PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** June 17, 2022

From: Alan Stephenson
Planning & Development Department Director

Subject: **P.H.O. APPLICATION NO. PHO-2-22--Z-97-96-1 –** Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 20, 2022**.

2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.

3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 24, 2022**.

DISTRIBUTION
Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Racelle Escolar, Sarah Stockham, Deer Valley Village)
Village Planning Committee Chair (Joseph Grossman, Deer Valley Village)

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-22--Z-97-96-1

Council District: 1

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding development in accordance with site plan dated June 20, 1996 and April 26, 2002. Modification of Stipulation 2 regarding emergency access to Louise Drive (PHO-1-02). Deletion of Stipulation 5 regarding notification requirements.

Owner	Applicant	Representative
AZ West Deer Valley LP	AZ West Deer Valley LP	Shaine Alleman, Tiffany & Bosco PA
2908 West Deer Valley Road	2908 West Deer Valley Road	2525 East Camelback Road, Suite 700
Phoenix AZ 85027	Phoenix AZ 85027	Phoenix AZ 85016
(403) 355-0436	(403) 355-0436	P: (602) 452-2712 F:
sta@tblaw.com	sta@tblaw.com	sta@tblaw.com

Property Location: Northeast corner of 30th Avenue and Deer Valley Road

Zoning Map: N-7 Quarter Section: 43-22 APN: 206-04-031C Acreage: 7.58

Village: Deer Valley
Last Hearing: CC RATIFICATION
Previous Opposition: No
Date of Original City Council Action: 10/02/1996
Previous PHO Actions: 07/03/2002
Zoning Vested: CP/GCP
Supplemental Map No.: 1027
Planning Staff: 065957

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at http://phoenix.gov/pdd/licensetimes.html.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
$1,080.00	$0.00	05/03/2022	22-0043110	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: 07/20/2022 1000 AM	Date:	Date:
Appealed?:	Appealed?:	
Action:	Action:	Action:

TIFFANY & BOSCO P.A.

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

June 15, 2022

ORIGINAL HAND-DELIVERED

Planning Hearing Officer
City of Phoenix
Planning & Development Department
200 W. Washington Street, 2nd Floor
Phoenix, Arizona 85003

RE: Planning Hearing Officer Application
Request for Stipulation Modification of Zoning Cases # Z-97-96-1 (Northeast corner of Deer Valley Road & 30th Avenue)

To Planning Hearing Officer:

Tiffany & Bosco, P.A. represents the Property owner, AZ West Deer Valley, LP (the "Applicant") and the developer, Hopewell Development, who will develop the subject parcels for this Planning Hearing Officer Application. The subject parcels are approximately 6.2 gross acres located at the northeast corner of W. Deer Valley Road and N. 30th Avenue as shown on **Exhibits 1 and 2** (the "Property"). The Property consists of Maricopa County Assessor Parcel Numbers 206-04-031C and 206-04-004K, which are currently zoned Commerce Park/General Commerce Park (CP/GCP) as shown on **Exhibit 3** and have a General Plan land use designation of Industrial as shown on **Exhibit 4.**

BACKGROUND/PROPERTY APPROVALS

The Applicant recently purchased the Property in December 2021. Prior to the Applicant's purchase, the Property contained portions of the Motorcycle Mechanics Institute and were used for general motorcycle repair and motorcycle education.

The Property was zoned Commercial Park/General Commercial Park ("CP/GCP") on November 1, 1996 by zoning case, Z-97-96-1, which included a proposed site plan as shown on **Exhibit 5**. As shown on the 97-96-1 Site Plan, APN 206-04-004K was originally intended to have a proposed 20,000 SF building. This also included 54 parking spaces (where 67 were required). However, this building was never developed on the site. Other remaining buildings on the campus were developed.

The original 1996 case for Z-97-96-1 contained five stipulations as shown on **Exhibit 6**. The majority of the stipulations were specific to the former user and the Applicant does not intend to modify those stipulations. However, two stipulations are specific to any future development of the Property and the Applicant intends to modify the language to facilitate the Property to be put towards its most beneficial use and to develop APN 206-04-004K as was originally intended.

Additionally, a subsequent PHO case was approved on July 12, 2002 for zoning case Z-97-96-1 with the main purpose of modifying stipulation #1 of Z-97-96-1 to allow for the development of a new site plan on the Property. **Exhibit 7** demonstrates the approved Site Plan for the July 12,

2002 PHO case. As shown on that Site Plan the modification allowed for a slight reconfiguration of the building on the western portion of the Property and the reconfiguration of access and driveways. **Exhibit 8** shows the stipulations that were approved with the 2002 PHO case *(Note that only stipulation modified was only #1 to reflect the approval of the new site plan on the Property.*)

PROPOSED HOPEWELL DEVELOPMENT

Hopewell Development intends to develop the Property as shown on **Exhibits 9 through 11**, and this request is submitted to the City of Phoenix (the "City") to modify the stipulations of the approvals included in both the 1996 and 2002 zoning/PHO cases for Z-97-96-1. Specifically, the request is to modify stipulations pertaining to the approved site plan and notice adherence, respectively. This will allow for the development of the current, vacant portion of the Property to allow for an approximately 44,000 SF industrial building allowed under the CP/GCP zoning designation. As shown on the Site Plan, the required parking for the building is 44 spaces and the Site Plan propose 60 spaces, so there will be ample parking on the site.

Hopewell has more than 23 years of experience in the real estate sector in North America. This also includes planning for and developing many projects within the Phoenix Valley. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers. Hopewell manages every aspect of the development phase in a collaborative approach with its clients and is a fully integrated company that ensures that all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.

Hopewell has a proven track record and unparalleled experience in all aspects of commercial and industrial real estate development with an in-house team of industry professionals. Hopewell is aware of the City's goals for the surrounding area of the Property and the City's desire to promote uses that will bring development and economic vitality to the City. This Application provides a high quality industrial development to support the economic activity in the City and the surrounding area.

STIPULATIONS TEXT & REVISIONS

Z-97-96-1 Zoning Case (Approved November 1, 1996)

Of the five (5) stipulations from the approved November 1, 1996 Z-97-96-1 case, the Applicant is proposing to modify Stipulation #1 and Stipulation #5. The full-set of stipulations from the November 1, 1996 Z-97-96-1 case and the proposed modifications are shown below:

1. That the site be developed in accordance with the site plan dated ~~June 20, 1996~~ June XX, 2022.

Rationale: The approved conceptual site plan from 1996 depicts a 20,000 square foot building on the Property. The proposed building was never developed. Accordingly, the Applicant intends to develop a building that will be in conformance with the approved CP/GCP zoning designation, but will be a different size and scale from the proposed building depicted on the approved

conceptual site plan from 1996. Modification of this stipulation will allow the Property to be developed in general conformance with modern industrial developments and will repurpose the Property to a productive industrial building. The parking required for the proposed building is 44 spaces, but the developer is providing 60 spaces.

2. *That access to Louise Drive be limited to emergency vehicles.*

3. *That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.*

4. *That no motorcycles shall be permitted to be tested outside any building.*

5. ~~*That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.*~~

Rationale: According to the Maricopa County Assessor's records, Mr. Bob Buse no longer resides at 3014 West Deer Valley Drive, Phoenix. Accordingly, general compliance with the stipulation is impossible. Therefore, because general compliance with the stipulation is impossible, the stipulation should be removed in its entirety.

Z-97-96-1 Zoning /PHO Case (Approved July 12, 2002)

Of the five (5) stipulations from the approved July 12, 2002 Z-97-96-1 case, the Applicant is proposing to modify Stipulations #1, #3, and #5. The full-set of stipulations from the November 1, 2002 Z-97-96-1 case and the proposed modifications *are shown below:*

1. *That the site be developed in accordance with the site plan dated* ***June XX, 2022****.* ~~*April 26, 2002, as further modified to eliminate cross access on the north side of the property, and to eliminate the two driveways on Louise Drive, and eliminate the access on 30th Avenue.*~~

Rationale: The approved conceptual site plan from 2002 depicts a slight reconfiguration of the building on the western portion of the Property and the reconfiguration of access and driveways from what was approved in 1996. Accordingly, the Applicant intends to develop a new building on the vacant portion and reconfigures the overall cross-access for the Property. Modification of this stipulation will allow the Property to be developed in general conformance with modern industrial developments and will repurpose the Property to a productive industrial building. The parking required for the proposed building is 44 spaces, but the developer is providing 60 spaces.

2. *That access to Louise Drive* ~~*shall*~~ *be limited to emergency vehicles.*

Rationale: This proposal would match language between approval letters.

3. *That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.*

4. *That no motorcycles shall be permitted to be tested outside any building.*

5. ~~*That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.*~~

Rationale: According to the Maricopa County Assessor's records, Mr. Bob Buse no longer resides at 3014 West Deer Valley Drive, Phoenix. Accordingly, general compliance with the stipulation is impossible. Therefore, because general compliance with the stipulation is impossible, the stipulation should be removed in its entirety.

REQUESTED PHO STIPULATIONS

To summarize, the overall requested stipulations for this PHO request are as follows:

STIPULATIONS

1. *That the site be developed in accordance with the site plan dated June XX, 2022.*
2. *That access to Louise Drive be limited to emergency vehicles.*
3. *That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.*
4. *That no motorcycles shall be permitted to be tested outside any building.*

CONCLUSION

The Applicant requests the modification of Stipulation as outlined above to allow the Property to be developed according to modern industrial standards.

The proposed zoning stipulation modification is accompanied by the following documents:

1. Application fee ($1080);
2. Ownership Verification Form;
3. Information Form & Property Information Form;
4. Proposed Site Plan (2 copies – 24" x 36"; 1 copy – 8 1/2" x 11");
5. Proposed Project Elevations (2 copies – 24" x 36"; 1 copy – 8 1/2" x 11");
6. Parcel map with Property area identified (**Exhibit 2**);
7. Legal Description;
8. Property Owner Notification Requirements;
9. Prop 207 Waiver;
10. CD with electronic copies of submittal.

If you have any questions or need any additional information, please do not hesitate to contact me at sta@tblaw.com or (602) 452-2712.

Sincerely,

Shaine T. Alleman

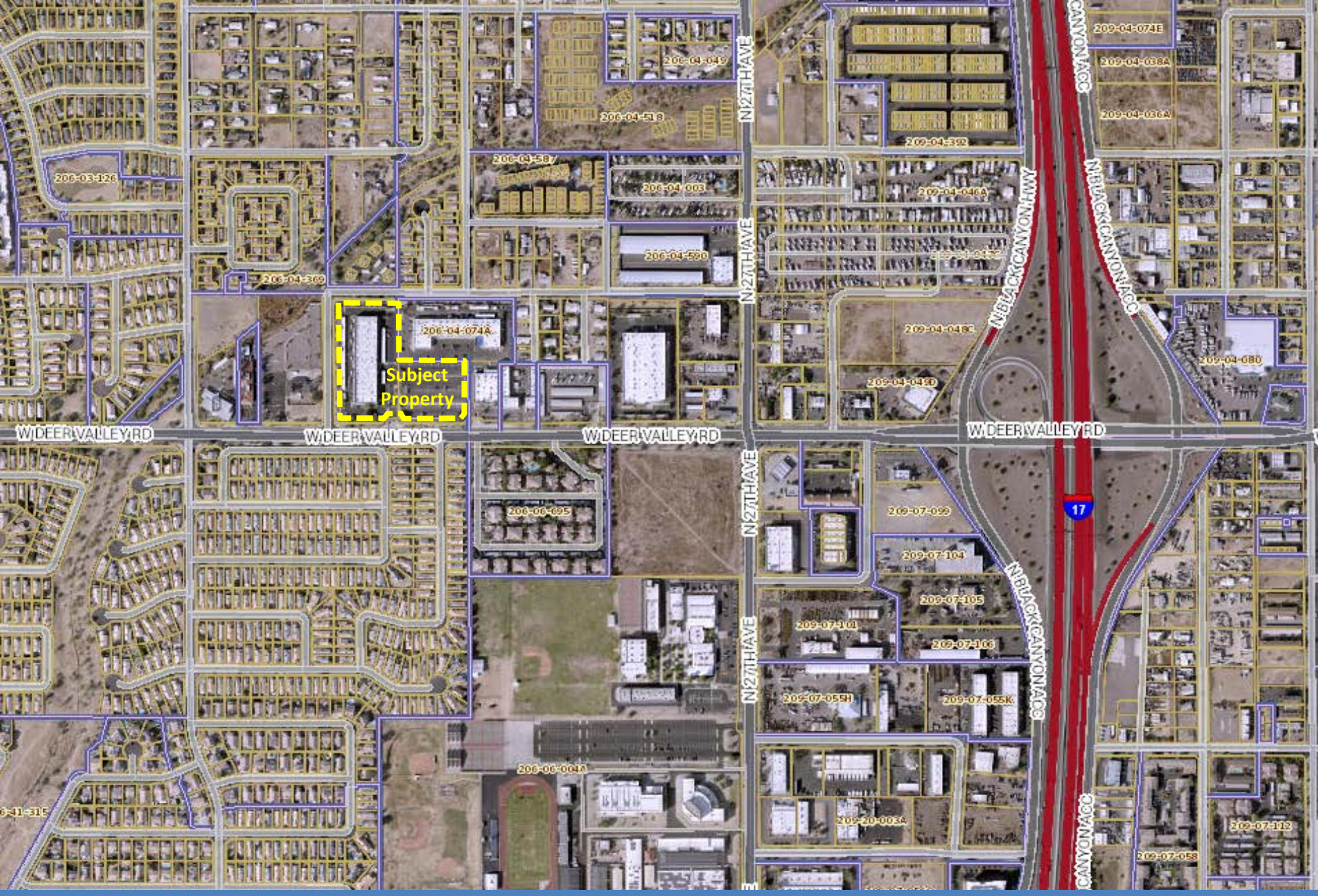


Exhibit 1 - Regional Context Aerial Map

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TB TIFFANY & BOSCO P.A.

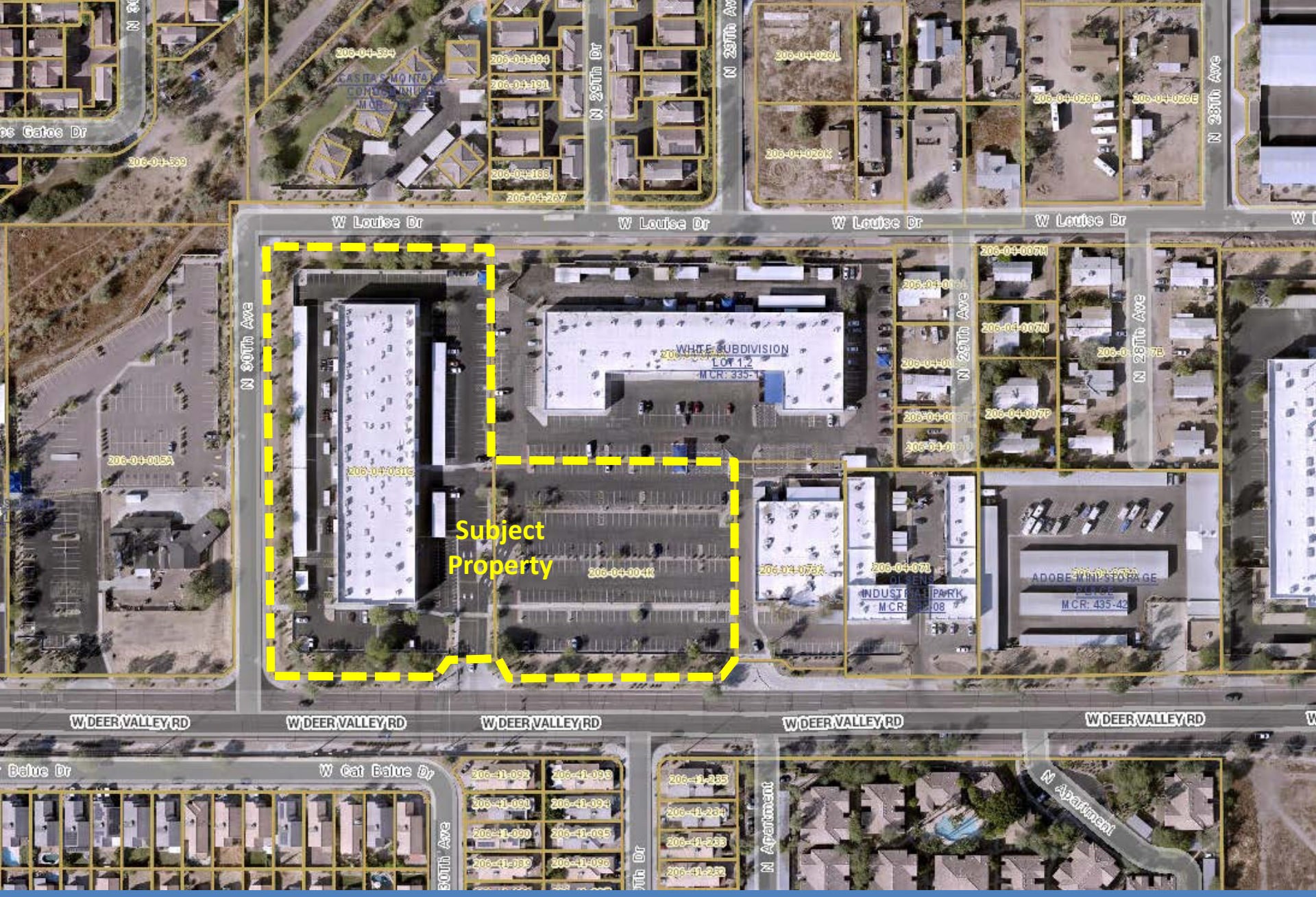


Exhibit 2 – Parcel Context Aerial Map

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TB TIFFANY & BOSCO P.A.

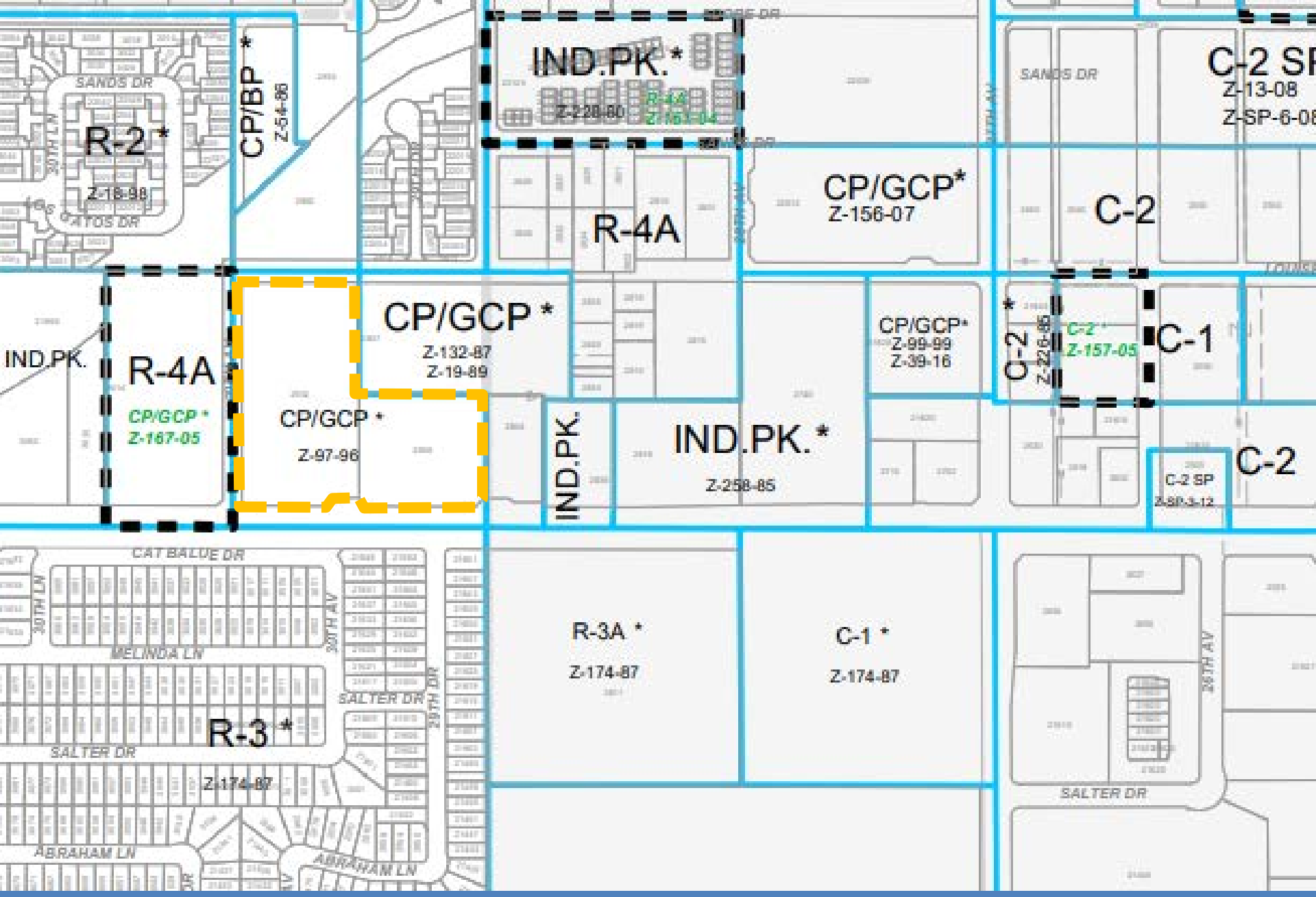


Exhibit 3 – City of Phoenix Zoning Map

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

LEGEND

LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area

NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

- Proposed Park in Area
- Proposed School in Area
- R — Resort (See NOTES: below)
- 10 — Density Cap
- Density Cap Limit

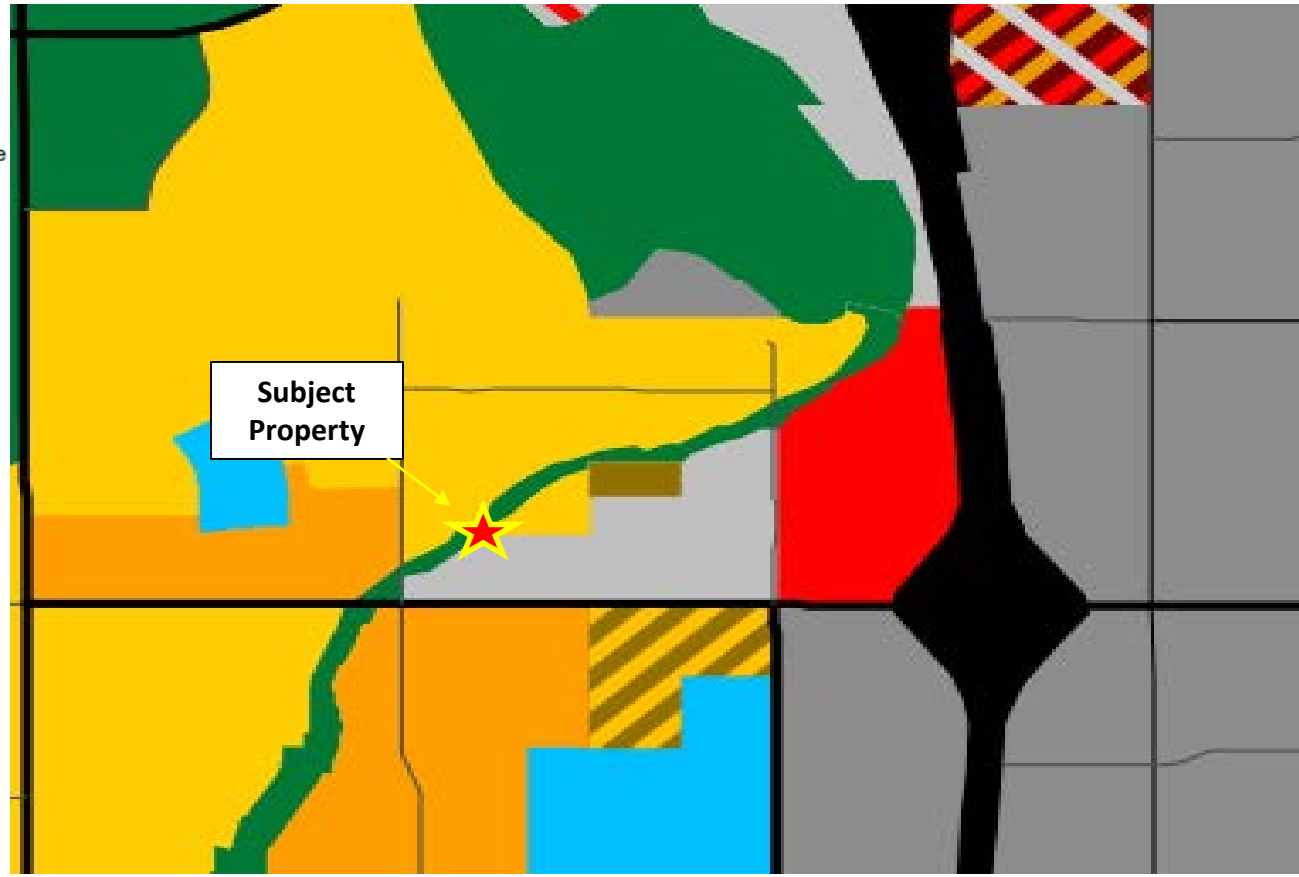


Exhibit 4 – City of Phoenix General Plan Map
PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

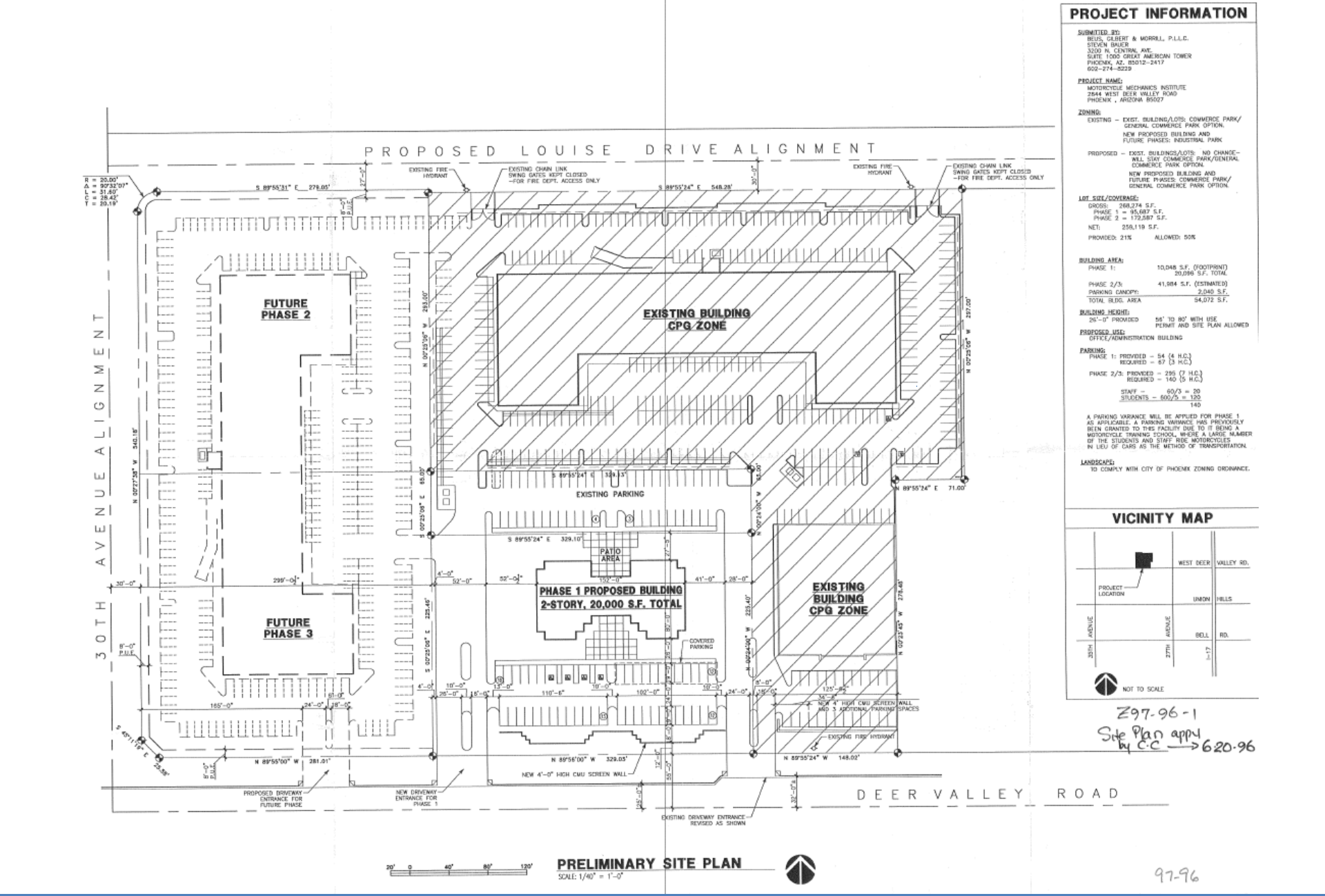


Exhibit 5 – Approved Site Plan, Zoning Case # 97-96-1 (November 1, 1996)

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

November 1, 1996

City of Phoenix
PLANNING DEPARTMENT

2844 West Deer Valley, LLC
2844 W. Deer Valley Road
Phoenix, AZ 85027

Winner of the Carl Bertelsmann Prize

Dear Applicant:

Re: Application 97-96-1

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on October 2, 1996, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and has approved Application 97-96-1-ROI-CP/GCP zoning on a parcel located at the northeast corner of Deer Valley Road and 30th Avenue alignment (approximately 7.62 acres), subject to stipulations.

STIPULATIONS

1. That the site be developed in accordance with the site plan dated June 20, 1996.
2. That access to Louise Drive be limited to emergency vehicles.
3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use..
4. That no motorcycles shall be permitted to be tested outside any building.
5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

Exhibit 6 – Approved Stipulations, Zoning Case # 97-96-1 (November 1, 1996)
PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

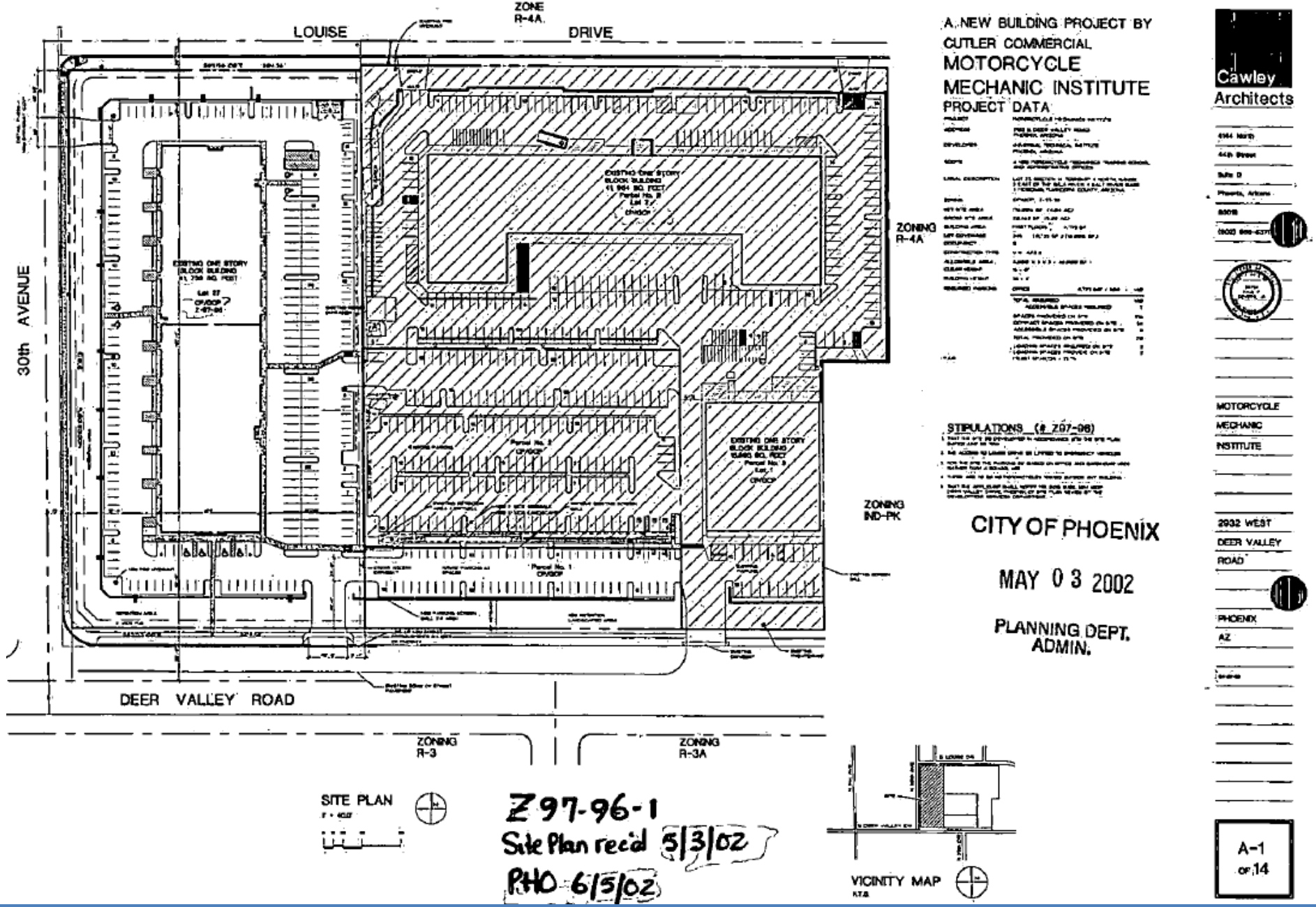


Exhibit 7 – Approved Site Plan, Zoning/PHO Case # 97-96-1 (July 12, 2002)
PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

City of Phoenix

PLANNING DEPARTMENT

July 12, 2002

2844 West Deer Valley, LLC
2844 W Deer Valley
Phoenix, AZ 85027

Dear Applicant:

RE: Rezoning Application No. Z-97-96-1- (approximately 5.02 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on July 3, 2002, concurred with the recommendation of the Planning Hearing Officer and recommended (1) approval of relocating the shared driveway; and (2) denial of adding 30th Avenue driveway for a property located on the northeast corner of Deer Valley Road and 30th Avenue alignment, subject to the following stipulations:

STIPULATIONS:

1. That the site be developed in accordance with the site plan dated April 26, 2002, as further modified to eliminate cross access on the north side of the property, and to eliminate the two driveways on Louise Drive, and eliminate the access on 30th Avenue.

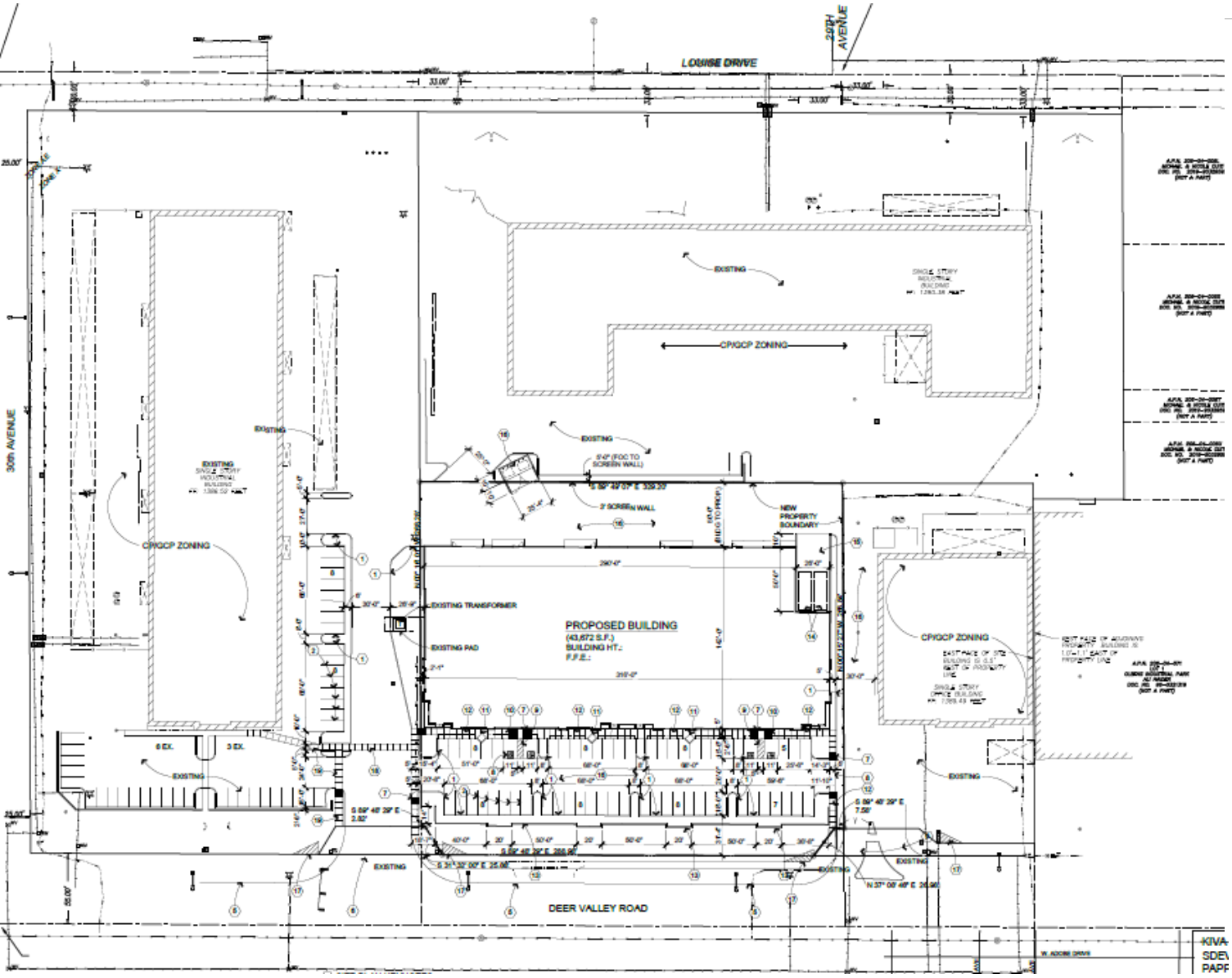
2. That access to Louise Drive shall be limited to emergency vehicles.

3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.

4. That no motorcycles shall be permitted to be tested outside any building.

5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

Exhibit 8 – Approved Stipulations, Zoning/PHO Case # 97-96-1 (July 12, 2002)
PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C



PROJECT DATA:

ADDRESS:	2908 W. Deer Valley Rd
APN:	206-04-044K
ZONING:	CP/GCP
SITE AREA:	Gross= 113,664SF (2.61 Acres) Net= 95,012 SF (2.18 Acres)
BUILDING AREA:	43,672 SF
LOT COVERAGE:	43,672/95,012= 46%
NUMBER OF FLOORS:	Single Story
CONSTRUCTION TYPE:	IIIB
FIRE SPRINKLER:	Yes
ALLOWABLE AREA:	70,000 SF (Most stringent occupancy- no separated walls) 70,000>43,672 SF
OCCUPANCY:	S1
FIRE ALARM:	No- Monitored
BUILDING HEIGHT @ RIDGE:	
EMERGENCY LIGHTING:	Yes
PARKING REQUIRED:	43,672/1000= 44 Spaces
PARKING PROVIDED:	60 Spaces
ACCESSIBLE SPACES REQUIRED:	3 Spaces
ACCESSIBLE SPACES PROVIDED:	4 Spaces
LANDSCAPE REQUIRED:	60 x 450 x 5%= 1,350 SF
LANDSCAPE PROVIDED:	4,272 SF
OFF STREET LOADING REQUIRED:	2 Spaces at 10' x 3
OFF STREET LOADING PROVIDED:	2 Spaces

Exhibit 9 – Proposed Hopewell Site Plan

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

Exhibit 10 – Proposed Hopewell Site Plan Rendering

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

Exhibit 11 – Proposed Hopewell Elevation Rendering

PHO Application – Hopewell Development, APNs 206-04-004K & 206-04-031C

TIFFANY & BOSCO P.A.

November 1, 1996

City of Phoenix
PLANNING DEPARTMENT

Winner of the Carl Bertelsmann Prize

2844 West Deer Valley, LLC
2844 W. Deer Valley Road
Phoenix, AZ 85027

Dear Applicant:

Re: Application 97-96-1

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on October 2, 1996, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and has approved Application 97-96-1 for CP/GCP zoning on a parcel located at the northeast corner of Deer Valley Road and 30th Avenue alignment (approximately 7.62 acres), subject to stipulations.

STIPULATIONS

1. That the site be developed in accordance with the site plan dated June 20, 1996.
2. That access to Louise Drive be limited to emergency vehicles.
3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.
4. That no motorcycles shall be permitted to be tested outside any building.
5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

Sincerely,

Mark Steele

Mark Steele, AICP
Principal Planner

MS:lfg:97960805/0911/1002

cc: Rick Doell, Building Safety
Victor Morrison-Vega, NSD
Kelly Zak, Site Planning,
Ben Leonard, Public Transit
Bob Luxton, Sign Enforcement
City Clerk
Jason Allen
Randy Watson
Files
Dave Moodey, DSD
Paul E. Gilbert, Beus, Gilbert & Morrill, 3200 N. Central #1000, Phoenix, AZ 85012

City of Phoenix

PLANNING DEPARTMENT

July 12, 2002

2844 West Deer Valley, LLC
2844 W Deer Valley
Phoenix, AZ 85027

Dear Applicant:

RE: Rezoning Application No. Z-97-96-1 (approximately 5.02 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on July 3, 2002, concurred with the recommendation of the Planning Hearing Officer and recommended (1) approval of relocating the shared driveway; and (2) denial of adding 30th Avenue driveway for a property located on the northeast corner of Deer Valley Road and 30th Avenue alignment, subject to the following stipulations:

STIPULATIONS:

1. That the site be developed in accordance with the site plan dated April 26, 2002, as further modified to eliminate cross access on the north side of the property, and to eliminate the two driveways on Louise Drive, and eliminate the access on 30th Avenue.

2. That access to Louise Drive shall be limited to emergency vehicles.

3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.

4. That no motorcycles shall be permitted to be tested outside any building.

5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

Sincerely,

Sandra E Zwick

Sandra Zwick
Principal Planner

SEZ:llr\h:\data\hearings\pho\rat\Z-97-96-1.doc

c: City Clerk
Bernadine Alling (sent electronically)
Jay Neville (sent electronically)
Dave Barrier, Development Services/Building Safety (sent electronically)
Kelly Walker (sent electronically)
E. J. Hyncik, Public Transit (sent electronically)
Case File
Book
Paul Devers; Cawley Architects; 4144 N 44th Street, Ste D; Phoenix, AZ 85018

PHO-2-22--Z-97-96-1

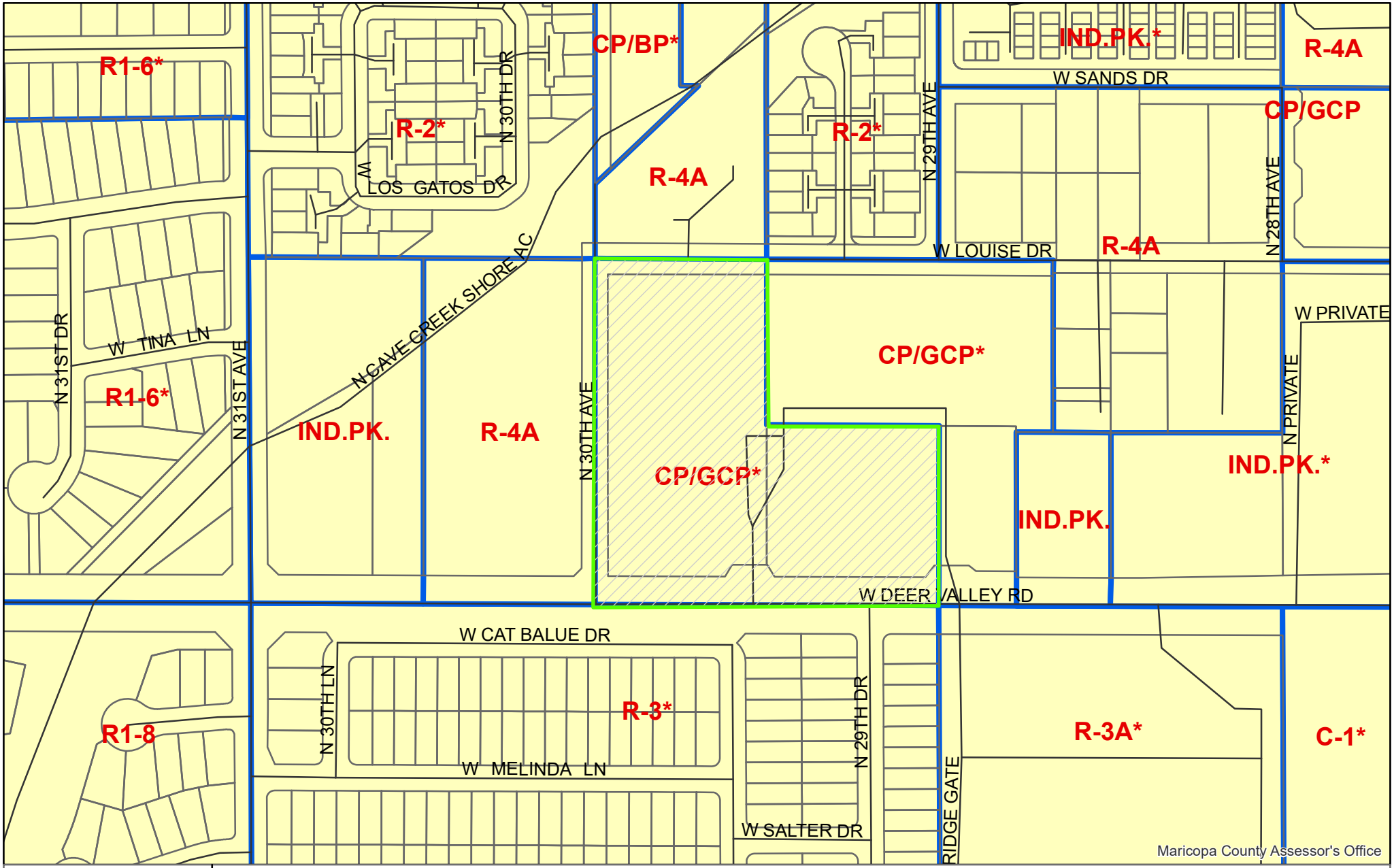
Property Location: Northeast corner of 30th Avenue and Deer Valley Road

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N



PHO-2-22--Z-97-96-1

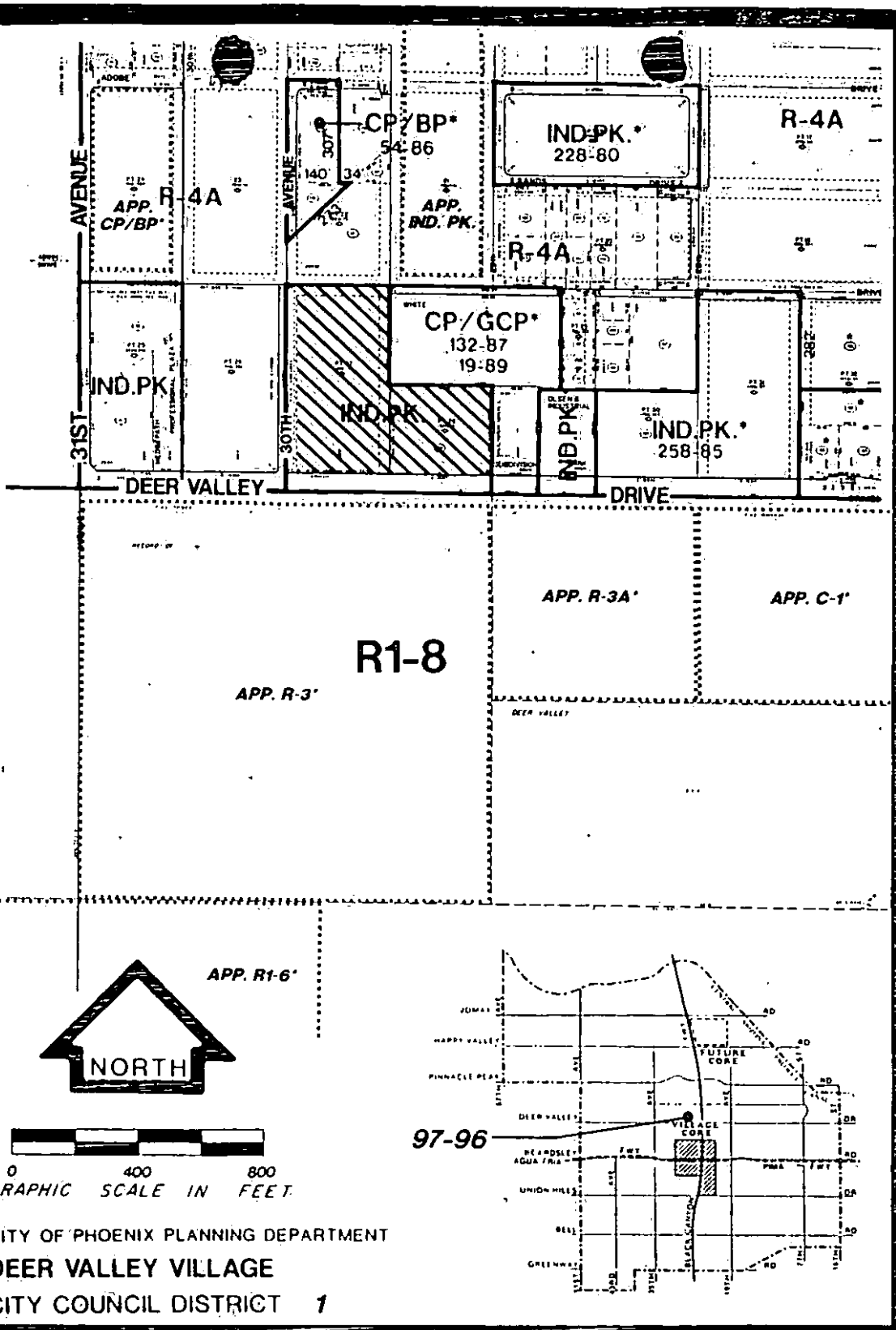
Property Location: Northeast corner of 30th Avenue and Deer Valley Road

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N



CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT *1*

APPLICANT'S NAME *2844 WEST DEER VALLEY L.L.C.*			REQUESTED CHANGE
APPLICATION NO. *97-96-1*	HEARING DATES: Z.H.O. *8-5-96* / P.C. / C.C.		FROM: *IND. PK.*
			TO: *CP/GCP*
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. *7.62* ACRES	AERIAL PHOTO & QUARTER SEC. NO. *43-22*	ZONING MAP *N-7*	
MULTIPLES PERMITTED	UNITS STANDARD OPTION	* UNITS P.R.D. OPTION	

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS

GENERAL SITE NOTES

1. Development and use of this site shall conform to all applicable codes and ordinances.
2. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of driveway entrances will be maintained at a maximum height of 3'-0".
3. Owners of property adjacent to the public right of way will have the responsibility for maintaining all landscaping within the right of way in accordance with approved plans.
4. All new or relocated utilities will be placed underground.
5. Any on-site 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 so that it exceeds the general level of noise, odor or vibration emitted by uses outside of site.
6. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
7. Plans shall reflect all existing improvements at proposed site. Obstructions to proposed improvements in the right of way shall be removed or relocated in kind before beginning construction.
8. All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.
9. All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.
10. After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify PDD prior to occupancy to arrange for inspections. Call 602-262-6981 and request a site Inspection.
11. 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.
12. All signage requires separate approvals and permits.
13. Explosive or hazardous processes (if applicable): Certification shall be provided by the Phoenix Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety and environmental standards as administered by the Bureau.
14. The developer shall update all existing off-street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
15. Replace all existing broken or out-of-grade curb and sidewalks on and in the ROW adjacent to the site. If new or existing concrete is damaged during construction process, it must also be replaced prior to final approval of the site.
16. This project is located in the City of Phoenix Water Services Area and has been designated as having an assured water supply.
17. Landscaping shall be maintained by a permanent and automatic irrigation system to minimize maintenance and water consumption.
18. All existing broken, or out of grade curb and sidewalk on the project site will need to be replaced, as well as any new curb or sidewalk damaged during construction.
19. Update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidlines
20. Right-Of-Way-Management:
    Authorization to restrict or close the Right-of-way can only be obtained through the Traffic Services Division, Right-of-Way Management Section. TRACS Permits must be obtained for each individual project through ROWM. TRACS Permits are approved based on the phasing of the project and the scope of work. Permission to restrict city streets, sidewalks and alleys (street closure permits) shall be requested as specified in Chapter 2 of the Traffic Barricade Manual, 9th Edition an addendums thereof. Improved management of public ROW entrances traffic safety and mobility by minimizing unauthorized and improper street and sidewalk restrictions, and when they occur, minimizing duration of restrictions. The goal is to achieve high levels of compliance with temporary traffic control rules to ensure impact upon the traveling public is minimized without delaying projects.

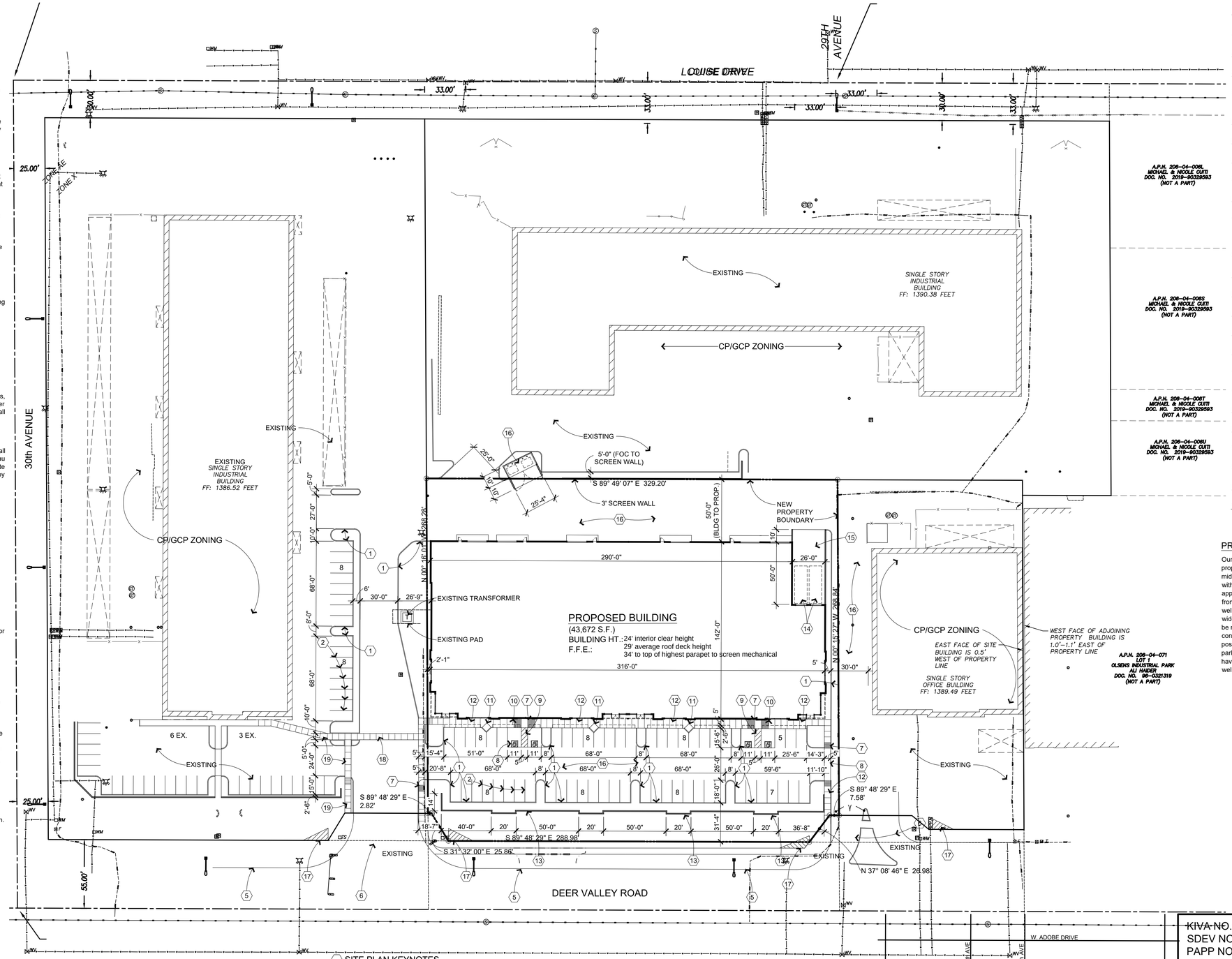
I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect that is such changes assumes full responsibility and liability for the plan.

Signature of Copyright Owner — 3/9/22 Date

ROBERT B. WINTON
Print Name of Copyright Owner

PHO-2-22--Z-97-96-1

C:\Projects\2022\22103 HOPEWELL UTI (30th AVE & DEER VALLEY)\22103 SP-1.dwg, 3/14/2022 9:41:50 AM



SITE PLAN KEYNOTES

1. New 6" concrete curb per civil drawings
2. New 4" wide white painted parking stripes
3. Existing concrete sidewalk flush with pavement
4. New asphalt pavement per civil drawings
5. Existing concrete vertical curb and gutter
6. Existing concrete curb cut
7. Ramp up 1:12 Maximum slope. Provide score joints per 2010 ADA Standards
8. 6" concrete (2500 psi) side flush with pavement
9. 4" wide yellow painted diagonal striping at 24" oc and at perimeter
10. Accessible signage per detail, Sheet SP-2
11. 5'-0" x 5'-0" diagonal landscape planter per detail, Sheet SP-2
12. 4" concrete sidewalk with score joints at 5'-0" max oc. Provide salt finish
13. 3'-0" high, 8" cmu screen wall per details, Sheet SP-2
14. 10'-0" x 30'-0" loading spaces
15. New asphalt concrete per civil drawings
16. Double trash enclosure per details
17. 10' x 20' visibility triangle
18. 6" concrete (3,500 psi) sidewalk flush with pavement. Score joints at 5'-0" oc maximum
19. Existing sidewalk

OVERALL SITE PLAN

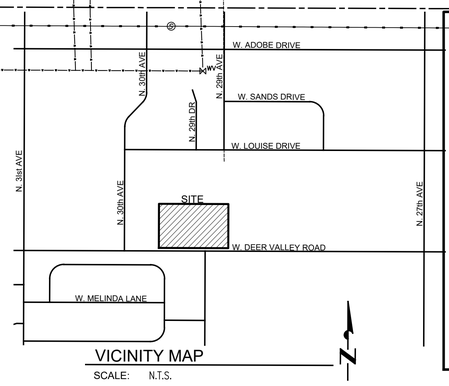
SCALE: 1" = 40'-0"

INDICATES ACCESSIBLE ROUTE FROM STREET TO BUILDING

40 0 40 80 120

SCALE: 1" = 40'-0"

Proposed Site Plan



VICINITY MAP

SCALE: N.T.S.

PROJECT DATA:

ADDRESS:	2908 W. Deer Valley Rd
APN:	206-04-044K
ZONING:	CP/GCP
SITE AREA:	Gross= 113,664SF (2.61 Acres) Net= 95,012 SF (2.18 Acres)
BUILDING AREA:	43,672 SF
LOT COVERAGE:	43,672/95,012= 46%
NUMBER OF FLOORS:	Single Story
CONSTRUCTION TYPE:	IIIB
FIRE SPRINKLER:	Yes
ALLOWABLE AREA:	70,000 SF (Most stringent occupancy- no separated walls) 70,000>43,672 SF
OCCUPANCY:	S1
FIRE ALARM:	No- Monitored
BUILDING HEIGHT @ RIDGE:	29'
EMERGENCY LIGHTING:	Yes
PARKING REQUIRED:	43,672/1000= 44 Spaces
PARKING PROVIDED:	60 Spaces
ACCESSIBLE SPACES REQUIRED:	3 Spaces
ACCESSIBLE SPACES PROVIDED:	4 Spaces
LANDSCAPE REQUIRED:	60 x 450 x 5%= 1,350 SF
LANDSCAPE PROVIDED:	4,272 SF
OFF STREET LOADING REQUIRED:	2 Spaces at 10' x 3
OFF STREET LOADING PROVIDED:	2 Spaces
LEGAL DESCRIPTION:	
OWNER:	Hopewell Development

PROJECT NARRATIVE HOPEWELL UTI

Our client owns all of the buildings in this complex and is now proposing to build a multi tenant office/warehouse facility in the middle of the parking lot. Each building sits on it's own property with cross access agreements in place. The building will be approximately 44,000 SF with vehicle parking at the street frontage and access around both sides into a rear secure area, as well as to the other existing buildings. The East drive will be widened to 30' for easier access for trucks and the West drive will be reworked to make traffic flow better. The building will be concrete tilt up construction with 2 story entry glass at each possible tenant space. The West side of the drive will have it's parking revised to make traffic flow better. The back area may have an option for tenants to have additional vehicle parking, as well as overhead doors to access their spaces.

CERTIFICATE NO. 10632 ROBERT B. WINTON Date Signed 3/9/22 ARIZONA U.S.A.

winton architects, inc.
1435 E. Rancho Drive
(602) 230-9778
Phoenix, Az. 85014
wintonarch@gmail.com

OFFICE / WAREHOUSE FOR:
HOPEWELL U.T.I.
PHOENIX, ARIZONA
SUN STATE BUILDERS

job no.	22103
drawn	LB
approved	RBW
date	3/9/22
revisions	

~~KIVA NO.~~:
SDEV NO.:
PAPP NO.:
Q.S. NO.:
SCMJ NO.:
LSPL NO.:
PRLM NO.:

CITY OF PHOENIX
JUN 16 2022
Planning & Development Department

SP-1

Hearing Date: July 20, 2022

CITY OF PHOENIX
MAY 03 2022
Planning & Development Department

SUN STATE BUILDERS 1050 W. Washington Street #214 Tempe, AZ 85281 480.894.1286 sunstatebuilders.com

This rendering is a licensed product of Sun State Builders, Inc. and is intended only for its use. This rendering is intended to provide a conceptual schematic only. Depictions, including physical size, measurements and coloring, may differ from the as-built condition or legal requirements.

PHOENIX, AZ
02.22.22

HOPEWELL 30st Ave and Deer Valley Rd

SUN STATE BUILDERS

97-96

PROPOSED LOUISE DRIVE ALIGNMENT

R = 20.00'
Δ = 90°32'07"
L = 31.60'
C = 28.42'
T = 20.19'

S 89°55'31" E 279.05'

27'-0"

8'-0" P.U.E.

EXISTING FIRE HYDRANT

EXISTING CHAIN LINK SWING GATES KEPT CLOSED –FOR FIRE DEPT. ACCESS ONLY

S 89°55'24" E 548.28'

30'-0"

EXISTING FIRE HYDRANT

EXISTING CHAIN LINK SWING GATES KEPT CLOSED –FOR FIRE DEPT. ACCESS ONLY

30TH AVENUE ALIGNMENT

N 00°27'58" W 540.18'

FUTURE PHASE 2

293.00'

N 00°25'06" W

EXISTING BUILDING CPG ZONE

297.00'

N 00°25'06" W

S 89°55'24" E 329.13'

65.00'

EXISTING PARKING

S 00°25'06" E 65.00'

N 00°24'00" W 65.00'

N 89°55'24" E 71.00'

S 89°55'24" E 329.10'

PATIO AREA

152'-0"

27'-5"

30'-0"

299'-0½"

4'-0"

52'-0"

52'-0½"

41'-0"

28'-0"

PHASE 1 PROPOSED BUILDING 2-STORY, 20,000 S.F. TOTAL

FUTURE PHASE 3

S 00°25'06" E 275.46'

225.46'

N 00°24'00" W

278.48'

N 00°23'45" W

80'-0"

26'-0"

13'-0"

COVERED PARKING

8'-0" P.U.E.

4'-0"

10'-0"

26'-0"

16'-0"

13'-0"

110'-6"

10'-0"

102'-0"

10'-0"

24'-0"

18'-0"

8'-0"

165'-0"

24'-0"

61'-0"

18'-0"

125'-6½"

34'-8"

NEW 4' HIGH CMU SCREEN WALL AND 3 ADDITIONAL PARKING SPACES

EXISTING FIRE HYDRANT

S 45°11'19" E 25.56'

8'-0" P.U.E.

N 89°55'00" W 281.01'

N 89°56'00" W 329.03'

N 89°55'24" W 148.02'

NEW 4'-0" HIGH CMU SCREEN WALL

12'-0"

55'-0"

25'-0"

32'-0"

PROPOSED DRIVEWAY ENTRANCE FOR FUTURE PHASE

NEW DRIVEWAY ENTRANCE FOR PHASE 1

EXISTING DRIVEWAY ENTRANCE REVISED AS SHOWN

DEER VALLEY ROAD

20' 0 40' 80' 120'

PRELIMINARY SITE PLAN

SCALE: 1/40" = 1'-0"

PROJECT INFORMATION

SUBMITTED BY:
BEUS, GILBERT & MORRILL, P.L.L.C.
STEVEN BAUER
3200 N. CENTRAL AVE.
SUITE 1000 GREAT AMERICAN TOWER
PHOENIX, AZ. 85012–2417
602–274–8229

PROJECT NAME:
MOTORCYCLE MECHANICS INSTITUTE
2844 WEST DEER VALLEY ROAD
PHOENIX , ARIZONA 85027

ZONING:
EXISTING – EXIST. BUILDING/LOTS: COMMERCE PARK/ GENERAL COMMERCE PARK OPTION.
NEW PROPOSED BUILDING AND FUTURE PHASES: INDUSTRIAL PARK

PROPOSED – EXIST. BUILDINGS/LOTS: NO CHANGE– WILL STAY COMMERCE PARK/GENERAL COMMERCE PARK OPTION.
NEW PROPOSED BUILDING AND FUTURE PHASES: COMMERCE PARK/ GENERAL COMMERCE PARK OPTION.

LOT SIZE/COVERAGE:
GROSS: 268,274 S.F.
PHASE 1 = 95,687 S.F.
PHASE 2 = 172,587 S.F.
NET: 259,119 S.F.
PROVIDED: 21% ALLOWED: 50%

BUILDING AREA:

PHASE 1:	10,048 S.F. (FOOTPRINT) 20,096 S.F. TOTAL
PHASE 2/3:	41,984 S.F. (ESTIMATED)
PARKING CANOPY:	2,040 S.F.
TOTAL BLDG. AREA	54,072 S.F.

BUILDING HEIGHT:
26'–0" PROVIDED 56' TO 80' WITH USE PERMIT AND SITE PLAN ALLOWED

PROPOSED USE:
OFFICE/ADMINISTRATION BUILDING

PARKING:
PHASE 1: PROVIDED – 54 (4 H.C.)
REQUIRED – 67 (3 H.C.)

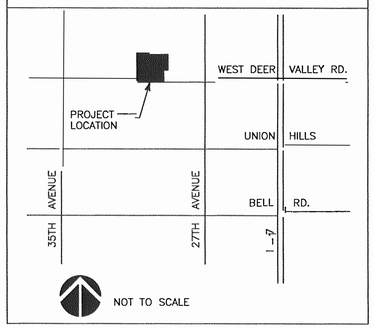
PHASE 2/3: PROVIDED – 295 (7 H.C.)
REQUIRED – 140 (5 H.C.)

STAFF – 60/3 = 20
STUDENTS – 600/5 = 120
140

A PARKING VARIANCE WILL BE APPLIED FOR PHASE 1 AS APPLICABLE. A PARKING VARIANCE HAS PREVIOUSLY BEEN GRANTED TO THIS FACILITY DUE TO IT BEING A MOTORCYCLE TRAINING SCHOOL, WHERE A LARGE NUMBER OF THE STUDENTS AND STAFF RIDE MOTORCYCLES IN LIEU OF CARS AS THE METHOD OF TRANSPORTATION.

LANDSCAPE:
TO COMPLY WITH CITY OF PHOENIX ZONING ORDINANCE.

VICINITY MAP



REVISIONS	DATE

Deutsch Associates
ARCHITECTURE – INTERIOR DESIGN – PLANNING – PROJECT MANAGEMENT
2929 N. 44th St., Suite 420, Phoenix, Arizona 85018 (602)840-2929

PROGRESS PRINT NOT FOR CONSTRUCTION OR RECORDING

MOTORCYCLE MECHANICS INSTITUTE
2844 W. DEER VALLEY ROAD
PHOENIX, ARIZONA

FILE: SITE.DWG

DRAWN	
REG.	
CHECKED	
M.A.	
DATE	06/20/96
SCALE	AS SHOWN
JOB NUMBER	96167.00

Z97-96-1
Site Plan appvd by C.C → 6.20.96

TITLE
PRELIMINARY SITE PLAN

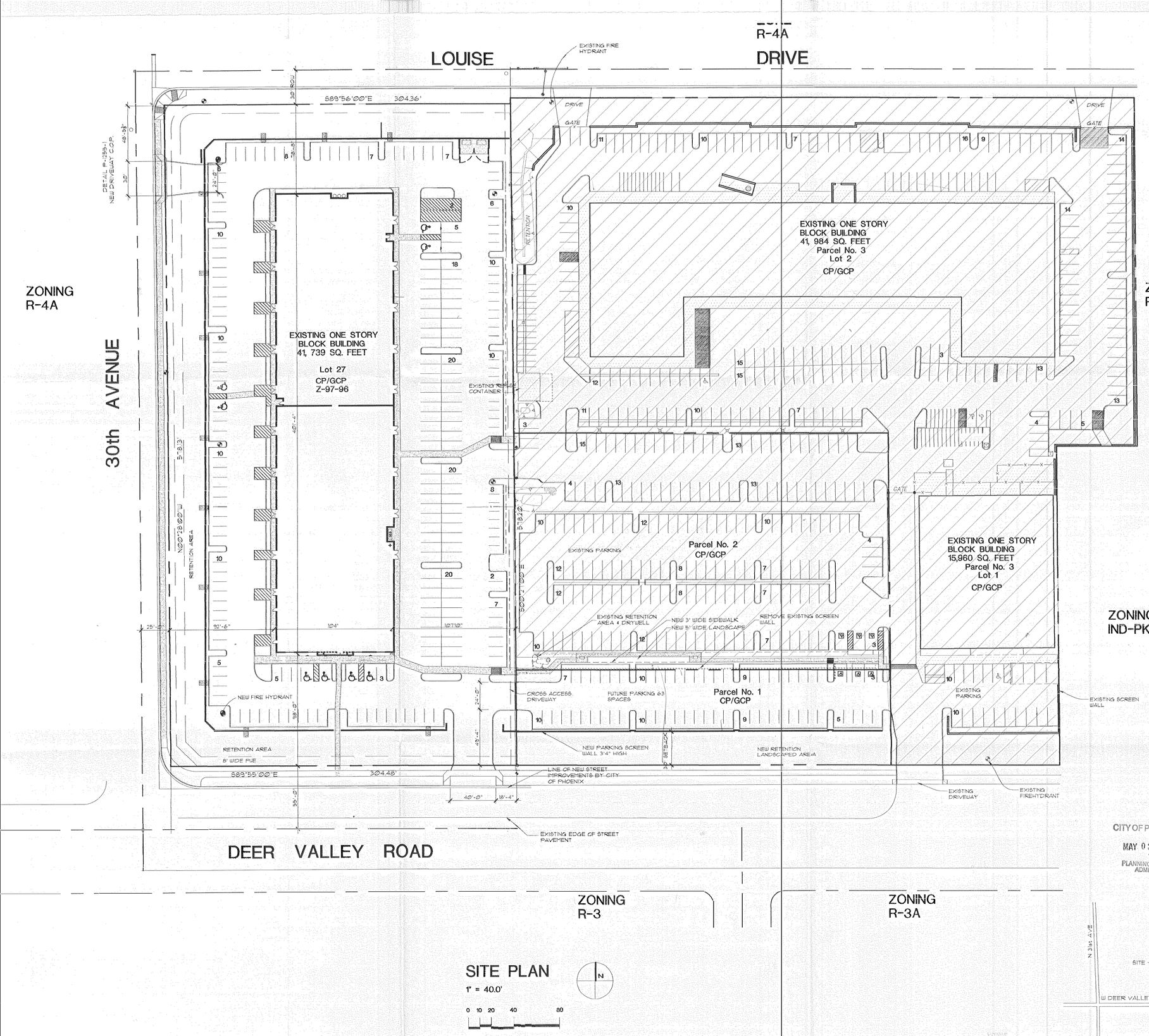
SP.1

97-96

PHO-2-22--Z-97-96-1

Stipulated Site Plan - Referenced in Stipulation 1 Z-97-96 (Original Rezoning Case)

Hearing Date: July 20, 2022



SITE PLAN
1" = 40.0'

0 10 20 40 80

A NEW BUILDING PROJECT BY CUTLER COMMERCIAL
MOTORCYCLE MECHANIC INSTITUTE

PROJECT DATA

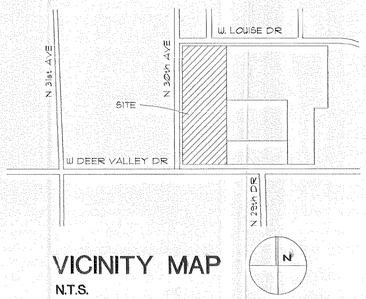
PROJECT	MOTORCYCLE MECHANICS INSTITUTE
ADDRESS	2932 W. DEER VALLEY ROAD PHOENIX, ARIZONA
DEVELOPER	UNIVERSAL TECHNICAL INSTITUTE PHOENIX, ARIZONA
SCOPE	A NEW MOTORCYCLE MECHANICS TRAINING SCHOOL AND ADMINISTRATIVE OFFICES.
LEGAL DESCRIPTION	LOT 27, SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA RIVER & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.
ZONING	CP/GCP, Z-97-96
NET SITE AREA	176,006 S.F. (4.04 AC.)
GROSS SITE AREA	218,462 S.F. (5.02 AC.)
BUILDING AREA	FIRST FLOOR: 41,739 S.F.
LOT COVERAGE	24% (41,739 S.F. / 176,006 S.F.)
OCCUPANCY	B
CONSTRUCTION TYPE	V.N. A.F.E.S.
ALLOWABLE AREA	8,000 X 3 X 2 = 48,000 S.F.
CLEAR HEIGHT	16'- 0"
BUILDING HEIGHT	26'- 8"
REQUIRED PARKING	OFFICE 41,739 GSF / 300 = 140
	TOTAL REQUIRED 140
	ACCESSIBLE SPACES REQUIRED 7
	SPACES PROVIDED ON SITE 176
	COMPACT SPACES PROVIDED ON SITE 34
	ACCESSIBLE SPACES PROVIDED ON SITE 8
	TOTAL PROVIDED ON SITE 218
	LOADING SPACES REQUIRED ON SITE 2
	LOADING SPACES PROVIDE ON SITE 2
F.A.R.	119,857 S.F./41,739 = 23.1%

STIPULATIONS (# Z97-96)

1. THAT THE SITE BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN DATED JUNE 20, 1996.
2. THE ACCESS TO LOUISE DRIVE BE LIMITED TO EMERGENCY VEHICLES.
3. FOR THE SITE THE PARKING BE BASED ON OFFICE AND WAREHOUSE USES RATHER THAN A SCHOOL USE.
4. THERE ARE TO BE NO MOTORCYCLES TESTED OUTSIDE ANY BUILDING.
5. THAT THE APPLICANT SHALL NOTIFY MR. BOB BUSE, 3014 WEST DEER VALLEY DRIVE, PHOENIX, OF SITE PLAN REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT.

CITY OF PHOENIX
MAY 03 2002
PLANNING DEPT.
ADMIN.

Z97-96-1
Site Plan - 4.26.02
PHO 6.5.02



VICINITY MAP
N.T.S.

Cawley Architects
4144 North
44th Street
Suite D
Phoenix, Arizona
85018
(602) 956-5379

REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
ARIZONA U.S.A.

MOTORCYCLE MECHANIC INSTITUTE
2932 WEST DEER VALLEY ROAD
PHOENIX AZ

04-26-02

A-1
OF 14

DISTRICT 8 -
OWNER: LEILA MICHAELS
REPRESENTATIVE:
DERWIN ADAMS

A. Application 92-96-8: Request to rezone a parcel located on the north side of Wood Street, approximately 342 feet east of 34th Street centerline (approximately 0.61 acre) from R-3 to A-1. (Proposed Use: Bus Parking)

At their July 9, 1996, meeting the South Mountain Village Planning Committee continued this application to their September 10, 1996, meeting. The applicant presented this request at the July 8, 1996, meeting of the Community Excellence Project (CEP). CEP requested additional information that the applicant did not have immediately available; CEP deferred their review on the application to a future meeting, and sent a letter to the chair of the South Mountain Village Planning Committee requesting they also continue the case. The representative concurred with CEP's request for a continuance.

The Planning Commission concurred with the Zoning hearing Officer and recommended this request be approved, subject to stipulations.

DISTRICT 1 -
OWNER: 2844 WEST
DEER VALLEY, LLC
REPRESENTATIVE:
PAUL E. GILBERT OF
BEUS, GILBERT & MORRILL

B. Application 97-96-1: Request to rezone a parcel located at the northeast corner of Deer Valley Road and 30th Avenue alignment (approximately 7.62 acres) from Ind. Pk. to CP/GCP. (Office and Light Industrial)

The Deer Valley Village Planning Committee reviewed this application at their meeting on July 19, 1996. The Village Planning Committee recommended this request be approved, with a stipulation that adequate parking be provided for the staff and students of the existing school and the proposed addition.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations.

DISTRICT 8 -
OWNER: DERWIN ADAMS
REPRESENTATIVE:
ROBERT WINTON OF
WINTON ARCHITECTS, INC.

C. Application 99-96-8: Request to rezone a parcel located on the south side of Wood Street, approximately 593 feet west of 34th Street (approximately 0.9 acre) from R-3 to CP/BP. (Proposed Use: Parking)

At their July 9, 1996 meeting, the South Mountain Village Planning Committee continued this application to their September 10, 1996, meeting. The applicant presented this request at the July 8, 1996, meeting of the Community Excellence Project (CEP). CEP requested additional information that the applicant did not have immediately available; CEP deferred their review on the application to a future meeting and sent a letter to the chair of the South Mountain Village Planning Committee, requesting they also continue the case. The applicant concurred with CEP's request for a continuance.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved.

MOTION was made by Mr. Nelson, **SECONDED** by Mrs. Bilsten, to ratify Item 26 A-C. **MOTION CARRIED UNANIMOUSLY**.

Mr. Nelson declared a possible conflict of interest and withdrew from the voting body on Item 27.

ITEM 27

DISTRICTS 3, 5 AND 6 - ZONING RATIFICATIONS OF PLANNING COMMISSION ACTIONS - F-2700

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on July 22, 1996. The cases were ratified by the Planning Commission on September 11, 1996.

DISTRICT 3 -
OWNER: LEGEND DEVELOPMENT, LLC
REPRESENTATIVE: DAN MCDOWELL

A. Application 90-96-3: Request to rezone a parcel located on the west side of Dreamy Draw Drive, beginning approximately 780 feet south of Morten Avenue (approximately 3.01 acres) from R-5 and P-1 to R-3 PRD. This application would decrease the dwelling units allowed from 60 to 52. (Proposed Use: Patio Homes -32 units)

The Camelback East Village Planning Committee unanimously recommended approval of the proposed zoning and use.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations.

August 5, 1996

The recommendations by the Zoning Hearing Officer were ratified for Application Nos. 92-96-8; 97-96-1 and 99-96-8. Mr. Sasser made the motion, seconded by Mr. Hamel, and the motion passed five to zero. Application No. 93-96-4 was appealed by opposition, and Application No. 98-96-1 was appealed by the Deer Valley Village Planning Committee.

August 19, 1996

The recommendations made by the Zoning Hearing Officer were ratified for Application Nos. 94-96-2; 103-96-5; 100-96-2; 102-96-5; 105-96-8 and Special Permit Nos. 39-96-2; 40-96-5; 41-96-5. Mr. Hamel made the motion, seconded by Mr. Sasser, and the motion passed five to zero. And Application No. 95-96-2 was referred to the Planning Commission without recommendation.

September 3, 1996

The recommendations made by the Zoning Hearing Officer were ratified for Application Nos. 42-96-1 and 107-96-2. Mr. Berry made the motion, seconded by Mr. Sasser, and the motion passed five to zero.

III. DISCUSSION AND POSSIBLE RECOMMENDATION

A. Review of schedule of upcoming Camelback East Primary Core Specific Plan amendment and zoning amendment requests. Effected location is the southeast corner of 24th Street and Camelback Road.

Ms. Hood noted the request is a privately initiated Specific Plan amendment to the Camelback East Core Specific Plan for the southeast corner of 24th Street and Camelback to amend the building height for a proposed 230 foot office building and a 210 foot condominium tower. The site current shows a 135-foot maximum building height for both buildings. The second amendment deals with setbacks. The applicant is asking for 120 feet for any building higher than 56 feet. The Plan's design guideline is currently 150 feet maximum. The village planning committee has held one meeting. A public meeting is planned for September 16, 1995 at the Los Olivos Center on 28th Street and Indian School. The Planning Commission meeting is scheduled for October 9 with City Council tentatively scheduled for November 6. Staff has sent out 1,500 post cards notifying the surrounding community.

Mr. Sasser questioned the need for the parking waiver requests. Mr. Richert said the request is based on peak demands which is something they have moved into over the last 10 to 12 years. They are not asking for any more entitlements in terms of square footage. It is a design issue or whether they should go higher or go wider, and most of the parking will be underground. Mr. Hamel inquired if the Commission would be interested in a briefing at the October 9 Briefing Session on the basis of how the previous decisions were made. Mr. Sasser said the information would be helpful, but the real issue is how it is going to affect the development today and the surrounding community. Ms. Savage said she will assume if it is a big enough issue, they will be briefed. Mr. Bielecki said given the magnitude of the original case, the time that has elapsed, and the fact that it is an amendment to the Specific Plan, he

0056901411

SUMMARY OF ZONING HEARING OFFICER
August 5, 1996

ITEM NO.: 3

DISTRICT NO: 1

SUBJECT

Application:	(97-96-1)
Location:	Northeast corner of Deer Valley Road and 30th Avenue alignment (approximately 7.62 acres)
Request:	Rezone from Ind. Pk. to GP/GCP
Proposed Use:	Office and Light Industrial

ACTIONS

Zoning Hearing Officer Recommendation: It is recommended this request be approved, subject to modified stipulations.

Staff Recommendation: It is recommended this request be approved, subject to stipulations.

Village Planning Committee Recommendation: The Deer Valley Village Planning Committee reviewed this application at their meeting on July 19, 1996. The Village Planning Committee recommended this request be approved, with a stipulation that adequate parking be provided for the staff and students of the existing school and the proposed addition.

Z.H.O. HEARING HIGHLIGHTS

Staff - Mr. Muenker stated the subject property is in an area designated for industrial use by the General Plan. He noted this proposal would allow the site to be assembled and used in conjunction with expansion of the adjoining motorcycle mechanics school. Stipulations of approval are consistent with those placed on that schools zoning approval, particularly as they relate to prohibiting outside testing of motorcycles.

Applicant - Mr. Jason Morris, of Beus, Gilbert & Morrill, represented the applicant. He stated an expansion of the existing facility to the west is needed for future expansion. He noted his client has Village Planning Committee support. He voiced concern regarding stipulation no. 3, noting most students and instructors ride motorcycles; therefore, this

site does not need as many parking spaces. He would like stipulation no. 3 to be removed so they would have the option of seeking parking variances.

Ms. Thelda Williams asked if this would allow an increase of students.

Mr. Morris responded it would not change the operation whatsoever.

Opposition - None.

ZHO - Ms. Thelda Williams stated this is a compatible expansion of an existing use. Her main concern is to minimize effects on the existing residential uses in the area. She recommended approval, subject to stipulations, with a modification to stipulation no. 2, that access to Louise Drive be limited to emergency vehicles.

FINDINGS

1. The proposed use is in conformance with the land use designation in the General Plan.

2. The proposed use is an expansion of an existing use.

3. There are a few scattered residential structures in the area to the north and west. Much of the area on the south side of Deer Valley Drive is currently being developed with single-family residential neighborhoods. Efforts should be made to minimize potential impacts on these residential areas.

RECOMMENDATION

It is recommended this request be approved, subject to modified stipulations.

STIPULATIONS

1. That the site be developed in accordance with the site plan dated June 20, 1996.

2. That access to Louise Drive be limited to emergency vehicles.

3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.

4. That no motorcycles shall be permitted to be tested outside any building.

5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

Freda Williams 8/9/96

Zoning Hearing Officer Date

The Zoning Hearing Officer attests to the finding of facts, recommendation, and any stipulations resulting from the Zoning Hearing Officer hearing.

FM Listening Systems or Qualified Sign Language Interpreters are available with 72 hours notice. Materials in alternate formats (large print, braille, audio cassette or computer diskette) are available upon request. For further information call the Planning Department, Theresa Damiani, at Voice number 262-6368 or Fax number 495-3793 or City TDD Relay/ 534-5500.

SAM/lfg/97960805.W61

Laurie Pheil
3940 East Beverly
Phoenix, AZ 85040
(602) 864-3592

AMENDED MOTION was made by Mr. Johnson, **SECONDED** by Mr. Siebert, that Item 30F be granted per agenda recommendation, with modification to the stipulations to add the following:

"To notify Catherine Cohen, Barry Cohen and Laurie Pheil from the South Mountain Gateway Association of all Development Services Department meetings allowing them to participate in the process and ensure their goal to not allow high-density apartments was maintained."

MOTION CARRIED UNANIMOUSLY.

Items 31 and 32 were heard together.

ITEM 31 **DISTRICTS 1, 3, 4, 7 AND 8** **MODIFICATION OF STIPULATION REQUESTS FOR RATIFICATION OF PLANNING HEARING OFFICER ACTIONS**

The Council heard request to approve Planning Hearing Officer's recommendations without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, June 5, 2002.

DISTRICT 1
DEER VALLEY ROAD AND 35TH AVENUE
OWNER: 2844 WEST DEER VALLEY, LLC
REPRESENTATIVE: CAWLEY ARCHITECTS - PAUL DEVERS

A. Application: Z-97-96-1
Request: Modify stipulation regarding: 1) general site plan conformance (to relocate shared driveway); and 2) add driveway at 30th Avenue; acreage: 5.02
Location: Northeast corner of Deer Valley Road and 30th Avenue alignment.

The Deer Valley Village Planning Committee chose not to review this request.

The PHO approved general site plan conformance (to relocate shared driveway, and denied the request to add driveway at 30th Avenue, with the following modified stipulations:

1. That the site be developed in accordance with the site plan dated ~~June 20, 1996~~. April 26, 2002, as further modified to eliminate cross access on the north side of the property, and to eliminate the two driveways on Louise Drive, and eliminate the access on 30th Avenue.

2. That access to Louise Drive shall be limited to emergency vehicles.

3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.

4. That no motorcycles shall be permitted to be tested outside any building.

5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

DISTRICT 3
BELL ROAD AND 27TH AVENUE
OWNER: STAGECOACH PASS LIMITED
REPRESENTATIVE: LARSON ASSOC. ARCHITECTS - JIM LARSON

B. Application: Z-174-99-3 and Z-SP 18-99-3
Request: Modify stipulation regarding general conformance to site plan; acreage: 9.73
Location: Approximately 61 feet north on Grandview Road centerline, on the west side of 23rd Avenue

I. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Alan Hilty, 262-6193, with the Street Transportation Department. Failure to complete this form could result in the closure of the development by the Federal Government.

DISTRICT 8
LOWER BUCKEYE ROAD AND 27TH AVENUE
OWNER: JOE AND YVONNE ALLEN
REPRESENTATIVE: LOUIS ALLEN

D. Application: OS 6-02-8
Request: Off site constructed dwelling unit on a legally non-conforming lot; acreage: .23
Location: 2436 South 7th Avenue

The Central City Village Planning Committee chose not to review this request.

The PHO approved the request, with the following stipulations:

1. That there be a carport or garage (either attached or detached) constructed of materials similar to that of the main structure.
2. That the driveway be paved with concrete or asphalt, crushed gravel is not acceptable.
3. That landscaping be incorporated on the site, with 2 trees in the front, at a rate of 5 shrubs per tree. And that the existing landscaping may be substituted for some of the landscaping requirements.

MOTION was made by Mr. Lingner, **SECONDED** by Mr. Siebert, that Items 31A through E and 32A through D be granted per agenda recommendation. **MOTION CARRIED UNANIMOUSLY.**

REPORT OF PLANNING HEARING OFFICER ACTION

Ms. Sandra Zwick, Principal Planner, Hearing Officer
Ms. Bernadine Alling, Planner II, Assisting

June 5, 2002

SUBJECT:

Application #:	Z-97-96-1
Zoning:	C-2 SP PCD Q.S. 43-22
Location:	NEC of Deer Valley Road & 30th Avenue alignment
Acreage:	5.02
Request:	Modify stipulation re: (1) general site plan conformance (to relocate shared driveway), and (2) add driveway at 30th Avenue
Owner:	2844 West Deer Valley, LLC
Representative:	Cawley Architects - Paul Devers

PLANNING HEARING OFFICER RECOMMENDATION: (1) Approval re relocating shared driveway. (2) Denial re adding 30th Avenue driveway.

VILLAGE PLANNING COMMITTEE RECOMMENDATION: The VPC chose not to review this request.

DISCUSSION:
Mr. Paul Devers, 4144 N. 44th Street, Ste.D, 85018 stated the Motorcycle Institute proposed relocating the shared driveway (on Louise Drive) to Deer Valley Road. This driveway would be obstructed by the existing retention area, and also was not needed by the two property owners. This relocated driveway would better connect the proposed parking area along Deer Valley Road. The second request – to place a driveway at the northwest corner of the site along 30th Avenue – would provide ingress/egress to approximately 650 parking spaces. Two driveways are currently located along Deer Valley Road.

Opposition:
As per letter dated 5/21/02, Mr. Robert Buse expressed concern that the proposed driveway on 30th Avenue would add considerable noise and traffic that could last until midnight. Mr. Buse also noted that the Institute currently uses Louise Drive as an entry/exit, which is in violation of current zoning restrictions.

Mr. Joseph ZumMallen, 2935 W. Adobe Dr., expressed concern about the current access onto Louise Drive. Students tend to park all along Louise Drive. Since students tend to test-drive the motorcycles on the streets, Mr. ZumMallen suggested installing speed humps in the event the 30th Avenue access was approved. Regarding the Deer Valley driveways, Mr. ZumMallen suggested that one be dedicated to only right-hand turns and the other to only left hand turns.

FINDINGS: Ms. Sandra Zwick, Planning Hearing Officer (PHO) noted that on her site visit, the existing fire emergency access on Louise Drive was closed, and vehicles were parked along the interior of the gate. This is a violation. The PHO also observed that several cars were parked along both sides of Louise Drive, thus creating added traffic next to the residences to the north. Regarding the 30th Avenue access, the PHO expressed concern about potential impacts related to traffic and noise.

MOTION: The PHO moved to recommend approval of the request to relocate the shared driveway to Deer Valley Road, and denial of the request to construct a driveway on 30th Avenue.

STIPULATIONS:

1. That the site be developed in accordance with the site plan dated ~~June 20, 1996~~. April 26, 2002, as further modified to eliminate cross access on the north side of the property, and to eliminate the two driveways on Louise Drive, and eliminate the access on 30th Avenue.

2. That access to Louise Drive shall be limited to emergency vehicles.

3. That parking requirements for future development on this site be based on office and warehouse uses rather than a school use.

4. That no motorcycles shall be permitted to be tested outside any building.

5. That the applicant shall notify Mr. Bob Buse, 3014 West Deer Valley Drive, Phoenix, of site plan review by the Development Services Department.

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, audiotape or computer diskette. Contact Theresa Damiani regarding ADA, 602-262-6368/voice, 602-534-5500 TDD.