties within the 44th Street Corridor. The plan details that a combination of high traffic volumes, closeness of houses to the street and difficulty of driveway access are poor livability factors for the continuation of residential uses adjacent to 44th Street.

A property inventory and analysis was completed as part of the study. The 111 residential properties along 44th Street were assigned a score level of 1 through 3. A Level 1 score indicated that the site was suitable for standalone office. Level 2 specified that a consolidation of two or more properties would be necessary for R-O development, whereas a score of Level 3 indicated that a site was not suitable for conversion to office development. The subject property was assigned a Level 2 score. The proposal utilizes a shared driveway with the R-O property to the south, and adequate parking is available for both the subject site and the adjacent site.

The 44th Street Residential Office Study also outlines recommended design guidelines for R-O properties, which include enhancing the appearance of the property while still conforming to the character and size of adjacent residential properties and limiting the visible commercial aspects of the R-O site, including prohibiting internally illuminated signs. Stipulation No. 4 prohibits internally lit signs on the site. The project will adaptively reuse the single-story building on the site, maintaining the residential character and compatibility with the surrounding neighborhood.

6. [44th Street Corridor Specific Plan](#)

Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The plan acknowledges that existing conditions are not favorable for single-family residential land use along 44th Street due to increasing traffic. Similarly, these properties are candidates for change of use in order to create a physical buffer between the established residential neighborhood and the street.

Design guidelines contained in the plan include recommended enhancements to landscaping and pedestrian and bicycle amenities. The proposal, as stipulated,

includes detached sidewalks, enhanced landscaping, and bicycle parking, which are consistent with the design guidelines of the plan. These are addressed in Stipulation Nos. 3, 5, 7, 9, and 13.

7. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the **[Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#)** to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 10, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

8. **[Shade Phoenix Plan](#)**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The proposal will provide enhanced shade for all public and private walkways, bicycle infrastructure, and surface parking lots. These are addressed in Stipulation Nos. 7 and 9.

9. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments, and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging

infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 6.

10. **Complete Streets Guiding Principles**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including on site bicycle parking, a detached sidewalk along 44th Street, and enhanced shade. These are addressed in Stipulation Nos. 5, 7, and 13.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide bicycle parking. This is addressed in Stipulation No. 5.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 through 11.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The proposed development will provide recycling services.

COMMUNITY CORRESPONDENCE

14. As of the writing of this report, three letters of opposition have been submitted. Concerns include compliance with the 44th Street Corridor Specific Plan, lighting, landscaping, vehicular access, height, and maintaining the residential character.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requires a right-of-way dedication for 44th Street, a 6-foot-wide detached sidewalk to be constructed along 44th Street, that all street improvements are made to City and ADA standards, and that unused driveways will be replaced with curb, gutter, and sidewalk. These are addressed in Stipulation Nos. 12 through 15.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 17.
18. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the recommendations of the 44th Street Residential Office Study and the 44th Street Corridor Specific Plan.
2. The proposal, as stipulated, has adequate development standards to mitigate negative impacts to the surrounding area.
3. The proposal, as stipulated, provides enhanced shade and pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations

1. The development shall be in general conformance with the elevations date stamped March 27, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum 40-foot building setback, measured from the property line, shall be provided along the east perimeter of the site.
3. A minimum 5-foot landscape setback shall be provided along the east perimeter of the site, as generally shown on the site plan date stamped June 10, 2026, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
4. There shall be no internally lit signs on the site.
5. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the 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.
10. A minimum of one green stormwater infrastructure (GSI) element 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.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

12. A minimum total width of 50 feet of right-of-way shall be dedicated for the east half of 44th Street.
13. The sidewalk along 44th Street shall be a minimum of 6 feet in width and detached with a minimum 9-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of three feet (excluding accents) evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

14. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
15. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
16. 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.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Anthony Grande

June 26, 2026

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Team Leader

Racelle Escolar

Exhibits

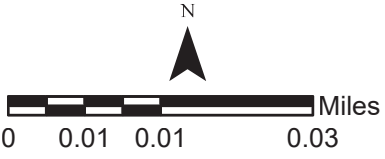
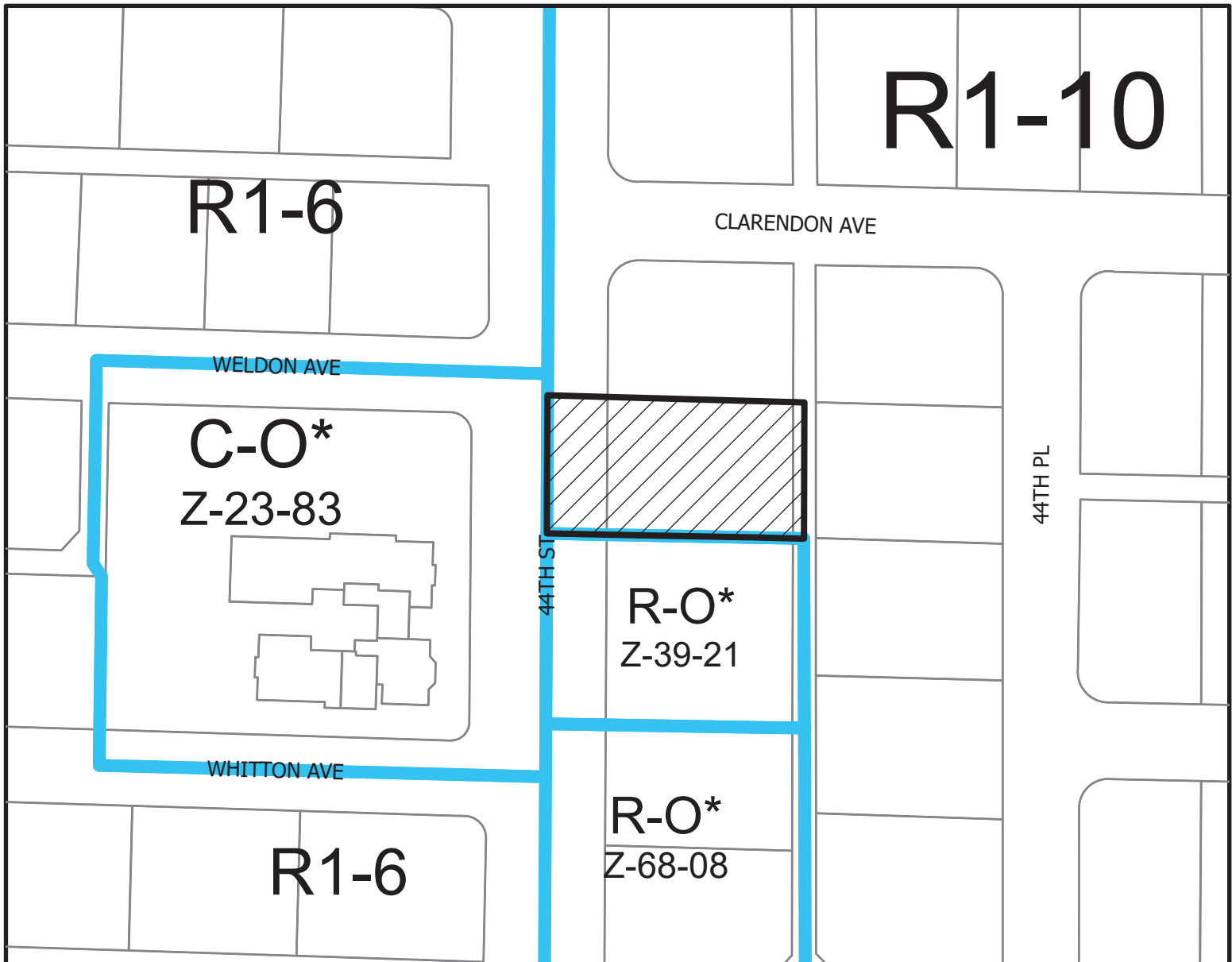
Zoning sketch map

Aerial sketch map

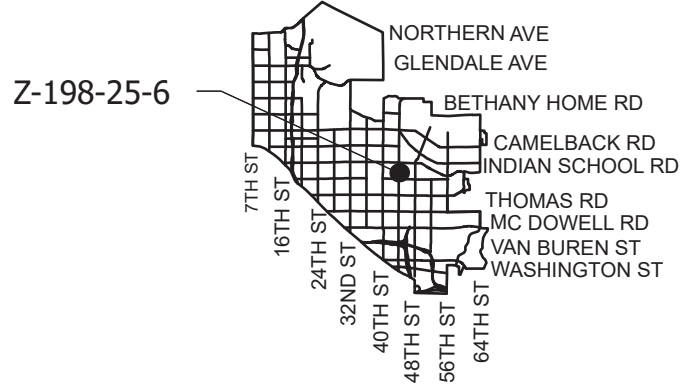
Conceptual Site Plan date stamped June 10, 2026

Conceptual Building Elevations date stamped March 27, 2026

Community Correspondence (4 pages)

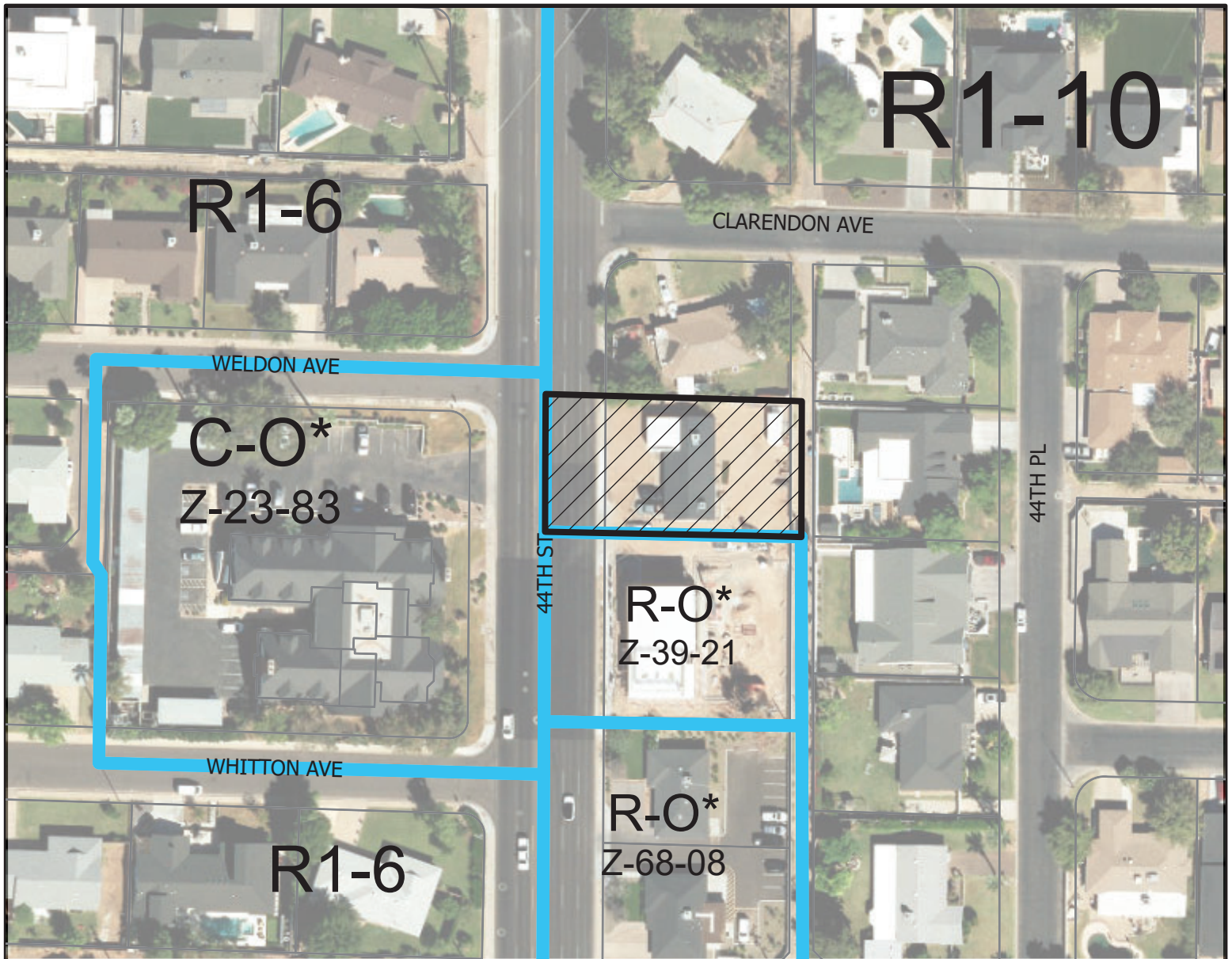


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



APPLICANT'S NAME: Spartan DBI LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-198-25-6		FROM: R1-10 (0.35 ac.)	
DATE: 4/10/2026		TO: R-O (0.35 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.35 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 16-38		ZONING MAP H-11	
MULTIPLES PERMITTED R1-10 R-O		STANDARD OPTION 1 1	
		* UNITS P.R.D OPTION 1 N/A	

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



R1-10

R1-6

CLARENDON AVE

WELDON AVE

C-O*
Z-23-83

44TH ST

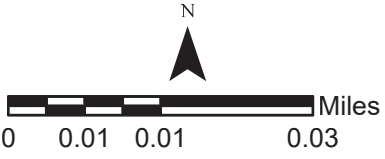
44TH PL

R-O*
Z-39-21

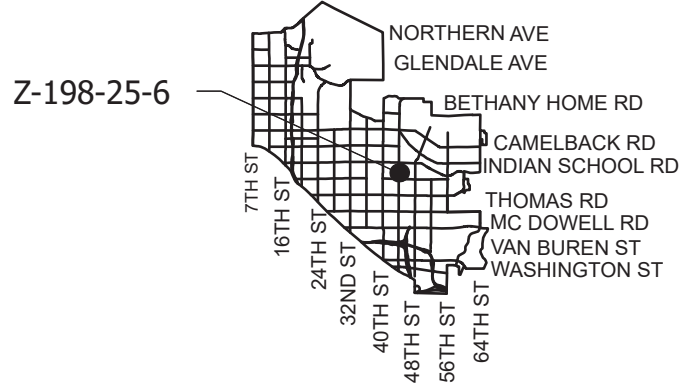
WHITTON AVE

R-O*
Z-68-08

R1-6



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



APPLICANT'S NAME: Spartan DBI LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-198-25-6		FROM: R1-10 (0.35 ac.)	
DATE: 4/10/2026		TO: R-O (0.35 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.35 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 16-38		ZONING MAP H-11	
MULTIPLES PERMITTED R1-10 R-O		STANDARD OPTION 1 1	
		* UNITS P.R.D OPTION 1 N/A	

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

PROJECT TEAM

PROPERTY OWNER:
 JASON LOCKETT
 LOCKETT VENTURES LLC
 CELL: 602-456-8883
 EMAIL: EDGAR@SPARTANHQ.COM

DESIGNER:
 EDGAR ZAKARIAN
 JASON LOCKETT
 CELL: 602-456-8883
 EMAIL: EDGAR@SPARTANHQ.COM

CONSULTANTS:

CIVIL ENGINEER
 LAND DEVELOPMENT GROUP
 NICK PRODANOV, PE
 NICK@LDSENG.COM

TRAFFIC ENGINEER
 LEE ENGINEERING
 PAUL GUZEK, PE, PTOE
 PGUZEK@LEE-ENG.COM



PROJECT INFORMATION

PROPERTY ADDRESS:
 3623 N 44TH STREET
 PHOENIX, AZ 85018

APN#:
 127-08-045

EXISTING ZONING:
 R1-10

PROPOSED ZONING:
 RO

REZONE CASE #:
 ZPA-148-23

OVERLAY DISTRICT:
 44TH STREET CORRIDOR SPECIFIC PLAN

LOT AREA:
 GROSS: 15,044 NET: 10,724 MCA

BUILDING AREA:
 OFFICE = 1,275 SF
 RESIDENTIAL = 798 SF
 TOTAL = 2,143 SF

CONSTRUCTION TYPE:
 TYPE IIB (NON-COMB. EXT. WALLS, TIMBER, INTERIOR & ROOF WOOD FRAME)

OCCUPANCY TYPE:
 "R-3" TO "B" - NO CHANGE TO HAZARD LEVEL (IFC 903.1.5 ANNO.)

FIRE SPRINKLERS:
 EXISTING - NO, PROPOSED - NO (IFC 903.1.7 ANNO.)

EXISTING LAND USE:
 DETACHED RESIDENTIAL

PROPOSED LAND USE:
 RESIDENTIAL OFFICE

LOT COVERAGE:
 2,301/10,724 = 21.5%

ALLOWED LOT COVERAGE:
 30%

LANDSCAPE AREA:
 3,516/10,724 = 32.7%

(E) BUILDING HEIGHT TO REMAIN:
 TO T.O. FLAT ROOF PARAPET - "12'-3"
 TO T.O. HIP ROOF RIDGE - "14'-4"
 TO MEAN HEIGHT - "11'-10"

VEHICLE PARKING REQUIRED:
 OFFICE: 1,375 SF / 200 = 6.87 = 7
 RESIDENTIAL: 2

VEHICLE PARKING PROVIDED:
 9 (8 * 1 ADA VAN ACCESSIBLE)

SHADED SURFACE PARKING:
 3 PROVIDED (2.25 MIN. 25%)

REZONING OF THE SUBJECT PL-10 SFR TO RO. SITE ACCOMMODATIONS FOR THE NEW ZONING INCLUDING PARKING, ADA ACCESS, ROOF EQUIPMENT SCREENS.

SCOPE OF WORK:

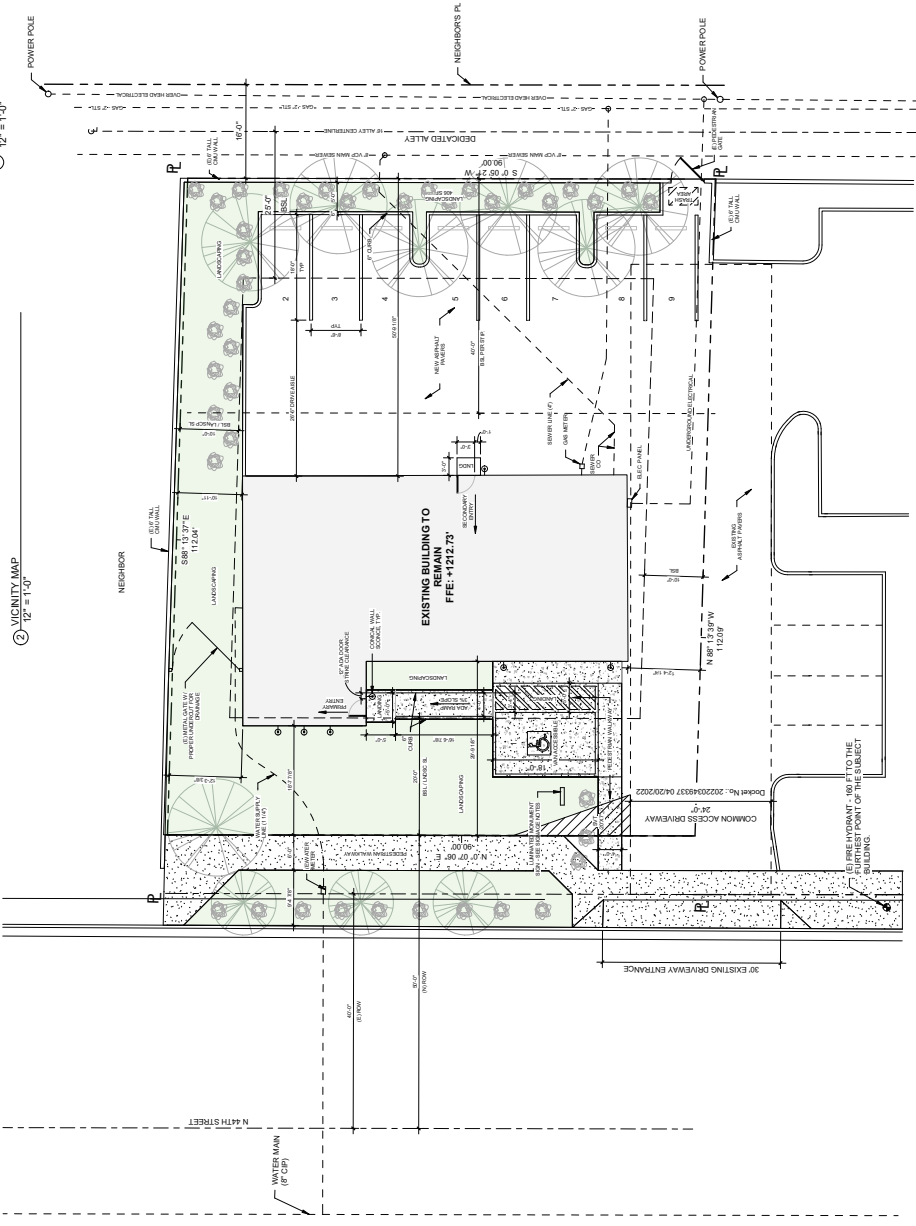
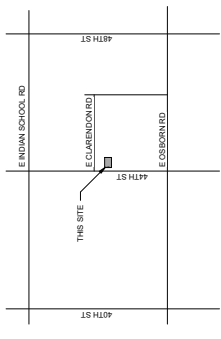
SIGNAGE NOTES (DEFERRED SUBMITTAL)
 ALL SIGNAGE SHALL COMPLY WITH SECTION 705 OF THE CITY OF PHOENIX ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION. FINAL SIGN DESIGN IS DEFERRED UNTIL THE SIGN PERMIT PHASE.
 ONE (1) MONUMENT OR WALL-MOUNTED SIGN IS PROPOSED FOR THE SITE, CONSISTENT WITH THE R-O DISTRICT STANDARDS. NO POLE SIGNS ARE PROPOSED.
 MAXIMUM SIGN AREA: 24 SQUARE FEET PER LOT.
 MINIMUM HEIGHT: 6 FEET ABOVE FINISHED GRADE (MONUMENT TYPE).
 MINIMUM SETBACK: 10 FEET FROM RIGHT-OF-WAY LINE.
 SIGN CONSTRUCTION SHALL BE MASONRY, STUCCO, OR METAL PANEL MATERIALS CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING. NO EXPOSED RECESSES OR PLASTIC CABINET FACES ARE PERMITTED.
 SIGN MAY BE INTERNALLY OR EXTERNALLY ILLUMINATED SUBJECT TO CITY REVIEW.
 A. INTERNAL ILLUMINATION, IF USED, SHALL BE FULLY SHIELDED AND SCREENED TO PREVENT GLARE OR LIGHT SPILL ONTO ADJACENT RESIDENTIAL PROPERTIES.
 B. LIGHT LEVELS SHALL NOT EXCEED 1 FOOT-CANDLE AT THE PROPERTY LINE.
 C. ALL LIGHTING SHALL BE AUTOMATICALLY TURNED OFF OUTSIDE OF NORMAL BUSINESS HOURS (11:00 P.M. - 6:00 A.M.).
 D. ALL LIGHTING SHALL BE AUTOMATICALLY TURNED OFF OUTSIDE OF NORMAL BUSINESS HOURS (11:00 P.M. - 6:00 A.M.).
 SIGNAGE SHALL MAINTAIN A RESIDENTIAL SCALE AND APPEARANCE CONSISTENT WITH THE 44TH STREET CORRIDOR SPECIFIC PLAN AND THE INTENT OF THE R-O ZONING DISTRICT.

FINAL SIGN DESIGN, LOCATION, LIGHTING, AND MATERIALS SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AT THE TIME OF SIGN PERMIT APPLICATION.

RESIDENTIAL REZONING (R-10 TO RO)

OWNERS: JASON LOCKETT
 CELL: 602-740-2041
 ADDRESS: 3623 N 44TH ST, PHOENIX, AZ 85018
 EMAIL: JAY@SPARTANHQ.COM

No.	Description	Date
1	REVISION	05/20/2023
2	REVISION	05/20/2023



SOUTH NEIGHBOR
 3623 N 44TH STREET
 PHOENIX, AZ 85018
 APN 127-08-115
 ZONING R-O

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ALL-SEWER SERVICE AREA.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ALL SIGNAGE SHALL BE PLACED 20 FEET FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT IN HEIGHT ABOVE FINISHED GRADE.
- NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

CITY OF PHOENIX

JUN 10 2026

Planning & Development Department

ARCH. SITE PLAN

SENY: 2500715
 WY: 05/26/23
 PAPP: 2503307
 OS: 16-38

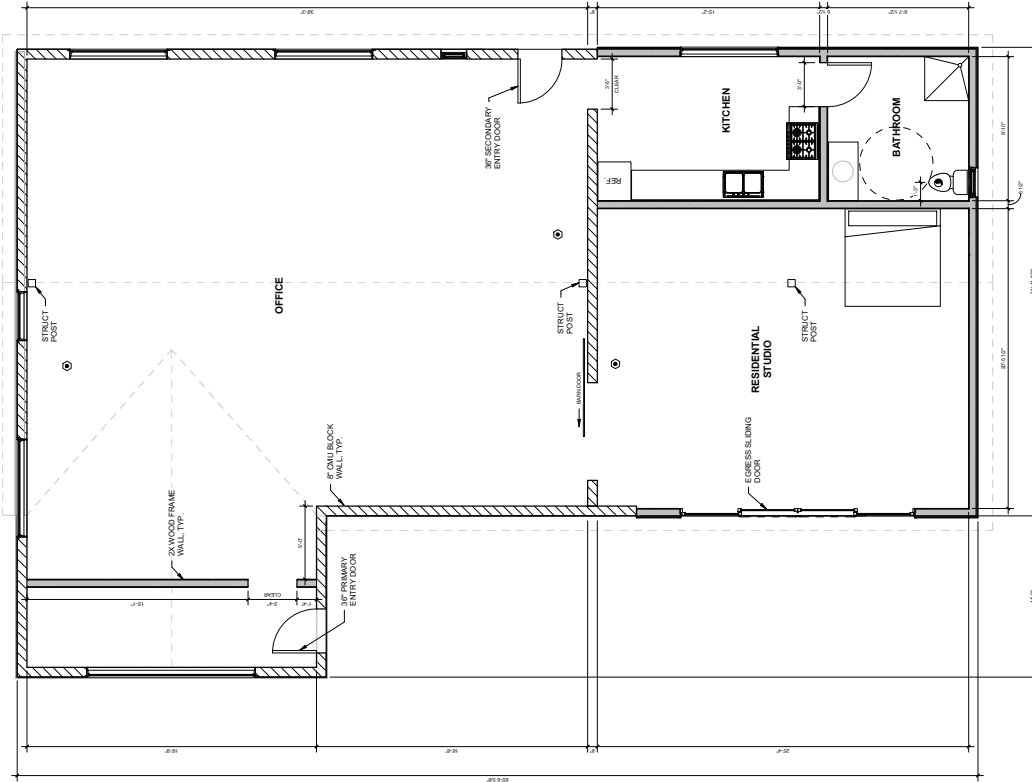
1 CONCEPTUAL SITE PLAN
 Scale: 1" = 10'-0"

Sheet As Indicated
A-0.1

FLOOR PLAN NOTES:

THIS SYMBOL INDICATES LOCATION OF EXHAUST FANS, EXHAUST FANS IN BATHROOMS WITH CENTRAL SENSORS EXCEPT WHERE FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

THIS SYMBOL INDICATES LOCATION OF CARBONMONOXIDE SMOKE DETECTOR COMBO



① FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND

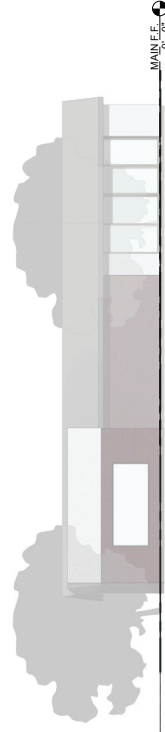
1HR FIRE RATED WALL - SEE GENERAL NOTES

CITY OF PHOENIX

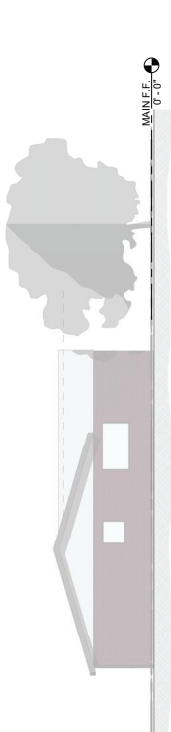
MAR 27 2026

Planning & Development
Department

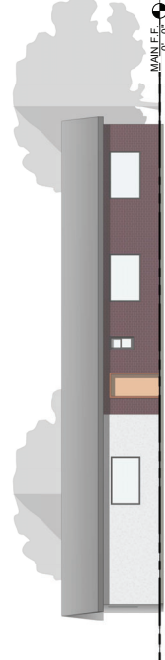
ROOM SCHEDULE	ROOM	AREA
BATHROOM		96 SF
KITCHEN		151 SF
RESIDENTIAL STUDIO		522 SF
OFFICE		1375 SF
		2143 SF



② WEST ELEVATION
1/8" = 1'-0"



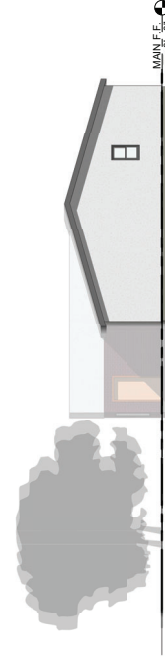
③ NORTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"

(N/A) 98-0443
PAPP-2503307

(N/A) 98-0443
SEVLY-0500715
OS: 16-38



⑤ SOUTH ELEVATION
1/8" = 1'-0"

FLOOR PLAN

Project Number	98-0443
Revision Number	01
Drawn by	AM/DR
Checked by	AM/DR

A-1.0

Scale: As Indicated

RESIDENTIAL REZONING (R-10 TO R0)

OWNER: JASON LOCKETT
ADDRESS: 3623 N 44TH ST, PHOENIX, AZ 85018
CELL: 602-740-2041
EMAIL: JLV@SPARTANHQ.COM

No.	Description	Date
1	ISSUED FOR SUB	11/02/2025

Anthony M Grande

Subject: FW: Zoning Variance case Z-198-25 Approximately 100 feet south of the southeast corner of 44th Street and Clarendon Avenue

From: Crystal DeVelis <xtalphx@msn.com>

Sent: Tuesday, June 2, 2026 8:20 AM

To: PDD Ombudsman <pdd.ombudsman@phoenix.gov>; Blight NSD <blight@phoenix.gov>; PDD Zoning <zoning@phoenix.gov>; PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Haydee Amaya <Haydee.Amaya@phoenix.gov>; Robert Benavidez <robert.benavidez@phoenix.gov>

Subject: Zoning Variance case Z-198-25 Approximately 100 feet south of the southeast corner of 44th Street and Clarendon Avenue

CAUTION: This email originated outside of the City of Phoenix.

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Dear Reader.

The above application is scheduled to be heard at the Camelback East Village Planning meeting on July 7, 2026 and by the Planning Commission on August 6, 2026.

This property address is variously listed as 3623 North 44th St. and 3625 North 44th St. This property has housed a business for many years, despite its residential zoning and multiple complaints, the most egregious of which is using the front yard as a parking lot (see photo below from April 2026).

While I do not object to the zoning change, I would like the property to be brought into compliance with the 44th St. Corridor plan, which states (as shown on the Phoenix Planning & Development Website):

1. R-O Appearance on 44th Street

A. The enhanced R-O appearance should conform to the character, style, and size of adjacent residential properties **while demonstrating an improvement to the specific property.**

B. The only visible commercial aspects, of the R-O site are the limited signage (see signage section) and the **parking areas which require buffering treatment.**

C. The side of the property facing the local street shall maintain a residential appearance.

D. **The parking area shall be screened from the local street.**

E. All corner lots considered for R-O zoning must have a residential structure. (The parking area shall not be placed on the site next to the street intersection.)

F. **No P-1 (parking lot) zoning shall be designated in conjunction with an R-O property,**

3. Site Design Criteria ...

D. The front yard setback for an R-O should be no less than twenty feet, with **maneuvering and parking in the front yard prohibited, as required as a minimum standard in the ordinance.** However, for lots with more shallow front yard setbacks, R-O may be feasible if the overall property can accommodate access, maneuvering, and parking.

E. Parking shall be screened by a wall or combination of wall, berm or vegetation, to prevent visibility of any characteristics indicating commercial use to the local street.

This property has zero landscaping in the front, and is a dust hazard because of that. Again, I am not opposed to the specific R-O change **provided** that lasting stipulations are put into place that require some sort of landscaping and parking that is not in the front yard..

Thank you.

-- Crystal DeVelis
4351 E. Whitton Ave.
Phoenix, AZ 85018



From: [Crystal DeVelis](#)
To: [Anthony M Grande](#)
Subject: Fw: Insufficient notice Z-198-25-6
Date: Friday, June 12, 2026 5:33:20 PM

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From: Crystal DeVelis <xtalphx@msn.com>
Sent: Friday, June 12, 2026 5:31 PM
To: thony.grande@phoenix.gov <thony.grande@phoenix.gov>
Cc: Arcadia Osborn Neighborhood Association <aonainfo@gmail.com>; Council District 6 PCC <district6@phoenix.gov>; PDD Ombudsman <pdd.ombudsman@phoenix.gov>
Subject: Insufficient notice Z-198-25-6

It is now 5:20 pm on Friday, June 12, 2026. Just received in my mailbox a **non-postmarked** letter advising me of a "neighborhood meeting" about the above case for property located at 3623 N. 44th St. to be held Monday, June 15, 2026 at 12 noon at 750 E. Townley Ave, which is at approximately Northern and 7th Street. In addition, the letter states a copy of the cover page of the application is attached, but the only attachment is a "conceptual plan." This is **insufficient notice, not in our neighborhood**, and continues Mr. Lockett's pattern of bending the rules as much as possible. He has operated a business illegally at this residential property for years, has added parking on unpaved areas in the front, has a dust bowl instead of landscaping, and in general has flouted the zoning requirements for residential property. My multiple complaints have been ruled "unfounded."

I was not going to object to this rezoning from residential to R-O, but this kind of action makes me reconsider. This appears to be purely a move to add an entitlement to increase the value of the property. If the owner has not complied with current regulations, how can we trust him to comply with the new zoning? I will push for strict stipulations on this application, if not oppose it completely. Please call me Monday morning on my cell at 480-371-0633. Thank you.

-- Crystal DeVelis
4351 E. Whitton Ave.
Phoenix, AZ 85018

From: [Erick Grady](#)
To: [Anthony M Grande](#)
Subject: Z-198-25-6 – Rear neighbor comments for 3623 N. 44th Street
Date: Saturday, June 13, 2026 12:36:54 PM

CAUTION: This email originated outside of the City of Phoenix.

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Hello Mr. Grande,

I am a nearby rear neighbor of 3623 N. 44th Street, case **Z-198-25-6**. I am unable to attend the neighborhood meeting, but I would like my comments included in the case file and would like to be added to the notice list for future hearings.

My main concern is compatibility with the homes directly behind the property. From my kitchen/backyard, the existing roof and rear of the property are visible, and there is an alley between the properties that is already used for trash service.

I am not trying to comment on every detail of the project, but I would like the City and applicant to address these core issues:

1. **No increase in building height / one-story character maintained.**
2. **Any rooftop mechanical equipment or roof screening should be fully screened from adjacent residential properties and should not create a worse visual impact.**
3. **Any parking or security lighting should be downward-shielded and designed so there is no glare or light spillover into neighboring homes or yards.**
4. **Please clarify whether the alley will be used for business access, deliveries, parking, or commercial trash service, and ensure the project does not create increased alley impacts for adjacent residents.**
5. **Please maintain or improve screening/landscaping along the rear residential side of the property.**

Please also send me the current site plan, elevations, any landscape or lighting plans when available, the staff report when it is posted, and the dates for the Village Planning Committee, Planning Commission, and City Council hearings.

Thank you,
Erick Grady - 3624 N 44th Pl