PLEASE RESPOND ELECTRONICALLY TO JULIANNA PIERRE 2ND FLOOR, 602-262-4544

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** July 20, 2020

From: Alan Stephenson
Planning & Development Department Director

Subject: **P.H.O. APPLICATION NO. Z-220-83-6 (PHO-2-20) –** 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 **August 19, 2020**.

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 hardcopies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **July 27, 2020**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Penny Parrella), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Brent Allsopp), 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 (Kathryn Boris)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel, Roxanne Tapia), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Matthew Wilson), 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, Julianna Pierre), 2nd Floor
Village Planner (Sofia Mastikhina, Camelback East)
Village Planning Committee Chair (Jay Swart, Camelback East)

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-20--Z-220-83-6

Council District: 6

Request For: Stipulation Modification

Reason for Request: Deletion of Stipulation 10 limiting ingress and egress to 32nd Street and requiring non-vehicular access easements on the north and west property lines.

Owner	Applicant	Representative
Levine Investments Limited Partnership	Wendy Riddell, Berry Riddell LLC	Wendy Riddell, Berry Riddell LLC
2801 East Camelback Road, Suite 450	6750 East Camelback Road, Suite 100	6750 East Camelback Road, Suite 100
Phoenix AZ 85018	Scottsdale AZ 85251	Scottsdale AZ 85251
(602) 248-8181	(480) 682-3902	P: (480) 682-3902 F:
tony@levineinvestments.com	wr@berryriddell.com	wr@berryriddell.com

Property Location: Southwest corner of 32nd Street and Campbell Avenue

Zoning Map: H-10 Quarter Section: 17-34 APN: 163-03-129 Acreage: 4.98

Village: Camelback East

Last Hearing: CC HEARING

Previous Opposition:

Date of Original City Council Action: 09/19/1983

Previous PHO Actions:

Zoning Vested: C-O

Supplemental Map No.: 682

Planning Staff: 076885

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	07/02/2020	20-0057576	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: 08/19/2020 1000 AM	Date:	Date:
Appealed?:	Appealed?:	
Action:	Action:	Action:

BERRY | RIDDELL LLC

6750 E. Camelback Rd., #100
Scottsdale, AZ 85251
Office: 480-385-2727
www.berryriddell.com

wr@berryriddell.com
Dir: 480-682-3902

July 17, 2020

Via Hand-delivery, to:
City of Phoenix
Attn: Planning Hearing Officer
200 W Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Request to Modify Stipulations / SWC 32nd Street & Campbell Avenue

Dear Planning Hearing Officer:

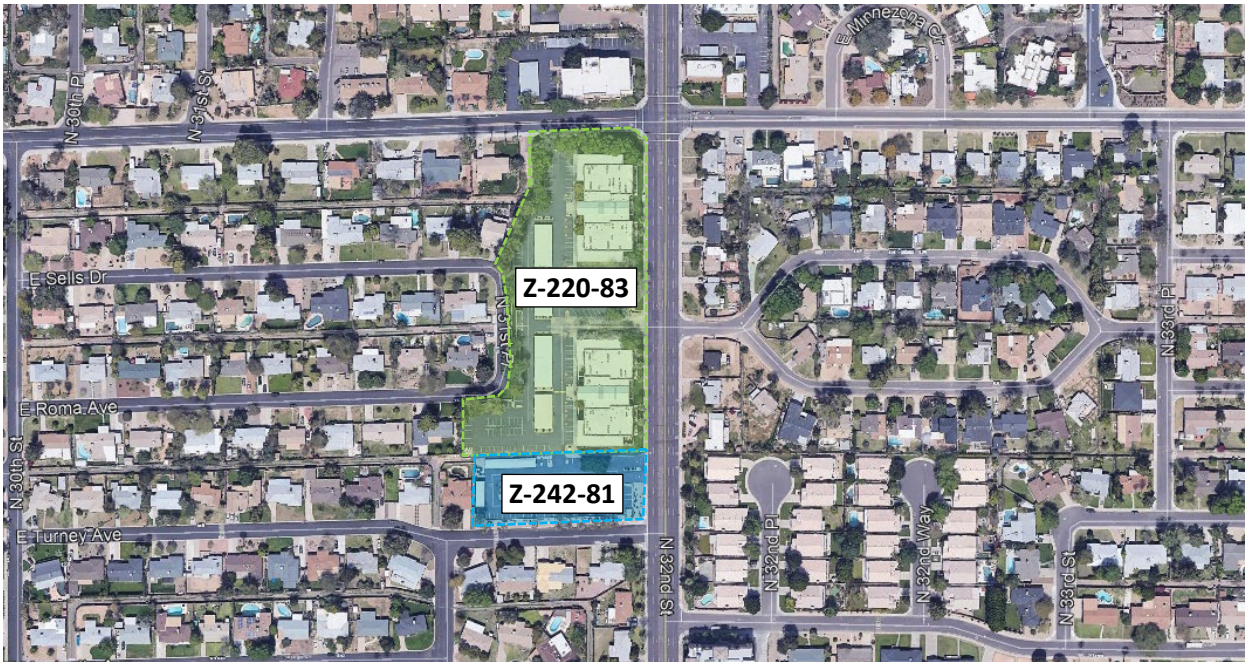
The purpose of this correspondence is to seek modifications to the stipulations of two related zoning cases for a property located at the southwest corner of 32nd Street and Campbell Avenue (the "Site"). We represent Levine Investments Limited Partnership, who have recently acquired the Site and intend to make much-needed improvements to enhance the building design, overall circulation and ease of accessibility, which necessitate stipulation modifications to both zoning cases. The Site, which consists of parcels 163-03-127C; 127D; and -129, is located within the Camelback East Village and is shown in the aerial below.

Levine Investments Limited Partnership

Levine Investments is a well-known real estate company based out of Phoenix that holds a diverse portfolio of iconic Sites throughout the Valley including Uptown Plaza, Buck & Rider, Scottsdale Highlands, and Flower Child Scottsdale. Their experience both with new developments as well as revitalization of aging properties makes them perfectly positioned to re-envision this Site.

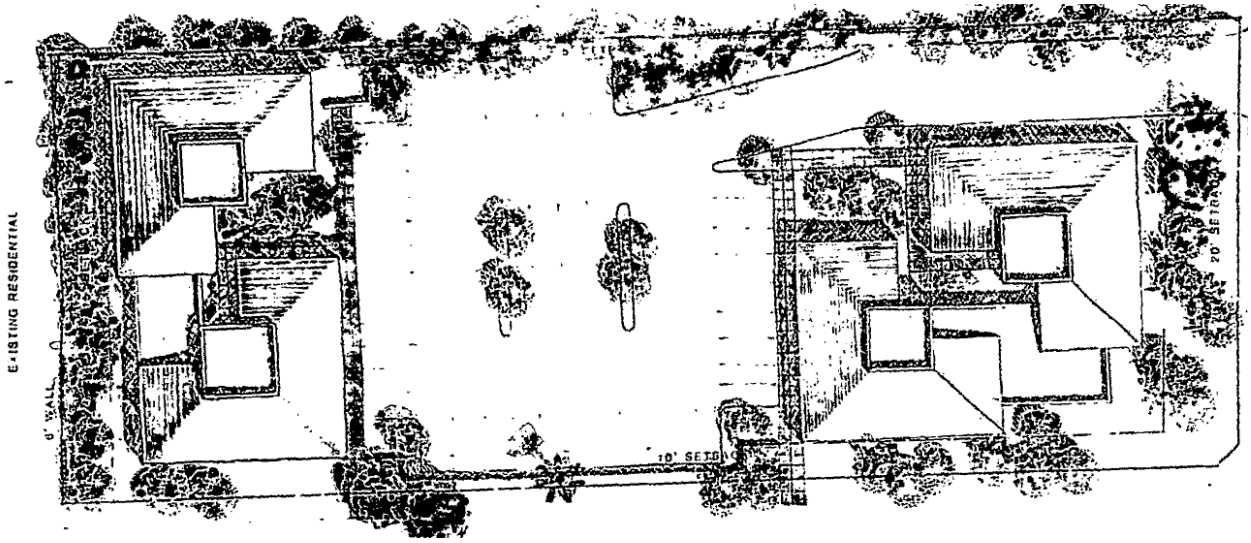
Zoning History and Site Context

Although the three parcels function as one development, two related zoning cases apply to the Site. In 1981 an application was filed to rezone the entire Site from R1-6 to C-O. However, the application was amended before approval to include only the parcels outlined in blue below, to respond to input from the community.

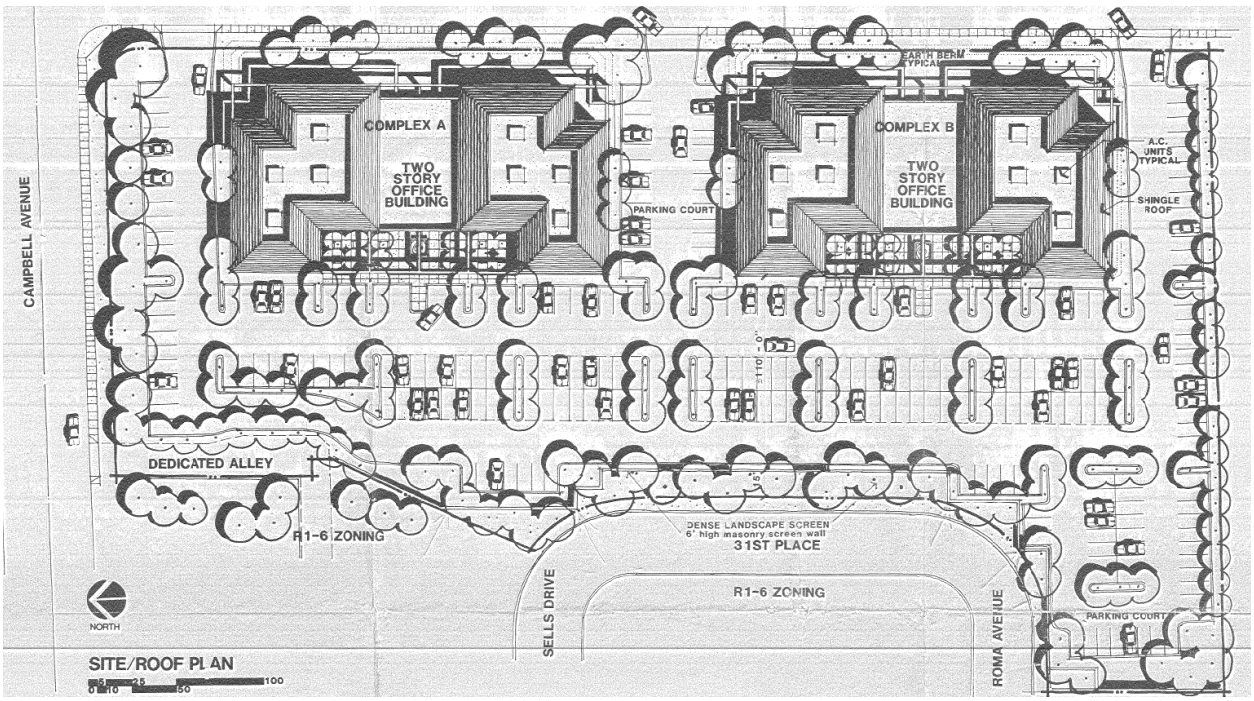


The approval of Z-242-81 was subject to site plan approval, a one-story height limitation, and a 1-foot vehicular non-access easement on Turney Avenue. Below is the site plan for the

garden-style offices that were presented through this process, although this site currently only contains parking to support the existing office buildings.

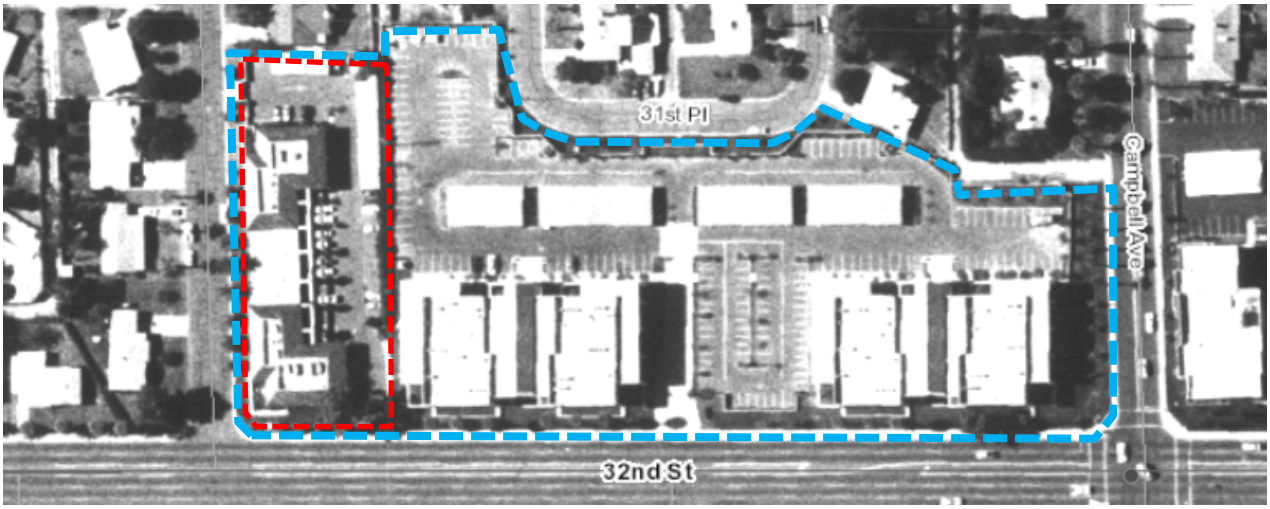


In 1983 an application was approved to rezone the remainder of the Site, shown on the previous page in green, from R1-6 to C-O for the development of the two-story offices shown below. This plan is generally consistent with what exists onsite today.



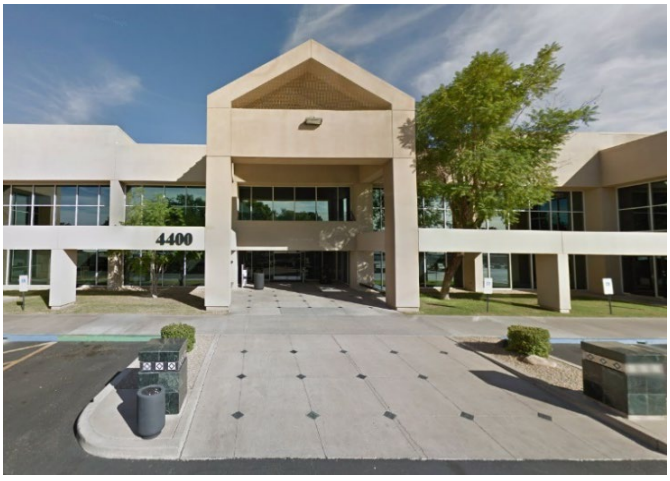
This plan was subject to a number of stipulations that were later modified through the Planning Hearing Officer process and now include a limitation on height to two stories and 32 feet, a west building setback of 125 feet, enhanced landscaping, a six-foot masonry wall along the western property line, and other requirements. In the mid-1980's, the Site was developed with

office buildings in a layout that is generally consistent with the site plans showed through the two zoning cases. An aerial of the Site in 1986 is shown below.

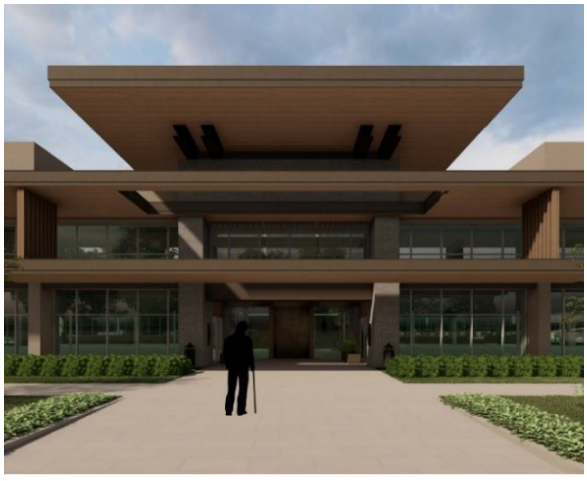


However, by 1991 the office building on the southern two parcels, outlined above in red, was demolished and later replaced with parking to support the two-story medical office buildings. The current request will allow for a medical office building to be reconstructed on these parcels, but in a configuration that concentrates the building massing along 32nd Street and away from the single-family residences to the west, thereby screening the parking and creating a more compatible design. Additionally, the building façade and landscaping will be redesigned to reflect a more modern aesthetic, as shown below. The improvements described herein require some modifications to the existing stipulations, as outlined below. These requests will allow the Site to be redesigned with more efficient circulation, a modernized façade, and a layout that is compatible with the surrounding developments.

Current Design



Proposed Improvements



Stipulations

Z-242-81

~~1. Site plan approval.~~ APPROVAL IS SUBJECT TO GENERAL CONFORMANCE TO SITE PLAN DATE STAMPED XX/X/XXXX.

Rationale: This stipulation is outdated and this requested change will update it to typical language.

~~2. One story height limitation.~~ BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES AND 28 FEET.

Rationale: Unlike the previous design, which oriented the buildings close to the adjacent residences, this design concentrates the building massing closer to 32rd Street, where two stories in height is appropriate. All of the surrounding zoning districts permit development up to 30 feet in height. This request represents a better design than what was previously approved and is an appropriate transition from the existing two-story medical office buildings on Site to the adjacent residential developments in the vicinity, which vary from one to two stories.

3. 1' vehicular non-access easement on Turney.

Rights-of-Way

Sufficeint right-of-way to be dedicated by the property owner within one year of the final City Council action to provide for the following:

1. A 20' alley on the north side of the property.

Z-220-83

1. The development shall be in general conformance with the site plan dated March 16, 1984, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum building setback of 30 feet shall be required along the north property line adjacent to Campbell Avenue, as approved by the Planning and Development Department.

3. Buildings shall be a maximum of two stories or thirty-two feet.

4. There shall be no building constructed within 125 feet of the west property line as measured from 31st Place.

5. A 6-foot block wall of masonry stucco shall be placed along the entire west property line.

6. Landscaping shall be placed on the west side of the above-described six-foot wall along the front of Lots 16, 17, 57, 58, 59 and the former Roma Avenue.

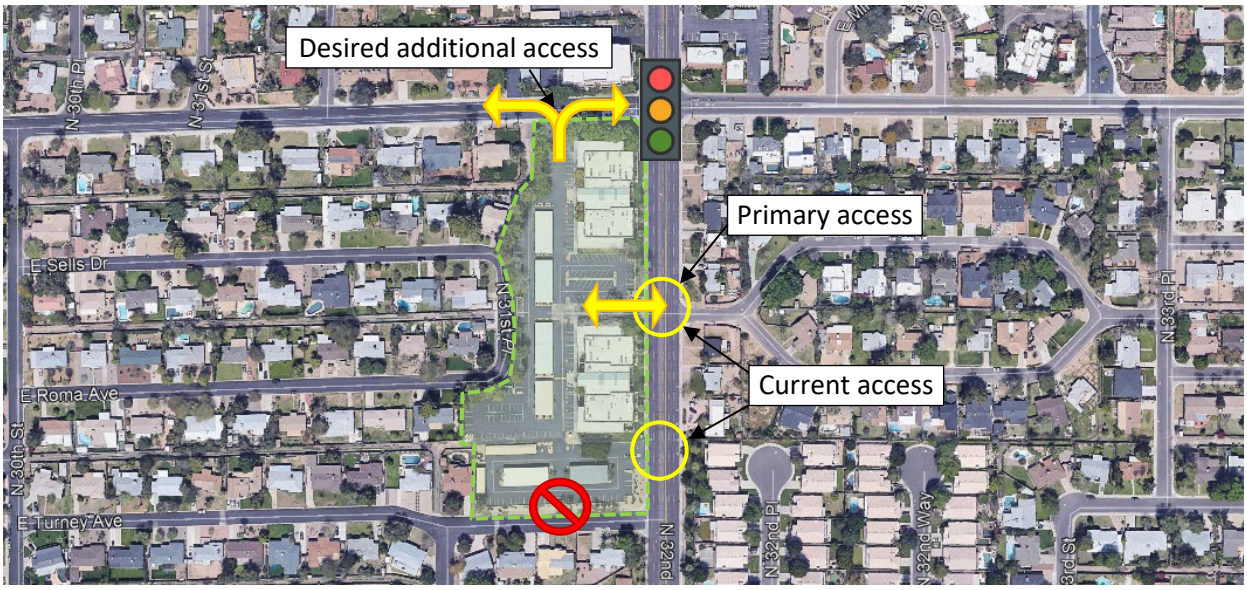
7. Landscaping will be provided on the east side of the above-described wall for its entire length.

8. The wall will be constructed, stuccoed, painted, and landscaped prior to demolition, or commencement of construction on site.

9. All parking by construction personnel will be on the property.

~~10. Ingress and egress will be limited to 32nd Street, and applicant will donate nonvehicular access easements on the north and west property lines.~~

Rationale: Currently, the only egress from the Site is along 32nd Street and visitors must cross two lanes of an arterial street not protected by a turn signal. The requested access will allow visitors to make a right turn out of the Site onto Campbell Ave and then turn onto 32nd Street at a traffic signal. This condition is safer for the community and for the primarily elderly population that visits the Site. The primary entrance will continue to be the Roma Avenue alignment, and access onto Turney Avenue is prohibited.



11. All utilities will be underground.

12. All light standards will be a maximum of 15 feet and lights turned away from adjacent residential districts.

13. All landscaping will be installed and maintained with appropriate water systems, as approved by the City of Phoenix Engineer and Landscape Architect.

14. The site will be subject to site plan approval under C-O zoning, as required by the City of Phoenix.

Right-of-way

15. Sufficient right-of-way to be dedicated by the property owner within one year of final City Council action to provide for a 15' x 15' triangle off Lot No. 17.

16. The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplemental Zoning Map has been adopted.

We respectfully request your approval of the stipulation modifications outlined herein. Your attention to this matter is greatly appreciated.

Very truly yours,

Wendy Riddell

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Adam Stranieri AS 7/16/20
Planning Hearing Officer

Date: July 15, 2020

From: Julianna Pierre JP 7/16/2020
Planner I

Subject: Z-220-83-6 (PHO-2-20) – CURRENT ZONING STIPULATIONS

The purpose of this memo is to discuss the current rezoning stipulations applicable to the subject property of case number PHO-2-20—Z-220-83-6.

After a review of the City's physical and digital records, it was determined that there is no single document with a complete list of current stipulations applicable to the subject property of case number PHO-2-20—Z-220-83-6. The current stipulations reflect a combination of the approval actions and stipulations in the two preceding rezoning actions, Z-220-83-6 and PHO-1-84—Z-220-83-6, as described below.

On September 19, 1983, the Phoenix City Council approved Rezoning Case No. Z-220-83-6 which established C-O zoning on approximately 5 acres located on the west side of 32nd Street from Campbell Avenue to the alley north of Turney Avenue (Attachment A).

On April 18, 1984, the Phoenix City Council approved PHO-1-84—Z-220-83-6, a request for modification of Stipulation 1 regarding substantial conformance with a site plan and Stipulation 3 prohibiting buildings constructed within 130 feet of the west property line (Attachment B). The approval letter for PHO-1-84—Z-220-84-6 does not include a complete list of the final, modified stipulations. In regard to Stipulation 1, the approval letter indicates that the City Council approved the modification of the stipulated site plan subject to a 30-foot setback from Campbell Avenue. In the case file, the site plan dated March 16 ,1984 contains a handwritten note from City staff indicating that this plan was stipulated at the March 21, 1984 Planning Hearing Officer hearing and also identifies where the plan should be modified to include the enhanced setback along Campbell Avenue (Attachment C). Therefore, the appropriate modified language for Stipulation 1 should be general conformance with an additional stipulation requiring the enhanced setback along Campbell Avenue. The approval letter does contain the modified language for Stipulation 3.

Therefore, the subject property of case number PHO-2-20—Z-220-83-6 is subject to the current stipulations outlined below.

Current Stipulations for the Subject Property of Case Number PHO-2-20—Z-220-83-6

1.	The development shall be in general conformance with the site plan dated March 16, 1984, as modified by the following stipulations and approved by the Planning and Development Department.
2.	A minimum building setback of 30 feet shall be required along the north property line adjacent to Campbell Avenue, as approved by the Planning and Development Department.
3.	Buildings shall be a maximum of two stories or thirty-two feet.
4.	There shall be no building constructed within 125 feet of the west property line as measured from 31st Place.
5.	A 6-foot block wall of masonry stucco shall be placed along the entire west property line.
6.	Landscaping shall be placed on the west side of the above-described six-foot wall along the front of Lots 16, 17, 57, 58, 59, and the former Roma Avenue.
7.	Landscaping will be provided on the east side of the above-described wall for its entire length.
8.	The wall will be constructed, stuccoed, painted, and landscaped prior to demolition, or commencement of construction on site.
9.	All parking by construction personnel will be on the property.
10.	Ingress and egress will be limited to 32nd Street, and applicant will donate nonvehicular access easements on the north and west property lines.
11.	All utilities will be underground.
12.	All light standards will be a maximum of 15 feet and lights turned away from adjacent residential districts.
13.	All landscaping will be installed and maintained with appropriate water systems, as approved by the City of Phoenix Engineer and Landscape Architect.

14.	The site will be subject to site plan approval under C-O zoning, as required by the City of Phoenix.
Right-of-Way	
15.	Sufficient right-of-way to be dedicated by the property owner within one year of final City Council action to provide for a 15' x 15' triangle off Lot No. 17.
16.	The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary Zoning Map has been adopted.

Attachment A: Approval letter for Rezoning Case No. Z-220-83-6 dated October 7, 1983

Attachment B: Approval letter for Rezoning Case No. PHO-1-84—Z-220-83-6 dated April 19, 1984

Attachment C: Stipulated Site Plan dated March 16, 1984

ATTACHMENT A

CITY OF PHOENIX
CITY CLERK DEPARTMENT
251 WEST WASHINGTON
PHOENIX, ARIZONA 85003
TELEPHONE (602) 262-6811

October 7, 1983

Mr. Carl R. Spiekerman
7840 East Camelback Road, Suite 109
Scottsdale, AZ 85014

RE: Application 220-83

Dear Mr. Spiekerman:

The Phoenix City Council, at its meeting held September 19, 1983, considered opposition appeal on Application 220-83, request of Carl R. Spiekerman, on behalf of Carl R. Spiekerman, et al., to rezone the west side of 32nd Street, from Campbell Avenue to the alley north of Turney Avenue from R1-6 to C-O.

The Council granted this rezoning, subject to the following stipulations and rights-of-way:

Stipulations

1. Construction to be in substantial conformance with the site plan.
2. Buildings shall be a maximum of two stories or thirty-two feet.
3. There shall be no building constructed within 130 feet of the west property line.
4. A six-foot block wall of masonry stucco shall be placed along the entire west property line.
5. Landscaping shall be placed on the west side of the above-described six-foot wall along the front of Lots 16, 17, 57, 58, 59, and the former Roma Avenue.
6. Landscaping will be provided on the east side of the above-described wall for its entire length.
7. The wall will be constructed, stuccoed, painted, and landscaped prior to demolition, or commencement of construction on site.

8. All parking by construction personnel will be on the property.

9. Ingress and egress will be limited to 32nd Street, and applicant will donate nonvehicular access easements on the north and west property lines.

10. All utilities will be underground.

11. All light standards will be a maximum of 15 feet and lights turned away from adjacent residential districts.

12. All landscaping will be installed and maintained with appropriate water systems, as approved by the City of Phoenix Engineer and Landscape Architect.

13. The site will be subject to site plan approval under C-O zoning, as required by the City of Phoenix.

Right-of-Way

Sufficient right-of-way to be dedicated by the property owner within one year of final City Council action to provide for a 15' x 15' triangle off Lot No. 17.

No longer valid - alley is abandoned

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary Zoning Map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the third floor of the Plaza Municipal Building, 125 East Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC/rk/0751j

cc: Planning Department (2) ✓
Traffic Engineering Department
Mr. J. Fife Symington III
5050 North 40th Street, Suite 214
Phoenix, AZ 85018

ATTACHMENT B

CITY OF PHOENIX
PLANNING DEPARTMENT
125 EAST WASHINGTON
PHOENIX, ARIZONA 85004
TELEPHONE (602) 262-6655

April 19, 1984

Mr. Larry Lazarus
5050 North 40th Street
Phoenix, Arizona 85018

RE: Application No. 220-83

Dear Mr. Lazarus:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108.M of the Zoning Ordinance, as amended, on April 18, 1984 concurred in the recommendation of the Planning Hearing Officer and recommends approval as follows:

Stipulation 3 modification: "There shall be no building constructed within 125' of the west property line as measured from 31st Place."

Site Plan modification: subject to a 30' setback from Campbell Avenue.

Sincerely,

David E. Richert

David E. Richert
Principal Planner

DER:cae

cc: City Clerk
Mr. Crawford
Mr. Muenker
File

ATTACHMENT C

ROMA AVENUE

32ND STREET

EXISTING
TWO STORY
OFFICE BUILDING

CAMPBELL AVENUE

30' PER
STIPULATION
3/21/84

20'

20'

PROPOSED TWO STORY OFFICE BUILDING

PROPOSED TWO STORY OFFICE BUILDING

15'

ALIGNMENT
OF EXISTING
ROMA AVE.

125'

EXISTING
ONE STORY
OFFICE
BUILDING

TURNEY AVENUE

31ST PLACE

125' BUILDING SETBACK
DIMENSION IS MEASURED
FROM THIS PORTION OF
THE WEST PROPERTY LINE

FIRE GATE
EMERGENCY
ACCESS ONLY

SELLS DRIVE

ROMA AVENUE

NORTH

30th
0 5 10 25 50 100

32ND STREET AND CAMPBELL AVENUE

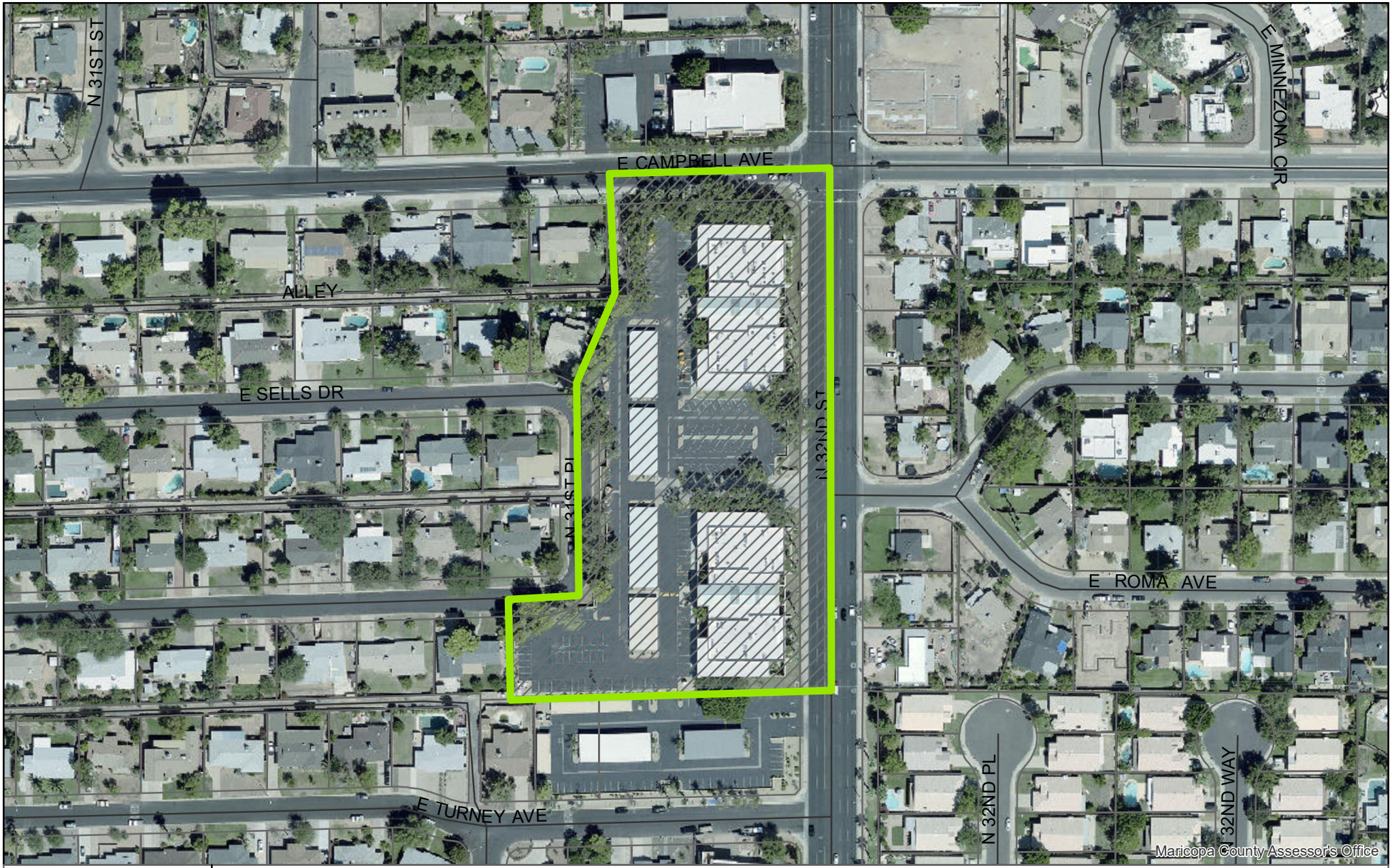
REVISED CIRCULATION STUDY Z220-83

SITE PLAN STIPULATED @ 3-21-84 PHO. HRG
MJC

CH-8373 16 MARCH 1984

1515 East Missouri Avenue □ Suite 115 □ Phoenix, Arizona 85014 □ (602) 234-1515

CORNOYER+EDRICK
ARCHITECTS & PLANNERS



PHO-2-20--Z-220-83-6

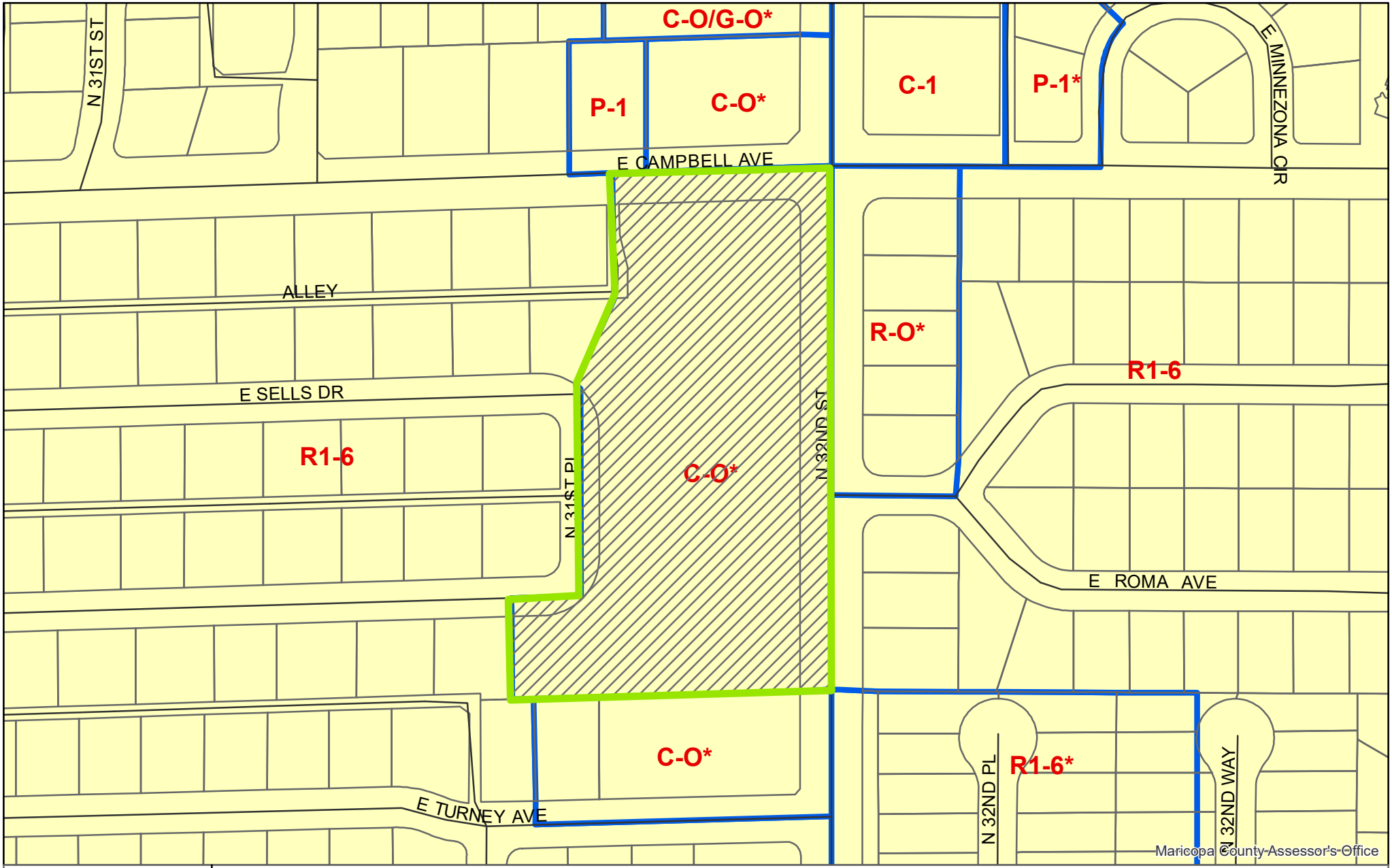
Property Location: Southwest corner of 32nd Street and Campbell Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 80 160 320 Feet

N



PHO-2-20--Z-220-83-6

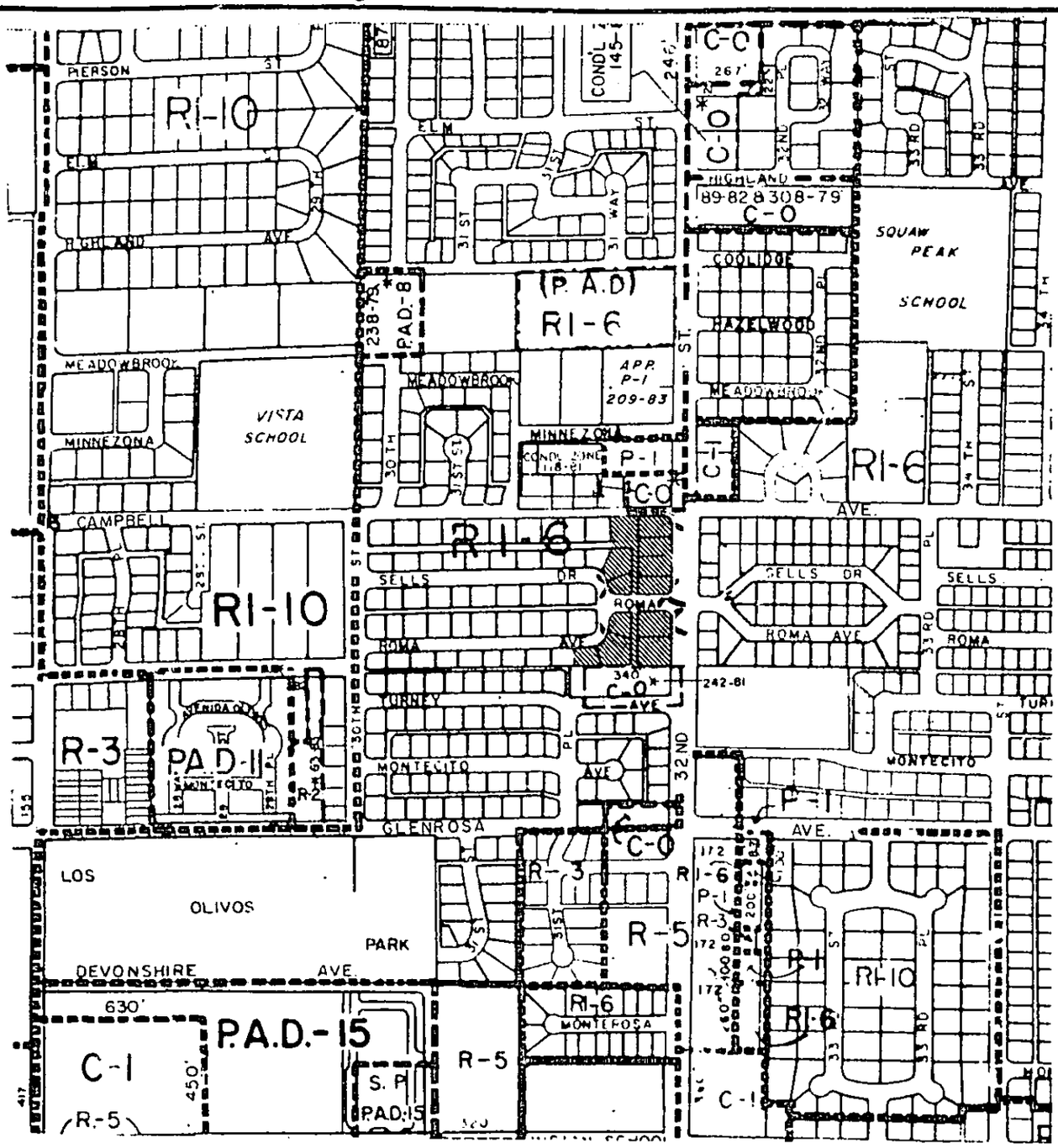
Property Location: Southwest corner of 32nd Street and Campbell Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 80 160 320 Feet

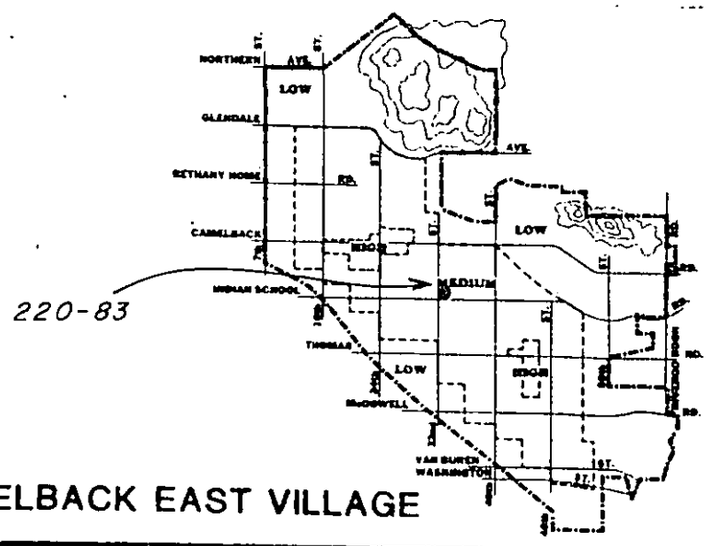
N



NORTH

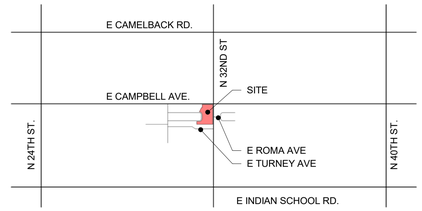
SCALE 1" = 600'

CITY OF PHOENIX
PLANNING DEPARTMENT



CAMELBACK EAST VILLAGE

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS: APPROX. 5.0 ACRES	APPLICANT'S NAME CARL R. SPIEKERMAN & J. FIFE SYMINGTON III		
	APPLICATION NO. 220-83		
MULTIPLES PERMITTED UNITS	HEARING DATES: P.C. 8-24-83; C.C.		REQUESTED CHANGE FROM: R1-6 TO: C-O
	AERIAL PHOTO & QUARTER SEC. NO. 17 - 34	ZONING MAP NO. G-8	



VICINITY MAP

NORTH

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. 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.
6. 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.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. 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.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
11. ALLEY SHALL NOT BE USED FOR EMERGENCY FIRE DEPARTMENT ACCESS.
12. AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL. SEPARATE F481 EMERGENCY ACCESS PERMIT REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. THIS PERMIT INCLUDES, BUT IS NOT LIMITED TO, ITEMS SUCH AS FIRE LINES, ADDRESS LOCATION, AND LOCK BOX LOCATION. AN APPROVED SITE PLAN IS REQUIRED TO SUBMIT FOR THIS PERMIT

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.

CP DREWETT, RA
10-17-2019

C-O ZONING REQUIREMENTS

LOT COVERAGE:
PROPOSED BUILDING AREA: ----- S.F.
NET AREA: 245,593 S.F.
MAX LOT COVERAGE FROM NET AREA ALLOWABLE **50%**
(122,796.5 S.F.)

- EXISTING BUILDING -1 FOOTPRINT = 20,385.9 S.F.
- EXISTING BUILDING -2 FOOTPRINT = 20,385.9 S.F.
-PROPOSED NEW BUILDING FOOTPRINT = 3,090 S.F.
-PROPOSED NEW PARKING GARAGE FOOTPRINT = 30,116.5 S.F.

TOTAL BUILDING FOOTPRINT ---------- **73,978.8 S.F.**

- EXISTING BUILDING -1 OVERHANG = 1,544.8 S.F.
- EXISTING BUILDING -2 OVERHANG = 1,544.8 S.F
- PROPOSED NEW BUILDING OVERHANG = 816 S.F.
-PROPOSED NEW PARKING GARGE OVERHANG = 242 S.F.

TOTAL BUILDING OVERHANG ---------- **4,147.6 S.F.**

EXISTING COVERED PARKING ---------- **14,297.9 S.F.**

TOTAL LOT BUILDING COVERAGE PROVIDED
73,978.8 + 4,147.6 + 14,297.9 = **92,424.3 S.F.**

92,424.3 S.F. / 245,593 S.F. = **38 %** < **50%**

BUILDING HEIGHT:
MAX ALLOWABLE BUILDING HEIGHT: 56'-0"
PROPOSED OFFICE BUILDING HEIGHT: 30'-6"
PROPOSED PARKING GARAGE HEIGHTH: 15'-0"

SETBACKS:
FRONT - 20'-0" (WEST)
SIDE - 5'-0" (NORTH & SOUTH)
REAR - 15'-0" (EAST)

PARKING:
REQUIRED: 1 SPACE / 200 S.F. NET FLOOR AREA
18,912 + 18,912 + 5,000 = 42,824 S.F. NET FLOOR AREA
42,824 S.F./200 S.F. = 214 PARKING SPACES REQ'D
PARKING PROVIDED:
EXISTING = **222** SPACES
NEW = **170** SPACES
TOTAL = **392** SPAES
ACESSABLE PARKING REQUIRED = **9** SPACES
PROVIDED = **10** SPACES

ZONNING INFORMATION

Z-242-81 REZONED APNs 163-03-127D AND 163-03-127C
Z-220-83 REZONED APN 163-03-129

PROJECT LEGAL DESCRIPTION

PARCEL NO. 1:

THE EAST 380 FEET OF THE NORTH 131.50 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 40 FEET THEREOF; AND ALSO

EXCEPT THAT PORTION DEED TO THE CITY OF PHOENIX IN DOCKET 11543, PAGE 166,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTH HALF WITH THE SOUTH LINE OF THE NORTH 131.50 FEET THEREOF;

THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 5 FEET;
THENCE NORTHEAST TO A POINT ON SAID WEST LINE WHICH IS 5 FEET

NORTH OF THE POINT OF BEGINNING;
THENCE TO THE POINT OF BEGINNING.

PARCEL NO. 2:

LOT 1, 32ND STREET AND CAMPBELL AVENUE REPLAT, RECORDED IN BOOK 281 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

NORTH

CONCEPTUAL SITE PLAN

1" = 40'-0"

0' 20' 40' 80'

CITY OF PHOENIX
JUL 02 2020
Planning & Development Department

STAMP

KIVA : 20-1112
SDEV: 2007673
PAPP: 2009724
QS: 17-34
ABND:
PRIM:
LSPL:

DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS@DREWETTWORKS.COM

OWNER

LEVINE INVESTMENTS L.P.
2801 E. CAMELBACK RD. SUITE 450
PHOENIX, AZ 85016
PHONE: (602) 248-8181
EMAIL: TONY@LEVINEINVESTMENTS.COM

ARCHITECT

DREWETT WORKS
7144 E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
PPHONE: (855) 373-9388

GENERAL NOTES

THERE ARE NO LOT SALES ASSOCIATED WITH PARCELS 1,2 OR 3

PARKING REQUIREMENTS

EXISTING 2 STORY MEDICAL BUILDING (1)
- 1 SPACE PER 200 S.F. = 95 SPACES REQUIRED
- ADA SPACES REQUIRED = 4
- ADA SPACES PROVIDED = 5

EXISTING 2 STORY MEDICAL BUILDING (2)
- 1 SPACE PER 200 S.F. = 95 SPACES REQUIRED
- ADA SPACES REQUIRED = 4
- ADA SPACES PROVIDED = 4

NEW 2 STORY BUILDING
- 1 SPACE PER 200 S.F. = 25 SPACES REQUIRED
- ADA SPACES REQUIRED = 1
- ADA SPACES PROVIDED = 1

TOTAL SPACES REQUIRED = 215
SPACES PROVIDED:
EXISTING = 222
NEW = 170
TOTAL SPACES PROVIDED = 392

ZONING

C-O

APN

PARCEL 1: 163-03-129; PARCEL 2: 163-03-127D;
PARCEL 3: 163-03-127C

NET SITE AREA

PARCEL 1: 200,900 SQ. FT. = 4.61 ACRE
PARCEL 2: 34,195 SQ. FT. = 0.79 ACRE
PARCEL 3: 10,498 SQ. FT. = 0.24 ACRE
TOTAL: 245,593 SQ. FT. = 5.64 ACRE

FOR PRE-APPLICATION SUBMITTAL
DATE 07-01-2020
REV

THE CENTRE-4400 & 4444 N 32ND STREET

CONCEPTUAL SITE PLAN

DR201

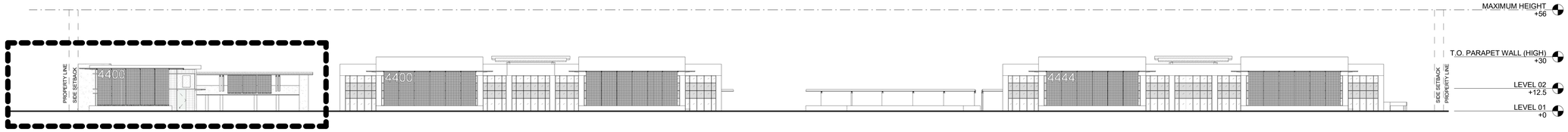
20-xx

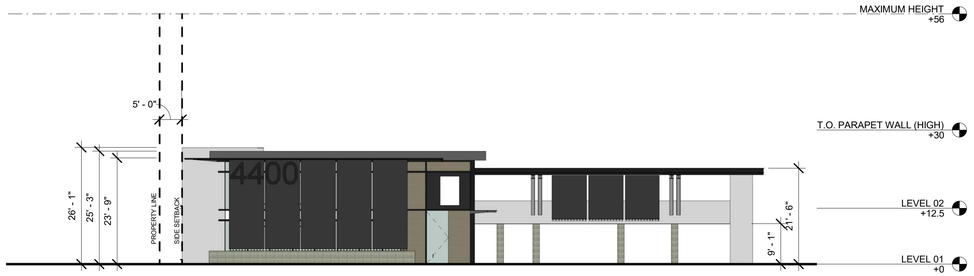
REGISTERED ARCHITECT
55458
CLYDE PATRICK DREWETT JR.
Date Signed: 07-01-2020
ARIZONA U.S.A.
Expires: 12/31/2022

PHO-2-20--Z-220-83-6

Proposed Site Plan

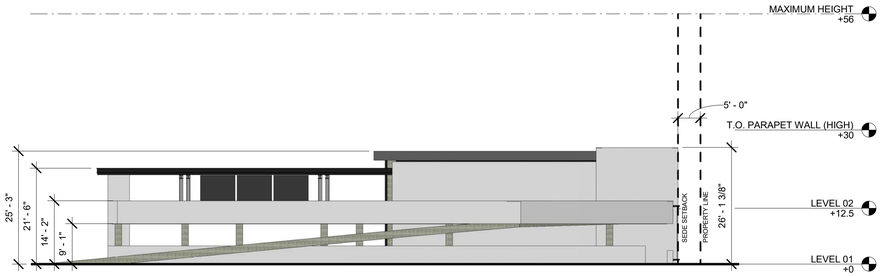
Hearing Date: August 19, 2020





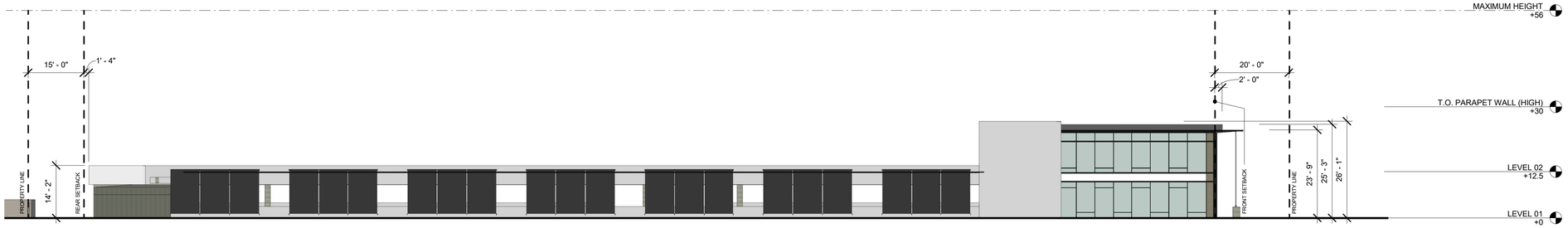
[1] PARKING GARAGE EAST ELEVATION

1/16" = 1'-0"



[2] PARKING GARAGE WEST ELEVATION

1/16" = 1'-0"

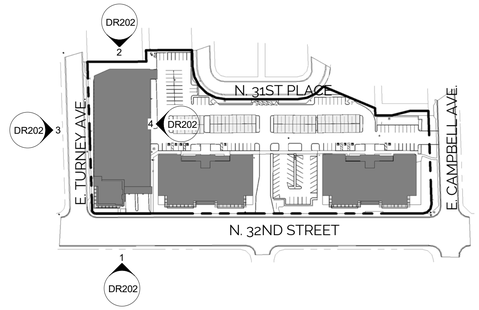


[3] PARKING GARAGE SOUTH ELEVATION

1/16" = 1'-0"

[4] PARKING GARAGE NORTH ELEVATION

1/16" = 1'-0"



DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS@DREWETTWORKS.COM

MATERIAL LEGEND

- STUCCO (LIGHT BROWN) ESR #1607
- STUCCO (BROWN) ESR #1607
- STUCCO (WHITE) ESR #1607
- STONE VENEER
- EXPOSED CONCRETE
- PERFORATED METAL (50% TRANSPARENT)
- METAL FINISH (FASCIA)

THE CENTRE-4400 & 4444 N 32ND STREET

FOR	PRE-APPLICATION SUBMITTAL
DATE	06-17-2020
REV	

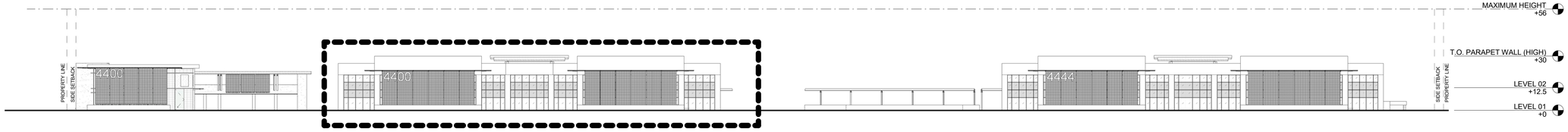
ELEVATIONS

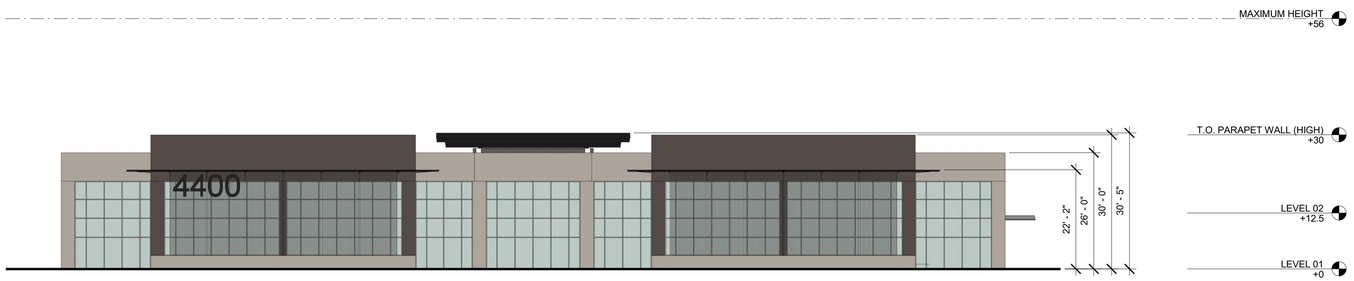
DR202

20-xx

CITY OF PHOENIX
JUL 02 2020
Planning & Development Department

REGISTERED ARCHITECT
55458
CLYDE PATRICK DREWETT JR.
Date Signed: 06-17-2020
ARIZONA U.S.A.
Expires: 12/31/2022



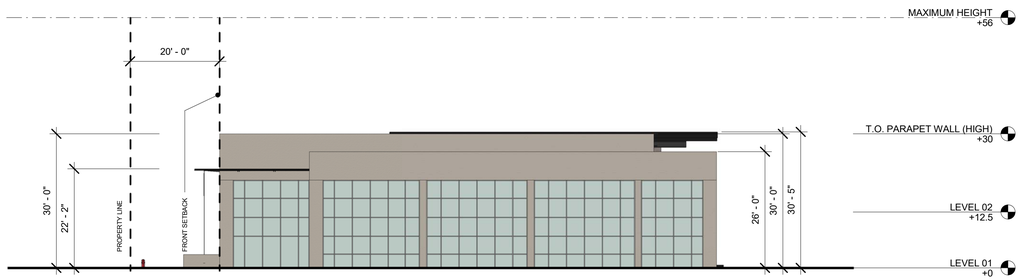


[1] BUILDING # 4400 EAST ELEVATION

1/16" = 1'-0"

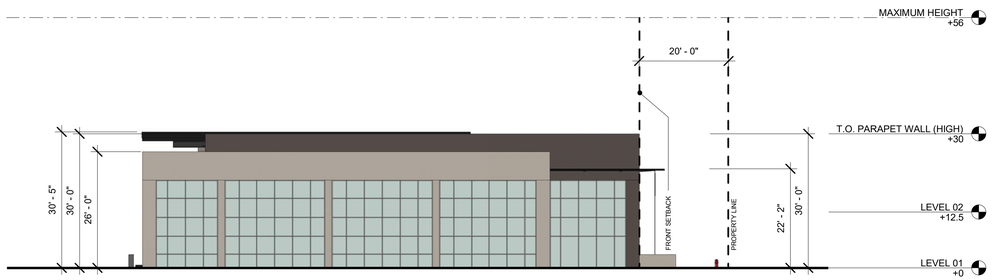
[2] BUILDING # 4400 WEST ELEVATION

1/16" = 1'-0"



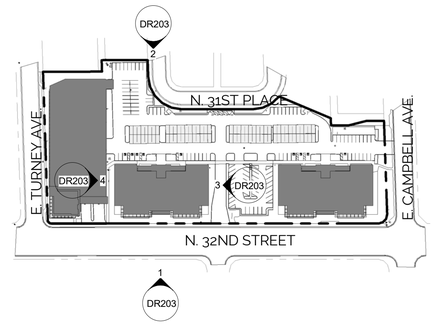
[3] BUILDING # 4400 NORTH ELEVATION

1/16" = 1'-0"



[4] BUILDING # 4400 SOUTH ELEVATION

1/16" = 1'-0"



CITY OF PHOENIX
JUL 02 2020
Planning & Development Department

DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS@DREWETTWORKS.COM

MATERIAL LEGEND

- STUCCO (LIGHT BROWN) ESR #1607
- STUCCO (BROWN) ESR #1607
- STUCCO (WHITE) ESR #1607
- STONE VENEER
- EXPOSED CONCRETE
- PERFORATED METAL (50% TRANSPARENT)
- METAL FINISH (FASCIA)

THE CENTRE-4400 & 4444 N 32ND STREET

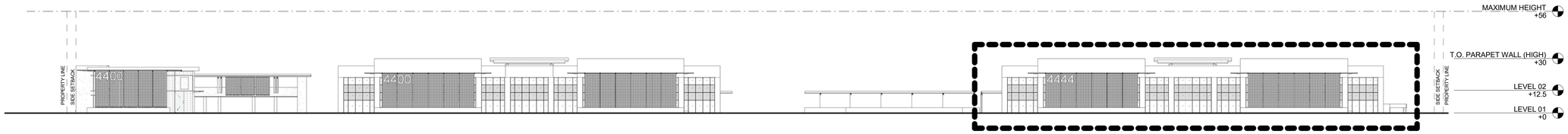
FOR	PRE-APPLICATION SUBMITTAL
DATE	06-17-2020
REV	

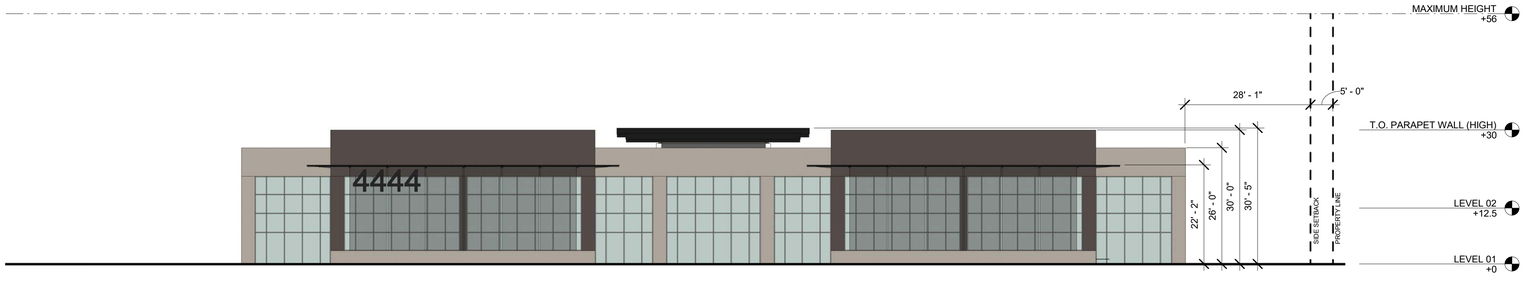
ELEVATIONS

DR203

20-xx

REGISTERED ARCHITECT 55458 CLYDE PATRICK DREWETT JR. Date Signed: 06-17-2020 ARIZONA U.S.A.
Expires: 12/31/2022



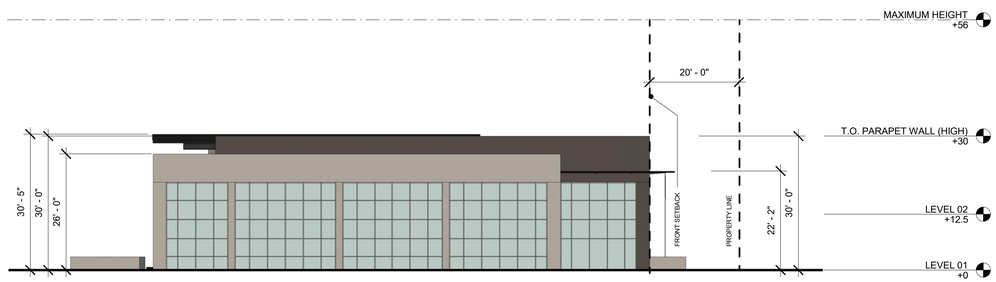


[1] BUILDING # 4444 EAST ELEVATION

1/16" = 1'-0"

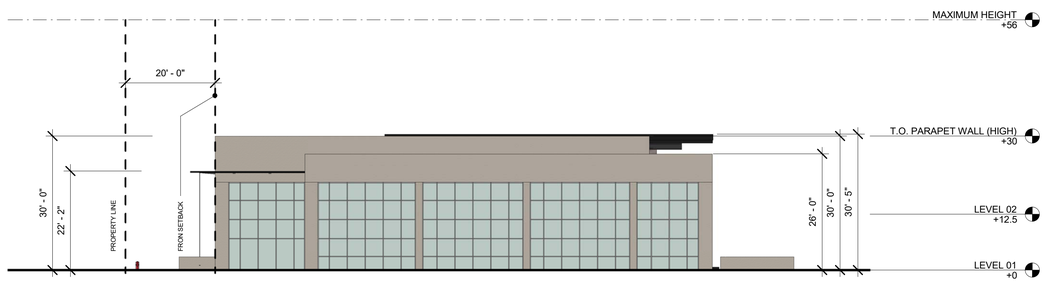
[2] BUILDING # 4444 WEST ELEVATION

1/16" = 1'-0"



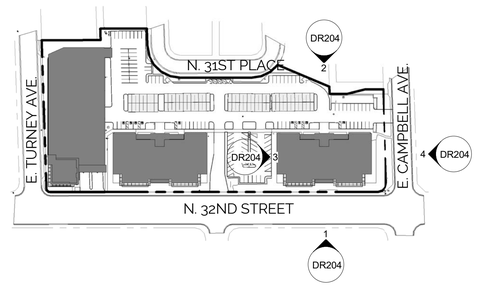
[3] BUILDING # 4444 SOUTH ELEVATION

1/16" = 1'-0"



[4] BUILDING # 4444 NORTH ELEVATION

1/16" = 1'-0"



DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS@DREWETTWORKS.COM

MATERIAL LEGEND

- STUCCO (LIGHT BROWN) ESR #1607
- STUCCO (BROWN) ESR #1607
- STUCCO (WHITE) ESR #1607
- STONE VENEER
- EXPOSED CONCRETE
- PERFORATED METAL (50% TRANSPARENT)
- METAL FINISH (FASCIA)

THE CENTRE-4400 & 4444 N 32ND STREET

FOR	PRE-APPLICATION SUBMITTAL
DATE	06-17-2020
REV	

ELEVATIONS

DR204

20-XX

REGISTERED ARCHITECT 55458 CLYDE PATRICK DREWETT JR. Date Signed: 06-17-2020 ARIZONA U.S.A.
Expires: 12/31/2022

CITY OF PHOENIX
JUL 02 2020
Planning & Development Department

April 18, 1984

CONDITIONAL ZONING STIPULATION MATTERS - RATIFICATION OF PLANNING HEARING OFFICER ACTION - F-2700

The Council heard request to approve recommendations made on requests for modification of stipulations heard by the Planning Hearing Officer on March 21, 1984.

MOTION was made by Mr. Adams, SECONDED by Mr. Korrick, that the request be approved. MOTION CARRIED UNANIMOUSLY.

DISTRICT 6 - LARRY LAZARUS

Application 220-83 - Request of Larry Lazarus, on behalf of Environmental Construction, to modify stipulations regarding substantial compliance to a site plan and building setbacks, for a parcel approximately 5 acres, located on the west side of 32nd Street from Campbell Avenue to the alley north of Turney Avenue. Approved C-O.

The Planning Hearing Officer recommended approval as follows:

Stipulation 3 Modification: "There shall be no building constructed within 125' of the west property line as measured from 31st Place."

Site Plan Modification: Subject to a 30' setback from Campbell Avenue.

DISTRICT 3 - MAX KAUFMAN

Application 370-83 - Request of Max Kaufman, on behalf of Dr. Robert A. Hodson, to modify stipulations regarding required landscaping, building setbacks, and substantial conformance to a site plan, for a parcel located on the east side of 35th Avenue, approximately 85' south of Orangewood Avenue. Existing C-O.

The Planning Hearing Officer recommended denial as filed, but approval of reduction to 5' of the 10' landscaping along the north boundary line.

DISTRICT 1 - ROBERT V. KERRICK

Application 298-82 - Request of Robert V. Kerrick, on behalf of Collitti Trust, to modify the stipulation prohibiting buildings west of a line formed by the common property line of the two residences on Ronald Road, for a parcel generally between 19th and 20th Streets, from Ronald Road (extended) to Thunderbird Road, approximately 9.2 acres. Existing R-3A.

The Planning Hearing Officer recommended approval of amendment to read as follows: "None of said buildings which face north and extend further west than a line formed by extending southward the common boundary line between the said two existing residential properties shall exceed one story in height."

CITY OF PHOENIX, ARIZONA
PLANNING DEPARTMENT

SUMMARY OF ACTION ON /X/ Modification of Stipulation

/ / Time Extension

Rezoning Application No. 220-83 Planning Hearing Officer Date: 3-21-84

Applicant: Larry Lazarus

Property Description: A 5 acre parcel and the southwest corner of 32nd Street and Campbell Avenue.

Planning Hearing Officer's Recommendation

_____ Approval

__X__ Approval with Stipulation

_____ Denial

_____ Denial as Filed, but Approval

_____ Continuance

FINDINGS (Summary): Susan Sendron appeared on behalf of the applicant. The purpose of this request is to clarify the west setback stipulation and to modify the site plan to allow repositioning of the buildings and access points to 32nd Street. She stated that a stipulation required a 130' setback from the west property line, but the west property line varies. They proposed a 125' setback from 31st Place as shown on the stipulation site plan.
Additionally, they requested that the site plan be modified to reposition the buildings to the north and south to allow one access point, which would be aligned with Roma Ave. to the east. This shift from 3 to 2 accesses to 32nd Street was prompted by comments
Opposition Present? NO (continued)

PLANNING COMMISSION HEARING

Hearing Date: _____

Action: Approved Disapproved Stipulation (See attached)

CITY COUNCIL HEARING

Hearing Date: _____

Action: Approved Disapproved Stipulation (See attached)

---

from the Traffic Engineering Department.

Upon questioning from Staff, Ms. Sendron stated that there will be a 20' setback from Campbell and they will be exceeding the required number of parking spaces.

The Planning Hearing Officer asked about a possible increase of setback along Campbell Avenue.

Tom Guinther, the Architect, stated that the 20' setback was per code and the building on the north side of Campbell has an even smaller setback.

The Planning Hearing Officer stated that the new site is generally superior, except with the small setback on Campbell Avenue. He recommended approval of the modification of stipulation #3 to read:

> "There shall be no building constructed within 125' of the west property line as measured from 31st Place."

He also recommended approval of the modification of the site plan, but added a stipulation requiring a 30' setback from Campbell Avenue.

APPLICATION NO. 220-83

ORIGINAL STIPULATIONS

1) Construction is to be in general accordance with the site plan.

2) * * *

3) There shall be no building constructed within 130 feet of the west property line.

REQUESTED MODIFICATIONS

1) There shall be no building constructed within 125 feet of the west property line measured from the property line at 31st Place, as shown on the site plan.

2) The northern and southern driveways off 32nd Street shall be eliminated, and the middle driveway shall be widened and aligned with Roma Avenue to the east. Complex A shall be placed further north on the site, and Complex B shall be placed further south on the site to accommodate the widening of the middle driveway.