City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-85-26-6
November 4, 2026

North Mountain Village Planning Committee Meeting Date:	November 18, 2026
Planning Commission Hearing Date:	December 3, 2026
Request From:	R1-6 (Single-Family Residence District) (0.46-acres)
Request To:	C-1 (Neighborhood Retail) (0.46-acres)
Proposal:	Coffee shop
Location:	Approximately 290 feet north of the northeast corner of 12th Street and Northern Avenue
Owner:	Keith Grayson, Silverton Capital, LLC
Applicant/Representative:	Jordan Greenman, Greenman Law Firm
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ dwelling units per acre	
Street Map Classification	12th Street	Collector	33-foot east half street

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; LAND USE PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the proposal will provide a minimum of four bicycle parking spaces and enhanced shade standards, including a minimum of 75 percent shade coverage for bicycle parking areas.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

As stipulated, the proposal will provide a minimum of 25 percent shade coverage within surface parking areas.

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.

The proposal seeks to reuse an existing building on a constrained site and will facilitate the establishment of a local, small business.

Applicable Plan, Overlays, and Initiatives
Comprehensive Bicycle Master Plan: Background Item No. 6.
Shade Phoenix Plan: Background Item No. 7.
Transportation Electrification Action Plan: Background Item No. 8.
Conservation Measures for New Development: Background Item No. 9.
Phoenix Climate Action Plan: Background Item No. 10.
Complete Streets Guiding Principles: Background Item No. 11.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Single-family residential	R1-6
North	Single-family residential	R1-6
South	Misc. commercial uses	R1-6 and C-2
East	Storage	C-2
West (across 12th Street)	Single-family residential and commercial office use	R1-6 and C-1

C-1 Neighborhood Retail		
Standards	**Requirements**	**Site Plan Provisions**
Maximum Building Height	2 stories, 30 feet	16 feet-6 inches (Met)
Minimum Building Setbacks		
12th Street	25 feet average, 20 feet minimum	37 feet (approx.) (Met)
North (Adjacent to R1-6)	25 feet	14 feet (Not met)
South (Adjacent to R1-6)	25 feet	40 feet (approx.) (Met)
East (Adjacent to C-2)	0 feet	23 feet (approx.) (Met)
Minimum Landscape Setbacks		
12th Street	25 feet average, 20 feet minimum	2 feet (approx.) (Not met)
North (Adjacent to R1-6)	10 feet	0 feet (Not met)
South (Adjacent to R1-6)	10 feet	5 feet (approx.) (Not met)
East (Adjacent to C-2)	0 feet	0 feet (Met)
Lot Standards		
Maximum Lot Coverage	50 percent	12.8 percent (Met)
Minimum Parking	12 spaces	6 spaces (Not met)

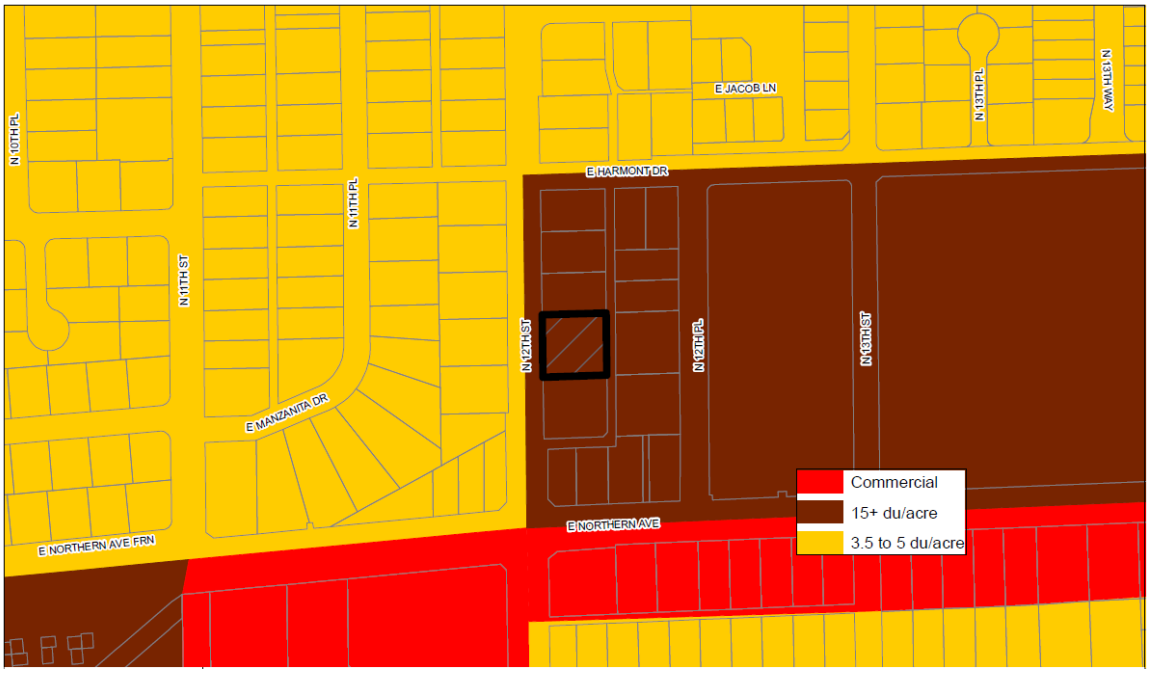
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.46 acres located approximately 290 feet north of the northeast corner of 12th Street and Northern Avenue from R1-6 (Single-Family Residence District) to C-1 (Neighborhood Retail) to allow a coffee shop.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site, as well as the areas to the north, south, and east are designated Residential 15+ dwelling units per acre on the General Plan Land Use Map. The area to the west, across 12th Street, is designated Residential 3.5 to 5 dwelling units per acre. The proposed C-1 zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the subject site is less than 10 acres in size.

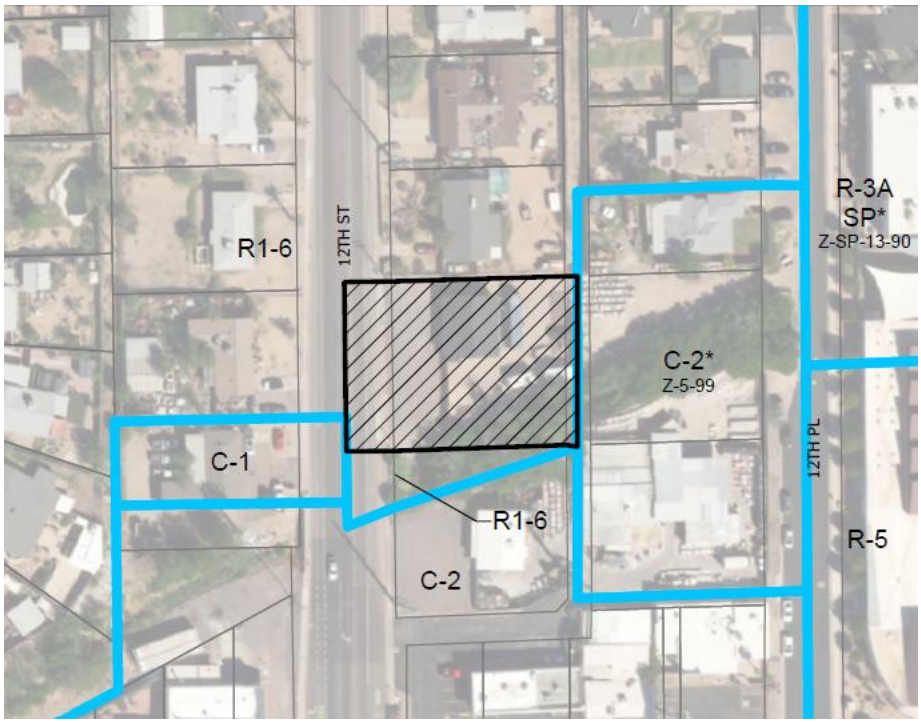


General Plan Land Use Map; Source: City of Phoenix GIS.

SURROUNDING LAND USES AND ZONING

3. The subject property is currently a vacant single-family residence and is zoned R1-6. The property to the north, also zoned R1-6, is developed as a single-family residence. The property to the south is developed with commercial uses and is primarily zoned C-2, with a small area of R1-6 that will remain as a remnant of the existing zoning and generally follows the alignment of the adjacent wash. The property to the east is used for open storage and is zoned C-2. Across 12th Street to the west are two properties. One of these properties is zoned C-1 and is developed with a commercial use, while the other is developed as a single-family residence and zoned R1-6.

   The following image illustrates the subject site and its proximity to the adjacent properties and zoning.



Source: City of Phoenix GIS

PROPOSAL

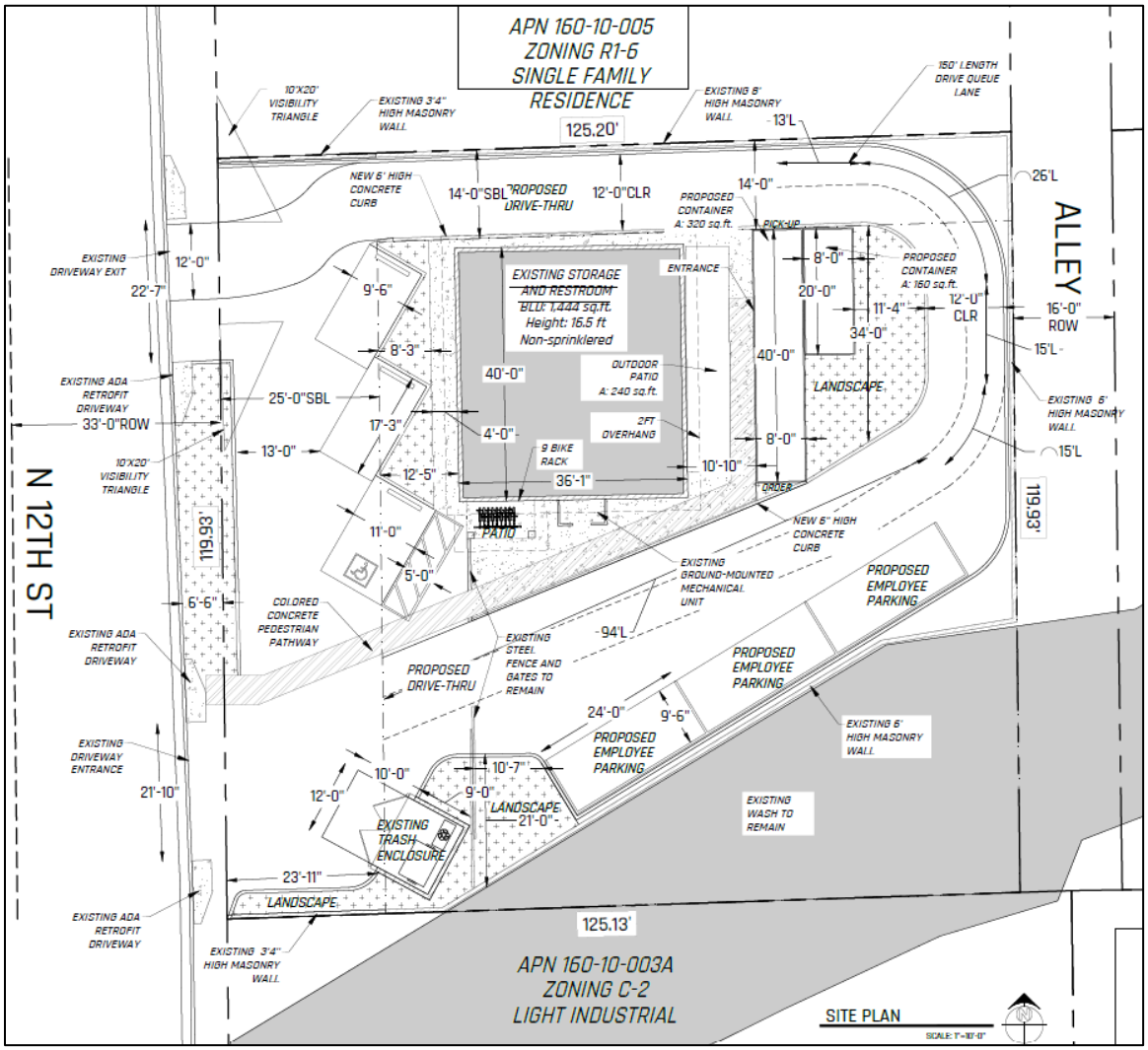
4. Site Plan

The site plan, attached as an exhibit, depicts a 1,444 square foot, single-story building and two proposed storage containers measuring 320 square feet and 160 square feet. Access to the site is provided by a driveway near the southwest corner of the property, allowing right-in and left-in movements. This driveway connects to a proposed drive-through lane that wraps around the site to provide access to parking and serves a drive-through window located on the northernmost storage container. The drive-through lane then exits the site through a second driveway located near the northwest corner of the site. A use permit will be required to allow a drive through due to its proximity to a residential zoning district. Although not depicted on the site plan, the northern access point will be restricted to right-out movements only. The site plan also depicts a wash located along the southern edge of the site, which will be preserved in its natural state as required by Stipulation No. 4.

The site plan also depicts a total of six parking spaces, which does not meet the minimum parking requirement of 12 spaces. Several of the proposed parking spaces do not meet the dimensional or access requirements of the Zoning Ordinance. In addition, the site plan does not meet the required landscape setback requirement along 12th Street; a condition that is further complicated by the required right-of-way dedication and detached sidewalk along 12th Street, neither of which are depicted on the site plan. The site plan also does not meet

the required north and south landscape setback requirements or the required building setbacks along the north property line.

The applicant will need to obtain a series of variances through a separate process to address these issues. Staff notes that the granting of these variances is neither implied nor guaranteed.

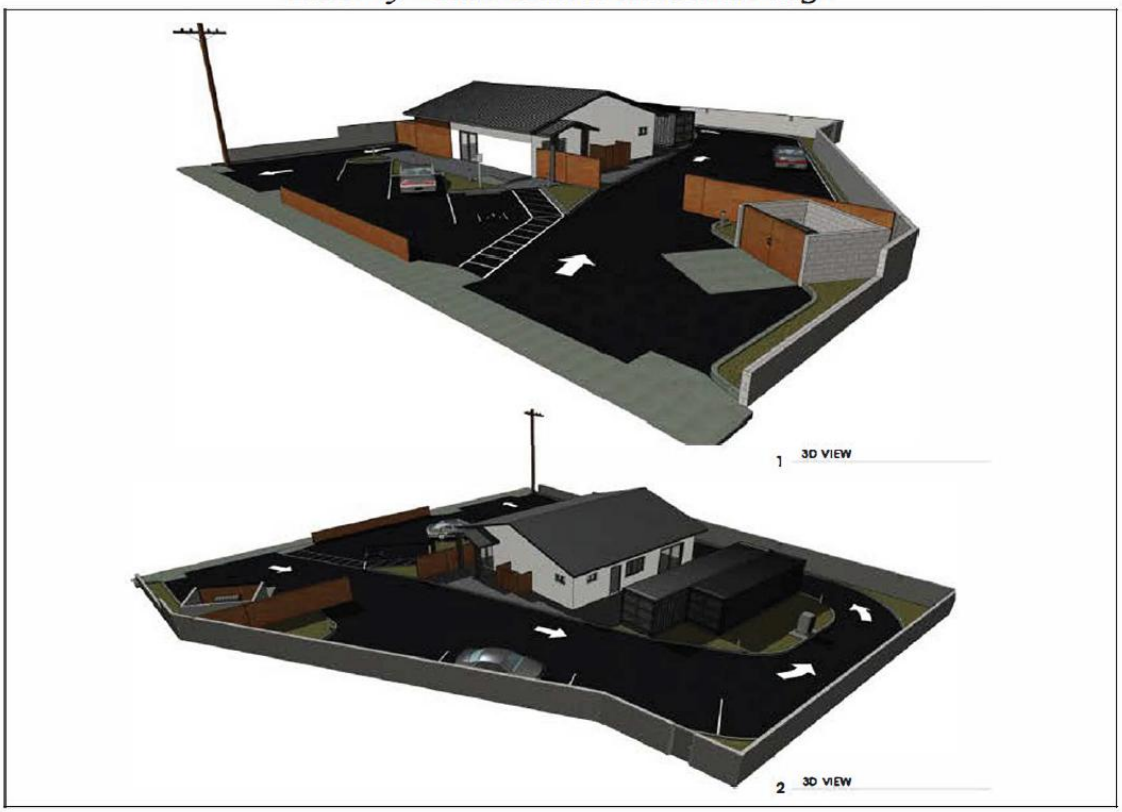


Source: ARC Studio Design

5. Elevations

The applicant has not provided a set of elevations for inclusion with this report; however, a rendering of the proposed development depicts the general appearance of the project. Stipulation No. 1 requires that the building elevations contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhangs.

Exhibit J – Three-Dimensional Renderings



Source: Applicant

ADOPTED AREA PLANS, STUDIES, AND POLICIES

6. **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. Stipulation No.11 requires bicycle parking to be installed per the requirements in the city's Walkable Urban (WU) Code, while Stipulation No. 13 requires 75 percent shade for pedestrian pathways and bicycle parking.

7. **Shade Phoenix Plan:**
The Shade Phoenix Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees for any required landscape setback not adjacent to 12th Street (Stipulation No. 2.a).
- Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings to be planted on both sides of the sidewalk (Stipulation No. 6.a).
- Minimum of 25 percent of the surface parking area to be shaded (Stipulation No. 12).
- All bicycle parking spaces and pedestrian pathways, including sidewalks, to be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75 percent shade cover (Stipulation No. 13).

8. **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, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 10.

9. **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. 3, 12, and 14 through 16.

10. **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 emission 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. 16, which requires a minimum of one GI techniques for stormwater management to be implemented.

11. **Complete Streets Guiding Principles:**
In 2014, 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.

Stipulation No. 4 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, a detached sidewalk will be provided and all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation Nos. 6, 8, and 9.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff has received two letters of opposition regarding this case. Concerns include long-term viability of the proposed use, previous experiences with the property owner, traffic conditions along 12th Street, potential safety impacts, crime, and concerns regarding impartiality of the applicant's representative.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has the following requirements:

- Minimum 40-foot right-of-way dedication for the east side of 12th Street (Stipulation No. 5).
- Minimum 6-foot-wide detached sidewalk separated from the curb by a minimum of eight-foot-wide landscape area (Stipulation No. 6).
- All mitigation improvements shall be constructed and/or funded as in the accepted Traffic Impact Analysis (Stipulation No. 7).
- Replace unused driveways with sidewalk, curb, and gutter (Stipulation No. 8).
- All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 9).

OTHER

14. 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. 17.

15. 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. 18.

16. 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 proposed zoning will facilitate the development of a currently underutilized site with a level of intensity that is appropriate for the surrounding area.

2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.

3. The proposed zoning is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1.	All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.	
2.	Landscape setbacks not adjacent to the street, when required, shall be planted to the following standards, as approved by the Planning and Development Department.	
	a.	Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted not more than 20 feet on center or in equivalent groupings.
	b.	A minimum of five, 5-gallon drought-tolerant shrubs per tree.

	c.	A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
	d.	Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
3.	The existing wash located along the southern border of the site as depicted on the site plan stamped June 5, 2026 shall be preserved and dedicated as permanent undisturbed open space, as approved by the Planning and Development Department.	
4.	Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.	
5.	A minimum of 40 feet of right-of-way shall be dedicated for the east half of 12th Street.	
6.	A minimum 6-foot-wide detached sidewalk, separated from the curb by a minimum 8-foot-wide landscape area, shall be constructed along the east side of 12th Street and shall comply with the following standards, as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.	
	a.	Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
	b.	A minimum of five, 5-gallon, drought-tolerant shrubs per tree.
	c.	A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
7.	All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 21, 2026.	
8.	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	

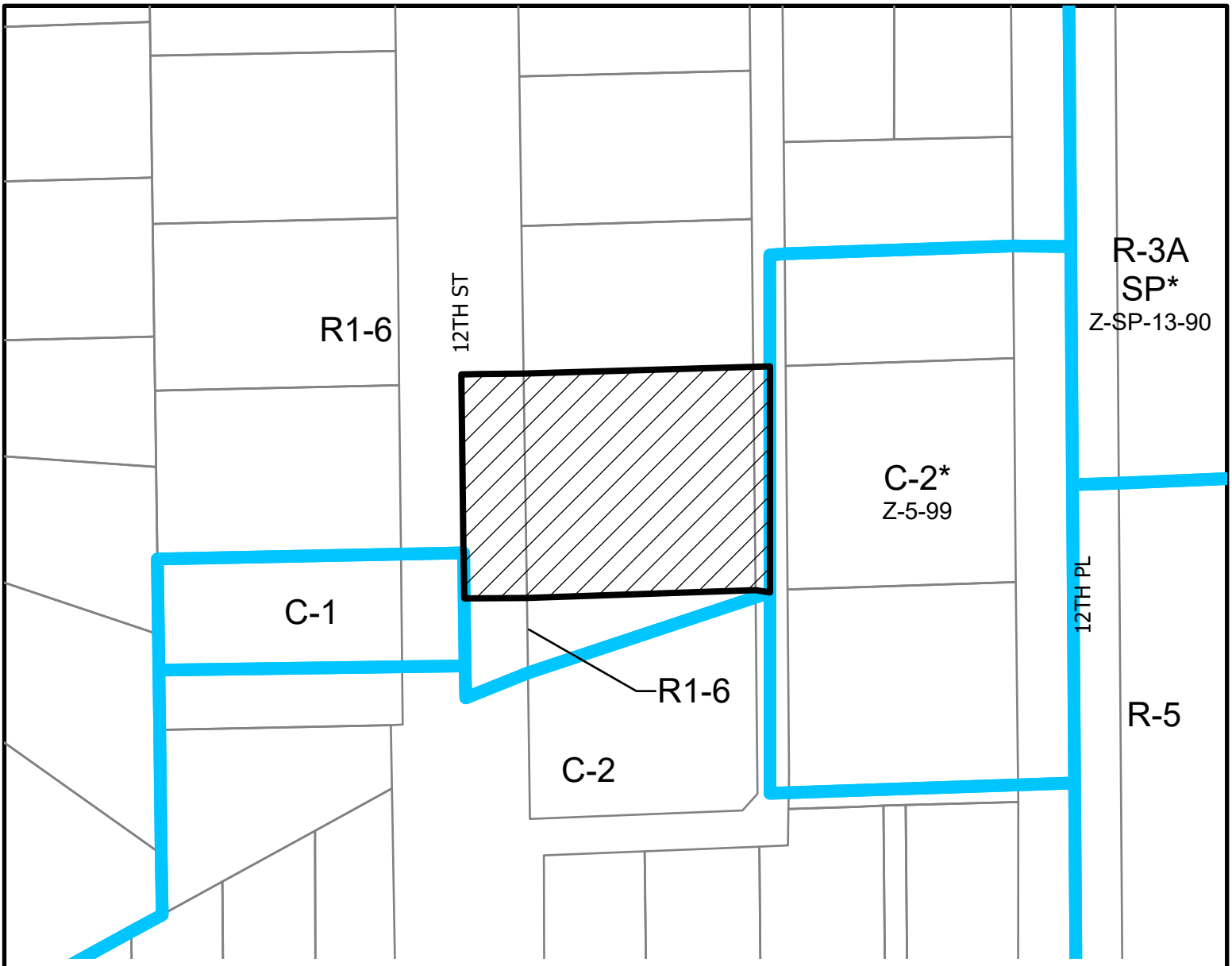
	upgrade all off-site improvements to be in compliance with current ADA guidelines.
9.	All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10.	A minimum of 10% of the parking spaces shall include EV capable infrastructure.
11.	A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
12.	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.
13.	All bicycle parking spaces 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.
14.	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, as approved by the Planning and Development Department.
15.	Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department
16.	A minimum of one 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.

17.	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.
18.	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
Robert Kuhfuss
November 4, 2026

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Sketch Map
Conceptual Site Plan date stamped June 5, 2026 (3 pages)
Conceptual Rendering date stamped June 5, 2026 (1 page)
Community Correspondence (4 pages)



NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Greenman Law Firm
APPLICATION NO:	Z-85-26-6
DATE:	10/13/2026
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	0.46 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 25-30
ZONING MAP	J-9

REQUESTED CHANGE:

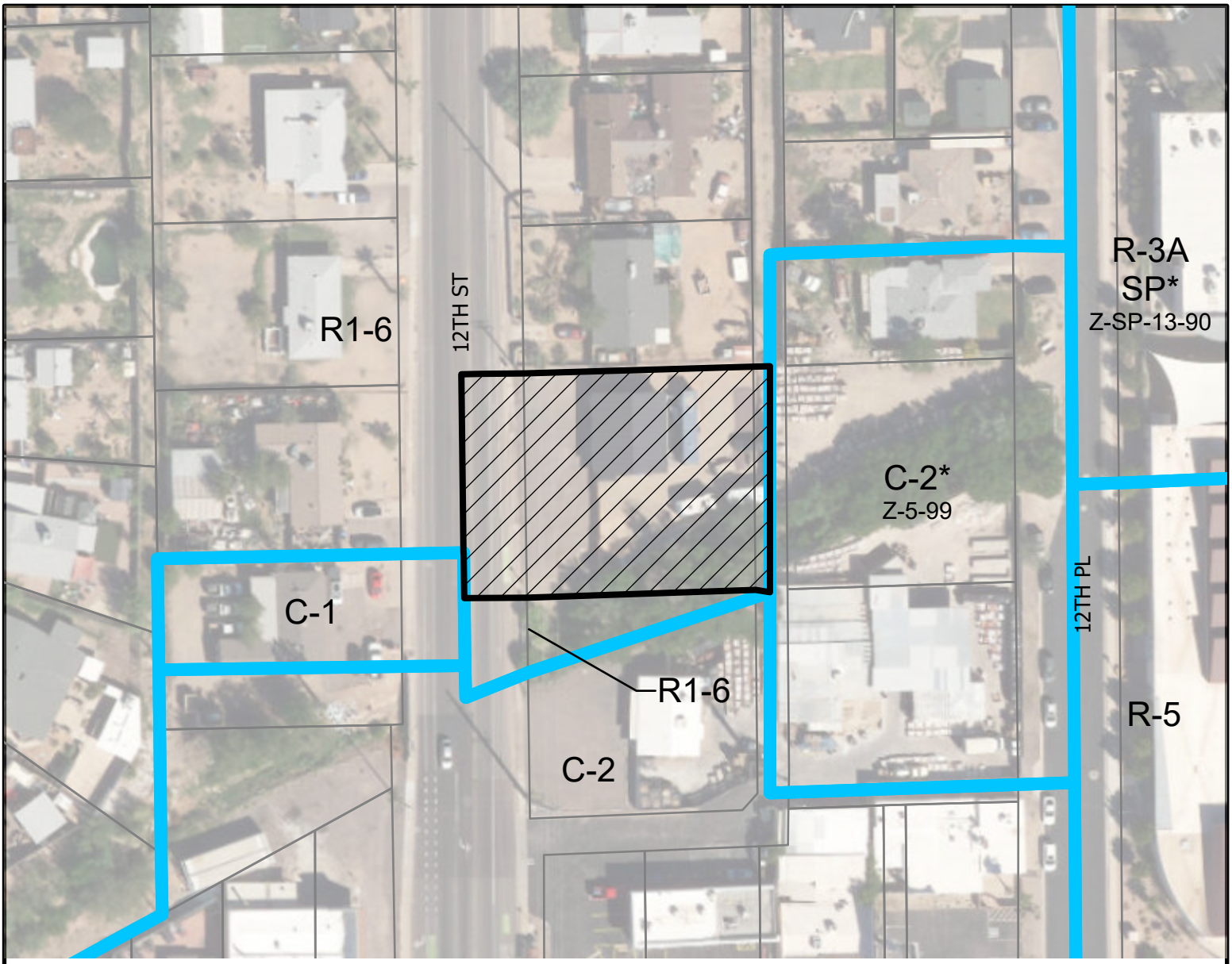
FROM: R1-6 (0.46 ac.)

TO: C-1 (0.46 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
R1-6	2	3
C-1	6	8

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

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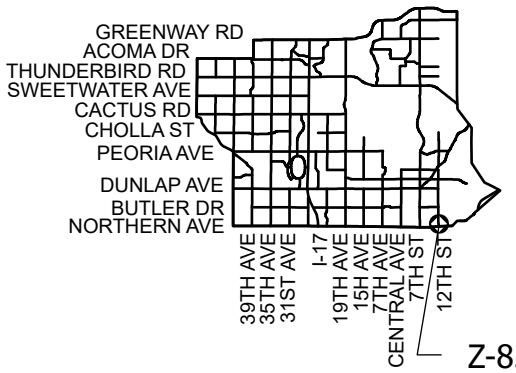


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NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 6



Z-85-26-6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Greenman Law Firm
APPLICATION NO:	Z-85-26-6
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	0.46 Acres
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ZONING MAP	J-9

REQUESTED CHANGE:

FROM: R1-6 (0.46 ac.)

TO: C-1 (0.46 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
R1-6	2	3
C-1	6	8

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

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HOLY GROUNDS COFFEE
8025 N 12TH ST
PHOENIX, AZ, 85020

GENERAL SITE PLAN NOTES

"DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
"THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
"ALL RIGHT-OF-WAY ENCROACHMENTS SHALL OBTAIN A REVOCABLE PERMIT. ALL ALTERNATE PAVING IN THE RIGHT-OF-WAY SHALL OBTAIN A CITY MAINTENANCE AGREEMENT."
"ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
"STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
"STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
"AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS."
"ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."
"OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
"ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
"ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."
"BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."
"ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN."
"GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF _____ AND _____."
PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

_____
SIGNATURE OF COPYRIGHT OWNER DATE

_____
PRINTED NAME OF COPYRIGHT OWNER

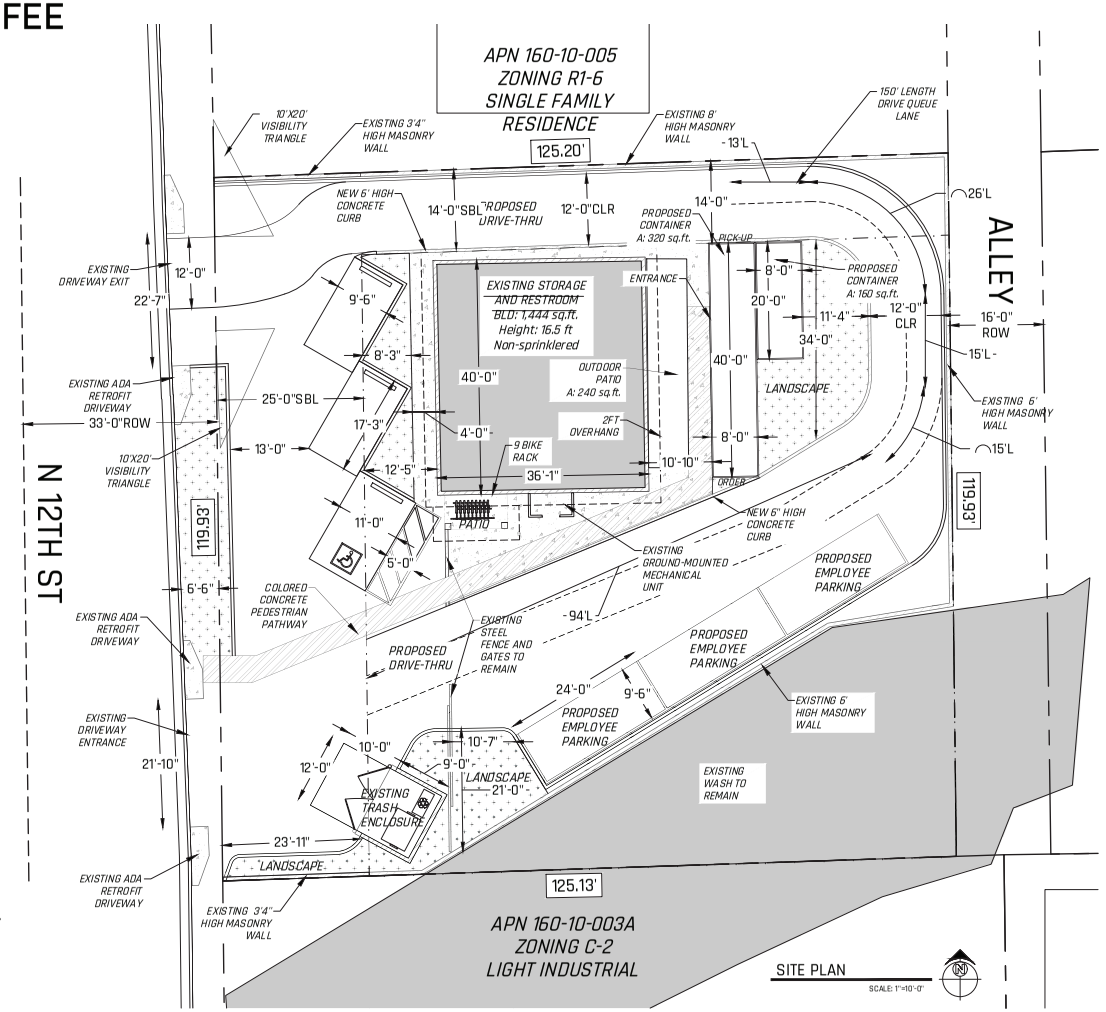
GOVERNING CODES AND AGENCIES:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL & GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES (ADAAG)

DISCLAIMER:

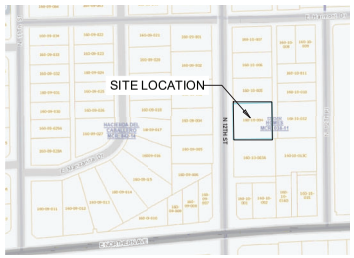
DIMENSIONS ON THE SITE PLAN ARE SOURCED FROM THE ASSESSOR, DOES NOT GUARANTEE THE ACCURACY, COMPLETENESS, OR CURRENCY OF THE INFORMATION IN THIS DATABASE OR MAP. INFORMATION MAY HAVE BEEN SOURCED FROM INDEPENDENT SOURCES AND COULD CONTAIN ERRORS OR OMISSIONS. UPDATES TO THE DATA ARE NOT IN REAL-TIME. BOUNDARY DEPICTION METHODS MAY NOT ALWAYS ALIGN WITH RECORDED DOCUMENTS. PARCEL BOUNDARIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY; USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY ADJACENT PARCELS. THE INFORMATION PROVIDED IS NOT EQUIVALENT TO A TITLE REPORT OR REAL ESTATE SURVEY. USERS SHOULD INDEPENDENTLY RESEARCH, INVESTIGATE, AND VERIFY ALL INFORMATION BEFORE RELYING ON IT FOR LEGAL DOCUMENTS.

APN	160-10-004
Owner Information	
Owner Name:	SILVERTON CAPITAL LLC
Property Address:	8025 N 12TH ST PHOENIX 85020
Mailing Address:	8025 N 12TH ST PHOENIX AZ USA 85020
Deed Number:	20250233522
Property Information	
Lat/Long:	33.554031 , -112.056295
S/T/R:	33 3N 3E
Jurisdiction:	PHOENIX
PUC:	190
Lot Size (sq ft):	14,979
MCR #:	38-11
Subdivision:	HOOD HOMES
Lot #:	4
Tract/Block:	/
Floor:	1
Construction Year:	1954
Zoning:	R1-6
VILLAGE	NORTH MOUNTAIN



SITE PLAN
SCALE: 1"=10'-0"

VICINITY MAP



LEGEND

- NEW CONCRETE
- EXISTING AREA TO REMAIN INTACT
- PROPOSED LANDSCAPE
- WALL TYP. PER PLAN
- SETBACK LINE
- PROPERTY LINE
- VEHICLE CIRCULATION LINE

OCCUPANT LOAD:

BUILDING OCCUPANCY - 2024 IBC 303.3
PER TABLE 1004.1.2

AREA / USAGE	SPACE S.F.	OCCUPANT LOAD FACTOR	TOTAL O.L.
STORAGE	1380 S.F.	N/A	0
RESTROOM	70 S.F.	N/A	0
STORAGE PATIO	60 S.F.	N/A	0
RETAIL	120 S.F.	150 GROSS	1
SERVING AREA	75 S.F.	15 NET	5
KITCHEN	143 S.F.	200 GROSS	1
SEATING	98 S.F.	15 NET	7
OUTDOOR SEATING	240 S.F.	FIX SEATING	4
TOTAL:	2186 S.F.		18

PARKING:

PARKING REQUIREMENTS:
RESTAURANTS:1 SPACE PER 50 S.F. (INCLUDING OUTSIDE DINING/SALES) EXCLUSIVE OF KITCHEN, REST ROOMS, STORAGE, ETC.
RETAIL 1 SPACE PER 300 S.F. FLOOR AREA

INDOOR SEATING	98SF
OUTDOOR SEATING	240SF
SERVING AREA	75SF
	313SF
RETAIL	120SF
KITCHEN	2 EMPLOYEES

12 REQUIRED PARKING SPACES

PARKING SPACES PROVIDED: 3 EMPLOYEE PARKING SPACES AND 2 CUSTOMER PARKING SPACES INCLUDING 1 ACCESSIBLE

BUILDING SQ.FT.

EXISTING STORAGE TYPE S : 1,444
NEW CONTAINER TYPE B : 320
NEW CONTAINER TYPE B : 160
TOTAL 1,924
MAX LOT COVERAGE: 50% 7,490
LOT COVERAGE PROVIDED: 12.8%
MAX HGT: 30FT
PROVIDED HGT: 16.5FT

PARKING LANDSCAPE:

PARKING AREA 1200SQ.FT.:
REQUIRED PARKING LANDSCAPE: 10% 120 SQ.FT.
PROVIDED PARKING LANDSCAPE:
EMPLOYEE PARKING LANDSCAPE: 220 SQ.FT.
PARKING LANDSCAPE: 180 SQ.FT.
TOTAL LANDSCAPE 400 SQ.FT.

PROJECT NARRATIVE:

THIS REQUEST IS FOR A ZONING CHANGE FROM R1-6 (SINGLE-FAMILY RESIDENTIAL) TO C-1 (NEIGHBORHOOD RETAIL) TO ALLOW THE DEVELOPMENT OF A SMALL-SCALE RESTAURANT USE (COFFEE SHOP) WITH LIMITED INDOOR AND OUTDOOR SEATING.

THE PROPOSED USE IS PICKUP-ORIENTED WITH MINIMAL ON-SITE ACTIVITY AND IS DESIGNED TO SERVE THE SURROUNDING NEIGHBORHOOD. THE PROJECT MAINTAINS A LOW-INTENSITY OPERATIONAL FOOTPRINT CONSISTENT WITH THE INTENT OF THE C-1 ZONING DISTRICT.

THE PROJECT INCLUDES:

A PICKUP-ORIENTED COFFEE SHOP (RESTAURANT USE) WITH MINIMAL SEATING UTILIZATION OF THE EXISTING 1,444 SF BUILDING FOR STORAGE AND RESTROOM USE ONLY, WITH ONLY A SMALL PORTION (RESTROOM) FUNCTIONING AS ACTIVE SPACE, AND THE REMAINDER CONSIDERED NON-OCCUPIED OR STORAGE AREA
A DRIVE-THRU COFFEE SERVICE, DESIGNED TO MINIMIZE ON-SITE CONGESTION AND PROVIDE EFFICIENT VEHICULAR CIRCULATION
THE INCORPORATION OF SHIPPING CONTAINERS TO SUPPORT THE OPERATIONAL NEEDS OF THE DRIVE-THRU PICK-UP SERVICE

THE SITE IS INTENTIONALLY DESIGNED TO REFLECT AN EXTREMELY LIMITED FUNCTIONAL FOOTPRINT, WITH PRIMARY ACTIVITY FOCUSED ON THE DRIVE-THRU SERVICE AND MINIMAL PEDESTRIAN INTENSITY.

THE PROPOSED DEVELOPMENT IS INTENDED TO PROVIDE A CONVENIENT, NEIGHBORHOOD-SCALE SERVICE WITH LIMITED IMPACTS, CONSISTENT WITH THE CHARACTER AND PURPOSE OF THE C-1 ZONING DESIGNATION, WHILE SUPPORTING THE ASSOCIATED USE PERMIT AND VARIANCE REQUESTS.

LEGAL DESCRIPTION:

(PER QUIT CLAIM DEED DOCUMENT NO. 20250233522, M.C.R.)
LOT 4, OF HOOD HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 38 OF MAPS, PAGE 11

OWNER:

NAME: Eco Properties LLC
MAILING ADDRESS: 8025 N. 12th Street, Phoenix, AZ 85020
EMAIL: keith@phxeco.com
PHONE NUMBER: (602)418-2950

DESIGNER:

NAME: CRISTIAN ARROYO
MAILING ADDRESS: 3030 N Central Ave #710, Phoenix, AZ 85012
EMAIL: Cristian@arcstudio-design.com
PHONE NUMBER : (602)810-4175

Development Requirements:

Actual Zoning	R1-6 Single Family
Proposed Zoning	C-1 Neighborhood Commercial

SITE AREAS:

NET AREA: 14,979 SQ.FT. (.34ACRES)
GROSS AREA: 19,932 SQ.FT.(.45ACRES)

BUILDING SETBACKS:

REQUIRED WEST FRONT	25FT
PROVIDED WEST FRONT	10FT
REQUIRED NORTH SIDE	25FT
PROVIDED NORTH SIDE	14FT
REQUIRED SOUTH SIDE	0FT
PROVIDED SOUTH SIDE	0FT
REQUIRED EAST REAR	0FT
PROVIDED EAST REAR	0FT

LANDSCAPE SETBACKS:

REQUIRED WEST FRONT	25FT
PROVIDED WEST FRONT	0FT
REQUIRED NORTH SIDE	10FT
PROVIDED NORTH SIDE	0FT
REQUIRED SOUTH SIDE	0FT
PROVIDED SOUTH SIDE	0FT
REQUIRED EAST REAR	0FT
PROVIDED EAST REAR	0FT

5' BUFFER STRIP REQUIRED IN FRONT PROPERTY LINE BETWEEN PARKING AND CURB, REQUIRED LANDSCAPING = 120' LOT FRONTAGE × 8FT = 960 SF

REQUESTED VARIANCE

- Section 622.E.4.d - Variance to reduce the required front yard building setback (west) from 25 feet to 0 feet.
- Section 622.E.4.e - Variance to reduce the required front yard landscape setback (west) from 25 feet to 0 feet.
- Section 622.E.4.d - Variance to reduce the required side yard building setback (north) from 25 feet to 14 feet.
- Section 622.E.4.e - Variance to reduce the required side yard landscape setback (north) from 10 feet to 0 feet.
- Section 702.C - Variance to reduce the required on-site parking spaces from 12 spaces to 6 spaces, provided by the site plan.

SDEV: 0004129 KIVA: 00-7709
PAPP: 2502669 QS: Q25-30

CITY OF PHOENIX
JUN 05 2026
Planning & Development Department

NOTES

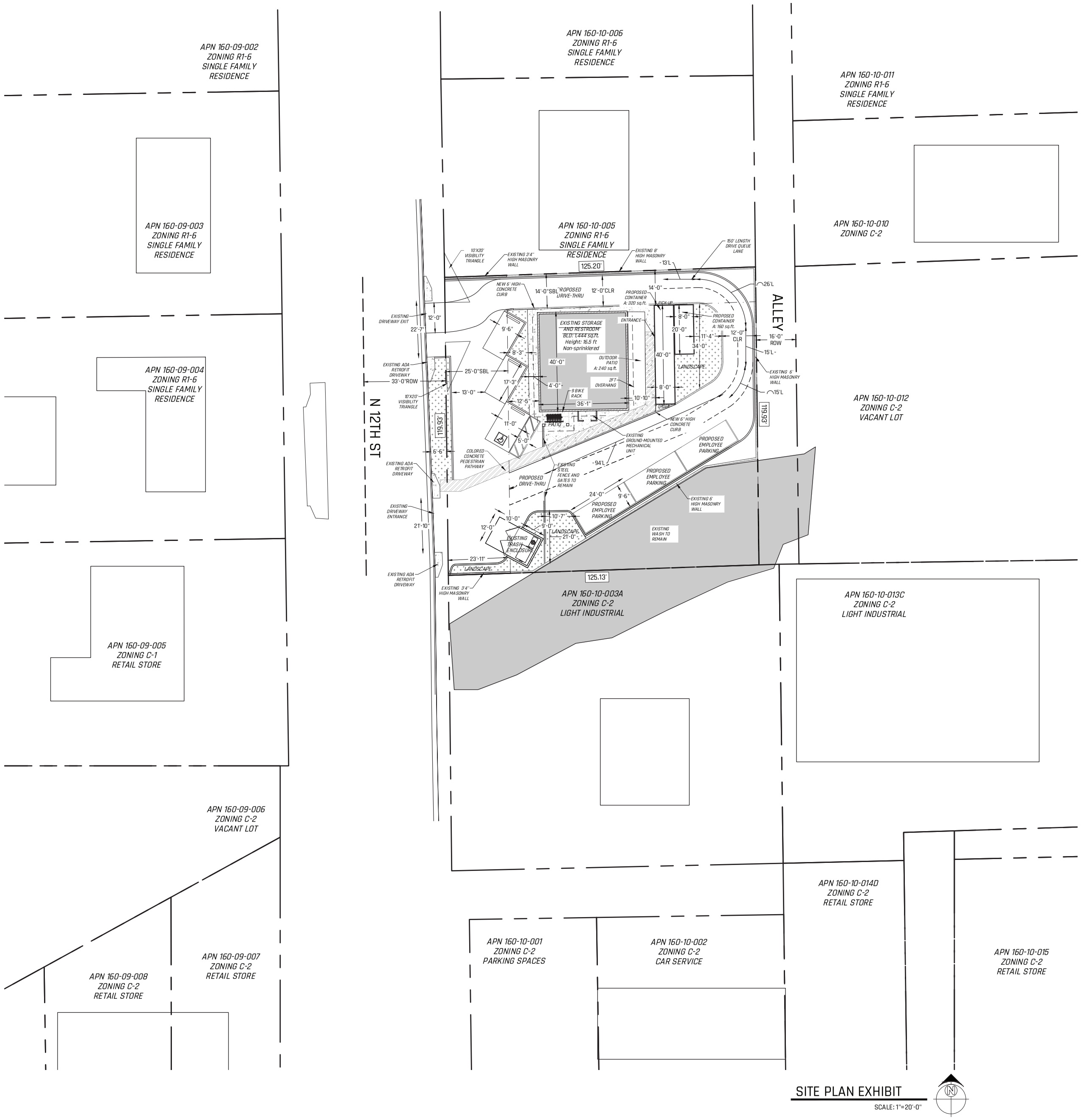
PROJECT
HOLY GROUNDS COFFEE
8025 N 12TH ST
PHOENIX, AZ, 85020

REVISIONS

ARC STUDIO DESIGN
CRISTIAN ARROYO
FOUNDER
ARCHITECTURAL DRAFTING DESIGN
RESIDENTIAL | COMMERCIAL
3030 N Central Ave #710, Phoenix, AZ 85012
602-810-4175
Cristian@arcstudio-design.com

CLIENT
SILVERTON CAPITAL LLC
DRAFTER
CRISTIAN ARROYO

PROJECT DATA
SITE: 8025 N 12TH ST PHOENIX AZ 85020
TITLE: SITE PLAN
SCALE: PER PLAN | DATE: 04/09/26 | DRAWN: C.H.D. | CHECKED: I.A.
PROJECT #:
DRAWING #: SP



SITE PLAN EXHIBIT
SCALE: 1"=20'-0"

NOTES

PROJECT

HOLY GROUNDS COFFEE
8025 N 12TH ST
PHOENIX, AZ, 85020

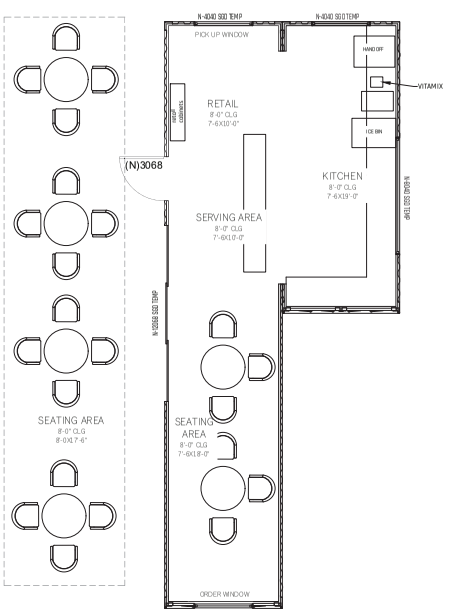
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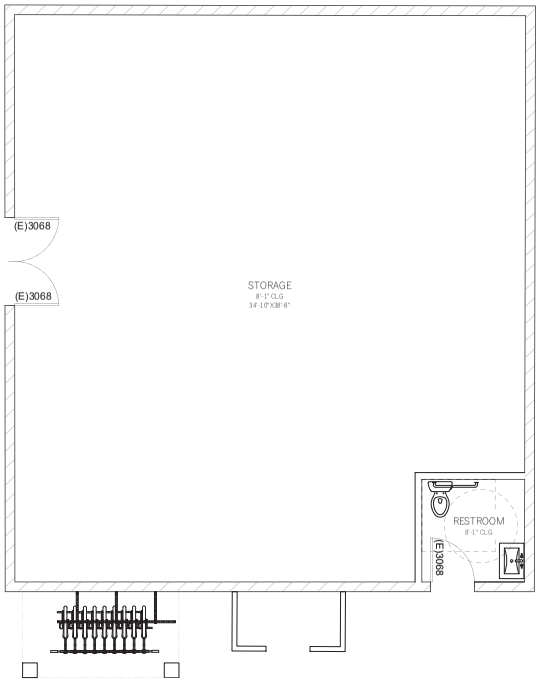
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TITLE: SITE PLAN EXHIBIT			
SCALE: PER PLAN	DATE: 04/09/26	DRAWN: C.H.D.	CHECKED: I.A.
PROJECT #:			
DRAWING #: SPE			



COFFEE SHOP
FLOOR PLAN

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



STORAGE
FLOOR PLAN

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

NOTES

PROJECT

HOLY GROUNDS COFFEE
8025 N 12TH ST
PHOENIX, AZ, 85020

REVISIONS

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PROJECT DATA

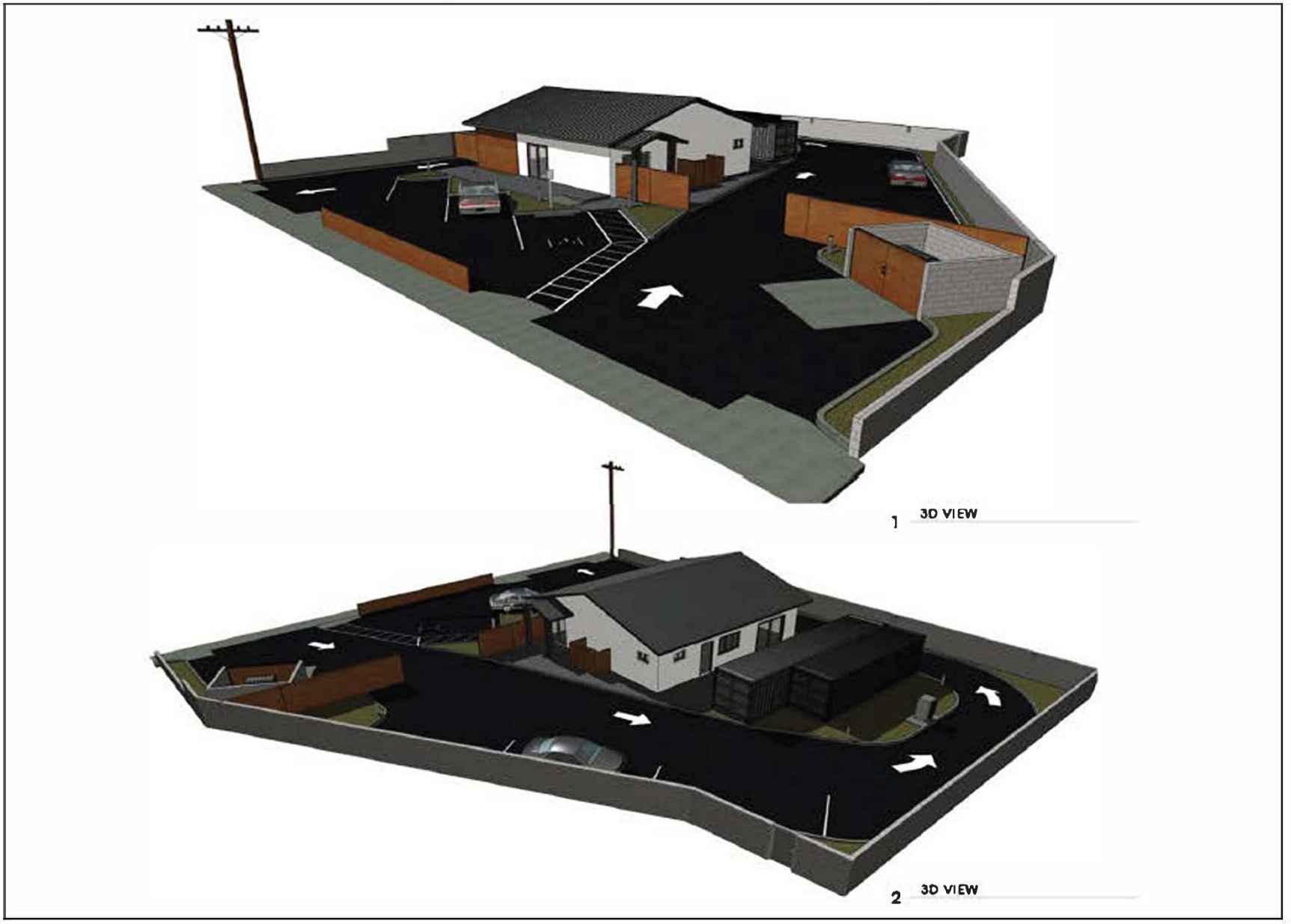
SITE:	8025 N 12TH ST PHOENIX AZ, 85020
TITLE:	FLOOR PLAN

SCALE:	DATE:	DRAWN:	CHECKED:
PER PLAN	04/09/26	C.H.D.	I.A.

PROJECT #:

DRAWING #: FP

Exhibit J – Three-Dimensional Renderings



CITY OF PHOENIX
JUN 0 5 2026
Planning & Development Department

6 October, 2026

Robert Kahlas
City of Phoenix Village Planner
North Mountain Village Planning Committee
200 West Washington Street
2nd Floor
Phoenix, AZ 85003

Re Z85-26-6 Residential R1-6
8025 N. 12St
Phoenix, AZ 85020/ Wednesday 14 Oct 2626
VS
greenman Law/Holy grounds Coffee
Silverton Capital LLC C-1 Retail
@ Sunny Slope High School 6PM
Room B164 35 W. Dunlap, 85021

On behalf of many people out exercising, + pets, and traffic already backed up 2-3 blocks headed south & east (Left turn) Do Not approve this case where recently a woman was killed approximately that location!

Also the intentional owners are NOT familiar that traffic headed south need coffee shop on West side of street with flow of traffic.
Unfortunately, many people do make Left turns into coffee shops on opposite side of street as exhibited @ other places close by on corners which is very dangerous.

Objection / Holy grounds coffee
C-1
8075 N. 12St
Phoenix, AZ 85020

P2
Z 85266
Rezoning
Hearing
W Oct 14
6 PM
Sunnyslope
District 6
Robert
Kuhfuss

Many neighbors are very upset about the lack of concern for the neighborhood by a business that is almost sure to fail from inadequate planning.

If a brief monitoring was done by the city ignoring the facts presented, this would confirm the obvious that even the blind school in the next block could tell
Confirm!!

This specific case has taught me to read SPECIFICS of neighborhood applications - not just that a vacant spot will be filled!

Thank you, PLEASE for Full consideration.

Lewa Edwards
602 291 5703
8021 N. 11 Place
Phoenix, AZ 85020-3713

18 October, 2026

Robert Kahfuss
North Mt. Village Planning Committee
Planning & Development Department
200 W. Washington St. 2nd floor
Phx., AZ 85003

Re: Case Z-85-26-6
Nov. 18, 2026
Greenman Laws/
Silverton Capital LLC
Zoning change to CB
& Installation of "Porkchop"
in 12 St. North of Northern AV
85020
Holy Grounds Coffee
Drive thru

Jordan Greenman conducted the neighborhood meeting which had not been circulated ahead in the widely distributed mailing. No city officials were there-nor the proposed owner of the coffee shop. Mr. Greenmans extensive packet did NOT include information about the previous experience of proposed owner nor Silverton's other investments success or diversification, nor did Mr. Greenman know anything about his client!! BIG RED FLAG!

Also of concern is that the lawyer is a board member of INFLUENCE with colleagues which even if he obstains from voting, is not going to make these hearings impartial!!

Case Z 85-26-6
green man Laws for
Silverton Capital, LLC
Holy Grounds Coffee drivethru

Nov 18, 2026
p2

Additional Factors of concern by my elderly & infirm neighbors is that a "morning" type coffee shop being on an "afternoon" route is that it is very unlikely to survive long unless this is just a cover-up for drug trafficing!!

Also the installation of this strange "porkchop" in the middle of a heavily backed up street is likely to back up traffic even farther north as the current middle lane has reduced bike traffic DRASTICALLY instead of making biking safer "in".

(Reportedly "city" vehicles are speeding drastically on 12 street but since I stay away from heavily trafficed areas as a pedestrian, I cannot personally confirm that.
There may be other + factors in having "right" commercial zoning along 12 street, and I did share brochures with other neighbors who have solidly been against the "wrong" side of this particular establishment. People are tired evenings and have great difficulty writing letters even for their strong feelings unfortunately but we all want a safe quiet neighborhood.

Thank you,
L. Lewandowski 602 291 5703
(out of town 18 Nov, 2026)

8021 N. 11 place
Phx., AZ 85020