



City of Phoenix

Staff Report: Z-41-94-6 (PHO-2-19)

<u>APPLICATION:</u>	Z-41-94-6 (PHO-2-19)
<u>APPLICANT:</u>	Rakesh Patel, Hillstone Restaurant Group
<u>REPRESENTATIVE:</u>	Heidi Short, Lewis Roca Rothgerber Christie LLP
<u>OWNER:</u>	Hillstone Restaurant Group, Inc.
<u>LOCATION:</u>	Southeast corner of 31st Street and Camelback Road
<u>REQUEST:</u>	<ol style="list-style-type: none">1) Modification of Stipulation 1 regarding general conformance to the site plan dated April 12, 1994.2) Deletion of Stipulation 2 regarding conditional approval.3) Deletion of Stipulation 3 regarding zoning being vested with final site plan approval.4) Deletion of Stipulation 5 regarding the existing oleander hedge along the south boundary of the site.5) Modification of Stipulation 6 regarding egress to 31st Street and signage and hours of access for service driveway.6) Technical corrections to Stipulations 7 and 9.

STAFF RECOMMENDATION

It is recommended that this request be approved with modifications and additional stipulations as recommended by the Planning Hearing Officer.

PLANNING HEARING OFFICER RECOMMENDATION

On February 19, 2020, the Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

BACKGROUND/ANALYSIS

The subject property is located at the southeast corner of 31st Street and Camelback Road and is approximately 1.92 gross acres. The property is zoned C-2 and is developed with a restaurant. The applicant proposes to demolish the existing 11,000

square foot, 25.5-foot tall restaurant and build a 4,966 square foot restaurant. The proposed restaurant will be 13 feet to the top of the parapet and 15 feet, 8 inches to the top of the mechanical screen. The proposed restaurant will have a residential, mid-century modern aesthetic intended to complement the adjacent residential community. The building will be located at the northwest corner of the property to provide maximum separation from nearby residences and create visual interest at the corner of 31st Street and Camelback Road. The applicant intends to create an inviting and vibrant environment with awnings, trellises, and lush landscaping. A six-foot-high wall and Indian Laurel Fig trees will screen the restaurant from residences to the south.

The applicant requested modification of Stipulation 1, regarding general conformance to the stipulated site plan, to accommodate a new site plan and landscape plan. The applicant's proposed site plan was updated to reflect the smaller restaurant concept. The applicant stated that they wanted to add conformance to a landscape plan to address previous landscaping stipulations and depict landscaping throughout the site.

The applicant requested deletion of Stipulation 2, regarding conditional approval, and Stipulation 3, regarding zoning being vested with final site plan approval, because the zoning for the property has been vested following the development of the existing restaurant.

The applicant requested deletion of Stipulation 5, regarding the existing oleander hedge along the south boundary of the site, because the hedge was removed prior to the applicant's acquisition of the property. Additionally, the applicant intends to stipulate to a landscape plan that depicts acacia and ficus trees along the south property line.

The applicant requested modification of Stipulation 6, regarding egress to 31st Street, signage, and hours of access for the service driveway to allow proper site flow. According to the applicant's narrative, only right turn egress was proposed from the driveway on 31st Street and signage would be provided to preclude left turns and use of the driveway by adjacent commercial property. However, during the Planning Hearing Officer hearing, the applicant clarified that three-quarter movement is proposed at the driveway on 31st Street, allowing all movements except left-turn egress. The applicant stated that the proposed restaurant will provide significantly more than the required parking which would eliminate any concerns regarding potential neighborhood parking by restaurant patrons. Additionally, the applicant stated that the owners of the office building to the east rejected any proposal to create or retain cross-access driveways and noted that the proposed site plan would remove the existing driveway on the east.

PREVIOUS HISTORY

On May 4, 1994, the Phoenix City Council approved the request from R1-6 (approved C-O) to C-2 for approximately 1.92 acres at the southeast corner of 31st Street and Camelback Road, subject to stipulations.

The proposed development consisted of a one story 9,775 square foot restaurant with a small second story level for office/storage space. Traffic projections for the restaurant

included approximately 825 vehicle trips a day. 90 parking spaces were required based on the proposed floor plan. Vehicular access was provided from Camelback Road and an ingress only driveway was proposed on 31st Street for valet parking. The driveway at 31st Street was designed to eliminate left turn egress from the site. Previous development proposals were for office buildings of approximately 50,000 square feet, so the proposed restaurant was seen as a significant reduction in the potential intensity of the property.

The subject property is located along an arterial street in close proximity to a major intersection. Adjacent properties along Camelback Road were developed as commercial, retail, and offices. Nearby single-family homes were separated from the subject site by a proposed alley dedication and stipulations were proposed that addressed the property's boundaries adjacent to residential uses.

Neighbors expressed concerns regarding vehicular circulation, specifically regarding access to 31st Street. The applicant revised the site plan to prohibit access to the property from 31st Street for patrons. The site plan depicted a 12-foot wide service vehicle access driveway that allowed right-turn egress only onto 31st Street. The rear one-way service driveway was stipulated to be appropriately signed with directional arrows and closed off at 5:00 p.m. to preclude any use of the driveway by patrons or deliveries. Neighbors also expressed concerns regarding the future of the restaurant and what would occur if the restaurant did not succeed or changed ownership.

An application for Planning Hearing Officer action was submitted in 2007 but was withdrawn by applicant.

NEIGHBORHOOD CONCERNS

Correspondence

37 letters of opposition were received regarding this request. Concerns included the following:

- Opposition to the proposed driveway on 31st Street (34 items)
- The driveway on 31st Street should be restricted to emergency access only (two items)
- Increased traffic in the neighborhood (five items)
- Wall on the south property line (one item)
- Alternative ingress/egress recommendations – second driveway on Camelback Road or shared entry with the property to the east (one item)
- Negative impact to residents in the community (one item)

13 letters of support were received regarding this request. Points raised in these letters included the following:

- Hillstone's positive reputation related to community awareness (one items)
- The proposed restaurant has a smaller building footprint (five items)
- The building height will be lower (two items)

- The new development will provide greater distance between the restaurant and residences to the south (two items)
- The proposed ingress/egress will allow traffic to flow easily, without distraction to the neighborhood (one item)
- The restaurant will complement the neighborhood (three items)
- The restaurant will positively contribute to Arizona’s restaurant economy (one item)

GENERAL PLAN DESIGNATION

Commercial

CHARACTER OF SURROUNDING LAND USE

	<u>Zoning</u>	<u>Land Use</u>
On-site:	C-2	Restaurant
North:	C-1	Bank, commercial shopping center
South:	R1-6, P-1	Single family residential, vacant /proposed parking lot
East:	C-2	Multi-tenant office building
West:	C-O	Multi-tenant office building

DEPARTMENT REVIEW COMMENTS

Archaeology

Not archaeologically sensitive.

Aviation

No response.

Fire Prevention

Fire prevention does not anticipate any problems with this case.

But the site or/and building(s) shall comply with the Phoenix Fire Code

Also, we do not know what the water supply (GPM and PSI) is at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

Floodplain Management

We have determined that the project is not located in a Special Flood Hazard Area (SFHA) but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate

Maps (FIRM) dated April 07, 2017. Based on the project information provided, there are no Floodplain Management requirements to fulfill.

Light Rail

No response.

Parks and Recreation

No trail or trail easement comments.

Public Transit

No comments.

Street Transportation

1. The developer shall provide a minimum 25-foot wide driveway along 31st Street per City of Phoenix Standard Detail P-1255-1. The developer shall install and maintain private signage on the property to restrict right turn egress and preclude left turns or use of the driveway by adjacent commercial property.
2. The developer shall provide as enhanced pedestrian connection from the southern parking lot to the primary pedestrian pathway leading to the building entrance, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 30-foot-wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.

Pedestrian Safety Coordinator - Street Transportation Department, Traffic Services Division

No comments.

Water Services

Domestic Water Stipulations:

- Existing System
Pressure zone 2A

Water mains: 8-inch CIP within Camelback Rd

Water mains: 18-inch RCP within Camelback Rd Do Not Use

Water mains: 6-inch ACP within 31st St

Water mains: 4-inch DIP substandard fire line within an easement south side of project site

Water mains: 6-inch ACP within Mariposa St

- Main Extension and Upsizing Requirement
None

- Connection Points and Water Taps

$\frac{3}{4}$ -inch water tap off of the 8-inch CIP within Camelback Rd

¾-inch water tap off of the 6-inch ACP within Mariposa St
Field verification may be necessary to determine if services are still active.

- Easement Stipulation

A water main in an easement shall follow the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures are allowed within a water easement.

Fire Flow Stipulations:

- Please provide fire flow requirements for the development according to the City of Phoenix Building/Fire code with the pre-app/ preliminary site plan submittal.

Sewer Stipulations:

- Existing System

Sewer mains: 21-inch VCP within Camelback Rd

Sewer mains: 8-inch VCP within an easement south side of project site

- Main Extension and Upsizing Requirement

None

- Connection Points and Sewer Taps

(3) 4-inch sewer tap off of the 8-inch VCP within an easement south side of project Site. Field verification may be necessary to determine if services are still active

- Easement Stipulation

A sewer main in an easement shall follow the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures of any kind are allowed within a sewer easement. Extend the sewer main only to the point of need.

Miscellaneous Stipulations:

- Repayment

None

The proposed zone change has no stipulations. The proposed property has water and sewer mains that can serve this development.

General Stipulations:

Per City Code Chapter 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.

The information contained above is based on existing conditions and circumstances. Please be advised that available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval, building permit, or PCD master plan approval. If you are in the City's service area, it is our intent to provide water and sewer service. However, the requirements for

such water and sewer service are not determined until the time of application for site plan, PCD master plan, or building permit approval. These requirements will be based on the status of our water and sewer infrastructure at the time the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of our infrastructure.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Camelback East Village Planning Committee opted not to hear this case.

PLANNING HEARING OFFICER FINDINGS

The Planning Hearing Officer's recommendation was based on the following findings:

- 1) The original stipulated site plan depicted a 9,775 square foot restaurant with a maximum height of 26 feet, with an approximately 25-foot setback from the south property line, a shared property line with adjacent single-family residential homes. The proposed site plan depicts a 4,996 square foot restaurant with a maximum height of 15 feet 8 inches, with an approximately 65-foot setback from the south property line. The reduced square footage, reduced height, and enhanced building setback will better mitigate impacts of building massing and activity on adjacent single-family homes to the south.

The stipulated site plan provided 90 parking spaces. Based on code requirements at the time, the original restaurant required 90 parking spaces. The proposed site plan depicts 94 parking spaces provided on both the subject property and the P-1 zoned property adjacent to the site to the southeast. Based on the smaller size of the proposed restaurant, the proposed site plan would require 38 parking spaces.

A new sub-stipulation also is recommended to modify the proposed site plan to require an enhanced pedestrian connection that will connect the southern parking lot to the primary pedestrian pathway leading to the building entrance. The pathway is depicted on the proposed site plan running east-west from the east property line to the primary building entrance. The proposed site plan depicts 22 parking spaces in the south parking lot. A connecting pathway will ensure a safe pedestrian route for users of that parking lot to the restaurant.

- 2) The conditions outlined in Stipulations 2 and 3 regarding conditional approval and vesting of the approved zoning were met with the development of a restaurant and the City Council's approval of an Official Supplementary Zoning Map for the existing C-2 zoning designation. Deletion of these stipulations is recommended.
- 3) The oleander hedge identified for preservation in Stipulation 5 is no longer present on the site. Additionally, the applicant has proposed new language requiring general conformance to a landscape plan that depicts a large quantity of acacia and ficus trees along the south property line, both trees with dense foliage. This language is recommended for approval and will promote the intent of enhanced

screening for adjacent residences to the south. However, it should be noted that the caliper size of the proposed trees is predominantly 1-inch caliper which would not conform with current Ordinance requirements. Some trees will need to be increased to a minimum 2-inch caliper size for compliance.

- 4) The original stipulated site plan depicted an approximately 12-foot wide drive aisle along the south property line, behind the restaurant. Stipulated restrictions on this driveway included right-turn egress only, limiting its use to delivery or service vehicles, on-site signage, prohibiting access after 5:00 p.m., and other potential measures to discourage use by patrons and deliveries to or from the adjacent commercial property to the east.

The applicant's request for modification of this stipulation included the removal of the restrictions regarding delivery or service vehicles and the limitation on time-of-use as well as additional language intended to preclude left-turns. It was unclear whether the proposed new language regarding precluding left turns was intended to discourage left-turn ingress or egress. At the hearing, the applicant clarified that the intended use of the driveway was to allow three-quarter movement, prohibiting left-turn egress only.

In the original rezoning case, there were concerns raised regarding the potential impacts of restaurant patrons parking in the adjacent neighborhood which led to the stipulated restrictions. Testimony provided in the current PHO hearing and in correspondence received by staff indicate that these concerns remain.

The proposed restaurant represents an approximately 51% reduction in the building footprint compared to the existing restaurant, from 9,775 square feet to 4,996 square feet. Additionally, the proposed 94 parking spaces comprises a 247% increase above the 38 required parking spaces. Finally, the applicant intends to retain restrictions regarding signage and prohibit left-turn egress into the existing neighborhood. Combined, these factors will mitigate the potential impacts of the development and the revised driveway configuration on the neighborhood to the south. The provision of significantly enhanced on-site parking will mitigate the potential for customers of the restaurant to rely on street-parking or any off-site parking in the surrounding area.

The applicant's request is recommended to be approved with modifications. The Street Transportation Department recommends that the driveway be restricted to either developing in accordance with a modified Standard Detail P-1243-1 to prohibit left-turn egress or limiting use of the driveway to emergency access only. An additional stipulation is also recommended to preserve the original stipulation's requirement for the developer to install and maintain private signage communicating the driveway movement restrictions and discouraging any use of the driveway by users of adjacent commercial property. However, the proposed site plan does not depict any driveway or vehicular cross-access along the east

property line and therefore there may be no actual opportunity for use of the driveway on 31st Street for users of the adjacent commercial property.

- 5) The Street Transportation Department recommended an additional stipulation requiring a minimum 30-foot wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.
- 6) Adjacent to the southeast corner of the property is a parcel zoned P-1 (Parking District) which was rezoned in case no. Z-4-10-6. This property was originally rezoned to provide additional parking for the existing Donovan’s Restaurant. This parcel remains undeveloped. The property is depicted on the site plans in this case and is intended to provide additional parking for the proposed restaurant. Modifications to the stipulations in this case are proposed in case no. PHO-1-9—Z-4-10-6 which was also heard on this agenda.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	That THE development SHALL be in general conformance WITH to the site plan AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 11, 2020 dated April 12, 1994, as may be modified by the following stipulations, and APPROVED by the PLANNING AND Development Services-Department through the Development Review process.
A.	THE DEVELOPER SHALL PROVIDE AN ENHANCED PEDESTRIAN CONNECTION FROM THE SOUTHERN PARKING LOT TO THE PRIMARY PEDESTRIAN PATHWAY LEADING TO THE BUILDING ENTRANCE.
2.	That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.
3.	That zoning vest with final site plan approval by the Development Services Department.
2. 4.	That n No windows SHALL be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.
5.	That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.
3. 6.	That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from

	<p>adjacent commercial property.</p> <p>IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:</p>
A.	THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1, AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
B.	THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.	IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. 7.	That a Any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the PLANNING AND Development Services Department.
6.	THE DEVELOPER SHALL PROVIDE A MINIMUM 30-FOOT-WIDE DRIVEWAY ALONG CAMELBACK ROAD IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1.
7. 8.	That a A 10-foot sidewalk/landscape easement SHALL be dedicated along Camelback Road.
8. 9.	That a Additional easements and right-of-way dedications may be required by the PLANNING AND Development Services Department at time of preliminary site plan review.

PLANNING HEARING OFFICER RECOMMENDATION

On February 19, 2020, the Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

ATTACHMENTS

- A – Appeal Documents (2 pages)
- B – Applicant’s Narrative (6 pages)
- C – Aerial Map (1 page)
- D – Zoning Map (1 page)
- E – Approval Letter for Rezoning Case No. Z-41-94-6 (2 pages)
- F – Sketch Map from Rezoning Case No. Z-41-94-6 (1 page)
- G – Proposed Site Plan date stamped February 11, 2020 (1 page)
- H – Proposed Landscape Plan date stamped February 11, 2020 (1 page)
- I – Stipulated Site Plan date April 12, 1994 (1 page)
- J – PHO Summary for Z-41-94-6 (PHO-2-19) (9 pages)
- K – Correspondence regarding Z-41-94-6 (PHO-2-19) (66 pages)
 - Opposition (45 pages)
 - Support (19 pages)

ATTACHMENT A

PLANNING HEARING OFFICER APPEAL			
I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:			
APPLICATION NO:	Z-41-94-6 (PHO-2-19)		
LOCATION:	Southeast corner of 31st Street and Camelback Road		
PHO HEARING DATE:	2/19/2020 (UA 2/28)	RECEIVED:	3/6/2020
APPEALED BY:	<input checked="" type="checkbox"/> Opposition	<input type="checkbox"/> Applicant	
APPEALED TO:	PLANNING COMMISSION	4/2/20	
	CITY COUNCIL	TENTATIVE DATE	
		TENTATIVE DATE	
NAME/ADDRESS/CITY/STATE/ZIP			PHONE #
Colleen Geretti 4822 North 31st Place Phoenix, AZ 85016			602-505-9777
RECEIPT NUMBER:			
REASON FOR REQUEST:			
Prohibition of access to North 31st Street. Applicant and PHO recommendation include potential driveway access. Prohibition of access recommended.			
Taken By:	Adam Stranieri		

c: Ben Ernyei – Posting
Benjamin Kim, IS
PDD All

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MAR 06 2020

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Planning & Development
Department

2/19/20 - Z-41-94-6
Taken out from under

The PLANNING HEARING OFFICER agenda for advisement on 2/28/20 is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on April 15, 2020 Without Further Hearing Unless:

- A REQUEST FOR A HEARING BY THE PLANNING COMMISSION is filed by 5:00 p.m. on Friday, March 6, 2020. (There is a \$630.00 fee for hearings requested by the applicant.)

Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. on Friday, March 6, 2020.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

Z-41-94-6 (PHO-2-19)

Southeast corner of 31st Street and Camelback Road

APPLICATION NO.

LOCATION OF APPLICATION PROPERTY

Colleen Geretti
NAME (PLEASE PRINT)

OPPOSITION APPLICANT

4822 N. 31st Place
STREET ADDRESS

Phoenix, AZ 85016
CITY, STATE AND ZIP CODE

602.505.9777
TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM	2/19/20 - Z-41-94-6 Taken out from under <u>advisement on 2/28/20</u> DATE	PHO HEARING TO	<u>4-2-2020</u> DATE	PC HEARING
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SIGNATURE: Colleen Geretti DATE: 3-6-2020

REASON FOR APPEAL: Prohibition of access to N. 31st Street. Applicant & PHO recommendation include potential driveway access. Prohibition of access recommended.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

Copies to:

Case File

PHO Planner - Julianna Pierre

PLANNER TAKING APPEAL: AS1

PHO Secretary - Stephanie Vasquez

ATTACHMENT B

Lewis Roca Rothgerber Christie LLP
201 East Washington Street
Suite 1200
Phoenix, AZ 85004

602.262.5311 main
602.262.5747 fax
lrrc.com

Heidi Short
Partner
Admitted in Arizona
(602) 262-0237 direct
(602) 262-5747 fax
HSHORT@lrrc.com

December 16, 2019

Planning Hearing Officer
City of Phoenix
Planning and Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: PHO Narrative for Stipulation Modification in Zoning Case Nos. Z-41-94-6 and Z-4-10-6
Southeast Corner of 31st Street and Camelback Road

Dear Planning Hearing Officer:

Our law firm represents Hillstone Restaurant Group, Inc., ("Hillstone") the property owners of the approximately 2.254 gross acre subject site located at the southeast corner of 31st Street and Camelback Road (the "Site"). The purpose of this letter is to request PHO approval for modification of stipulations of approval included in two (2) zoning cases: Z-41-94-6 (a C-2 parcel currently improved with an existing restaurant that will be demolished and replaced with a new, much smaller restaurant) and Z-4-10-6 (an adjacent vacant P-1 parcel). This letter provides the City Staff and the Planning Hearing Officer with additional information in support of the requests.

Z-41-94-6 concerns an approximately 1.899 gross acre, C-2 zoned parcel currently improved with an approximately 10,899 square foot, 25.5-foot high restaurant that will be demolished and replaced with a much smaller restaurant (the "Restaurant Parcel"). Z-4-10-6 concerns a vacant approximately 0.355 gross acre, P-1 zoned parcel located south of, and adjacent to, the Restaurant Parcel (the "Parking Parcel") (collectively, the Restaurant Parcel and the Parking Parcel are referred to as the "Parcels"). The Parcels have been the subject of multiple zoning requests (some of which were withdrawn) that included several neighborhood issues and concerns. Hillstone was well aware of this history prior to purchasing the Parcels and met with the neighbors on several occasions both during their due diligence review for the purchase of the Parcels and prior to beginning their design work for the Parcels.

This request is the result of multiple meetings with the neighbors, extensive research related to the neighborhood and the surrounding area, meticulous site design and a detailed impact analysis on neighboring properties. It should first be noted that the existing nearly 11,000 square foot, 25.5-foot high restaurant will be demolished and replaced with a proposed restaurant that will be only 4,966 square feet in size and significantly lower in height (only 13'-0" high to the top of parapet and only 15'-8" high to the top of mechanical screen). Hillstone intends to give the proposed restaurant a distinctly residential, mid-century modern feel that is very much in keeping with the adjacent residential community.

Hillstone's thorough design analysis is not only focused on the restaurant building, but also the building location and the hardscape and landscape aspects of the Site which have been designed to enhance the guest experience even before the guest enters the Site. The building is intentionally located close to Camelback Road to provide maximum separation from the existing residential neighbors: the south wall of the proposed building will be over 65' from the south property line whereas the south wall of the existing building is only 27' feet from the south property line. The building is also designed to ensure visual interest from the corner of 31st Street and Camelback Road, with the display kitchen visible from the corner and restaurant activity visible along Camelback Road. Additionally, the building design incorporates awnings, trellises and lush landscaping visible from the Camelback Road frontage creating an inviting and vibrant streetscape that considers the natural environment but does not obscure the accentuated visual interest (the kitchen scene and the ability to see into the restaurant) even though the building maintains a low residential profile that might otherwise be overwhelmed by landscaping.

Once guests enter the Site, they are provided shade by the ample landscaping and are invited into the restaurant via a tree-lined alley at the center of the parking area ending in a water feature. Finally, the existing residential neighbors are shielded by double 6'-0" high walls that run along the southern property line of the Restaurant Parcel as well as the western property line of the Parking Parcel. The double walls will be sealed at the top to ensure there are no issues with debris that might be trapped between the walls. The Restaurant Parcel will include a row of Indian Laurel Fig trees along the south property line to further ensure screening and sound attenuation.

To facilitate the above-referenced improvements, we request the following stipulations be modified:

Z-41-94-6

Current Wording:

1. That development be in general conformance to the site plan dated April 12, 1994, as may be modified by the following stipulations, and by the Development Services Department through the Development Review process.

Proposed Wording:

1. That development be in general conformance to the site plan dated ~~April 12, 1994~~ [_____, 2019] and the landscape plan dated [_____, 2019], as may be modified by the following stipulations, and by the Planning and Development Services Department through the Development Review process.

Rationale:

The site plan has been updated to significantly reduce the size of the existing restaurant and the applicant wishes to add a landscape plan to the stipulations of approval to address previous landscaping stipulations so that all landscaping will be addressed rather than just specific landscaping issues.

Current Wording:

2. That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506 B of the Zoning Ordinance.

Proposed Wording

2. DELETE

Rationale:

Zoning for this property has already vested with the development of the existing restaurant and most jurisdictions no longer use time stipulations.

Current Wording:

3. That zoning vest with final site plan approval by the Development Services Department.

Proposed Wording:

3. DELETE

Rationale:

Zoning for this property has already vested with the development of the existing restaurant.

Current Wording:

- 5 That the existing mature oleander hedge, located along the south boundary of the site be preserved as approved by the development Services Department.

Proposed Wording:

5. DELETE.

Rationale:

The applicant has stipulated to a specific site plan and landscape plan in stipulation No. 1. Additionally, the Oleander hedge was removed prior to Hillstone reviewing the Parcels for purchase.

Current Wording:

6. That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way services driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. (or whatever other measures are necessary shall be taken to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

Proposed Wording:

6. That only right turn ~~delivery/service~~ egress be allowed from the site to 31st Street, as approved by the Planning and Development Services Department, and that the ~~rear one-way services~~ driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. ~~(or whatever other measures are necessary shall be taken to preclude any left turns or use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.~~

Rationale:

Proper site flow requires that the drive on 31st Street be used for right turns only. This stipulation was previously used to ensure patrons did not park in the residential neighborhood. This issue should be addressed by having significantly better parking ratios on the Parcels. There should be no benefit to making a left turn onto 31st street from the Parcels. Additionally, historic data has shown there has not been an issue with adjacent commercial traffic and no issues are anticipated.

Z-4-10-6

Current Wording:

1. That the development shall be in general conformance with the site plan date stamped March 11, 2010, and the landscape plan date stamped April 6, 2010, with specific regard to the south and west.

Proposed Wording:

1. That the development shall be in general conformance with the site plan date stamped ~~March 11, 2010~~[_____, 2019,] and the landscape plan date stamped ~~April 6, 2010~~[_____, 2019,]~~with specific regard to the south and west.~~

Rationale:

The site plans have been updated to reflect the new restaurant design and new landscape design pursuant to extensive meetings and input from the adjacent neighbors.

Current Wording:

2. That the development shall provide a minimum 25-foot landscape setback along Mariposa Street, as approved or modified by the Development Services Department and as follows:
 - a. Trees shall be placed 20 feet on center or in equivalent groupings;
 - b. Minimum 3-inch caliper (75 percent of required trees),
 - c. Minimum 4-inch caliper (25 percent of required trees),
 - d. Minimum five 5-gallon shrubs per tree,
 - e. Landscaping shall be of a similar palette to that of the adjacent commercial property to the southeast.

Proposed Wording:

2. That the development shall provide a minimum 25-foot landscape setback along Mariposa Street, as approved or modified by the Planning and Development Services Department and as follows:
 - a. Trees shall be placed 20 feet on center or in equivalent groupings;
 - b. Minimum 3-inch caliper (75 percent of required trees),
 - c. Minimum 4-inch caliper (25 percent of required trees),
 - d. Minimum five 5-gallon shrubs per tree,
 - e. ~~Landscaping shall be of a similar palette to that of the adjacent commercial property to the southeast.~~

Rationale:

The adjacent property has an older site plan and landscape palette that does not work well with the site plan, building design or surroundings of the proposed improvements on the Parcels.

Current Wording:

4. That the development shall provide a minimum landscape setback of 10 feet along the west property line of the parking area, planted with minimum 3-inch caliper trees 20 feet on center, as approved by the Development Services Department.

Proposed Wording:

DELETE

Rationale:

The Parking Parcel has been designed with input from the neighbors to address the primary concerns of the neighbors. The adjacent residential parcel to the Parking Parcel has ample landscaping and the western wall of the Parking Parcel will be a double 6'-0" high wall. The existing wall will be supplemented with second 6'-0" high foot wall for sound attenuation. The primary concern of the neighbors is that the Parcels be over-parked to ensure there will be ample parking for the Parcels.

This request seeks to modify existing stipulations of approval to accommodate a significantly improved site plan and building design that not only considers neighborhood concerns and issues, but also embraces the neighborhood character through a mid-century modern design with a residential look, feel and scale and using building materials that are more consistent with what is seen in the neighborhood. Prior designs on the Parcels required stipulations of approval to mitigate the building and site plans that were not congruous with the neighborhood, were too large for the Parcels and did not have adequate parking and, thus, caused friction with the nearby residents. Hillstone looks forward to joining the neighborhood and adding to its charm and vibrancy.

Thank you for your time and consideration in this matter.

Sincerely,



Heidi Short
Lewis Roca Rothgerber Christie LLP

HS

ATTACHMENT C



Maricopa County Assessor's Office

Property Location: The southeast corner of 31st Street and Camelback Road

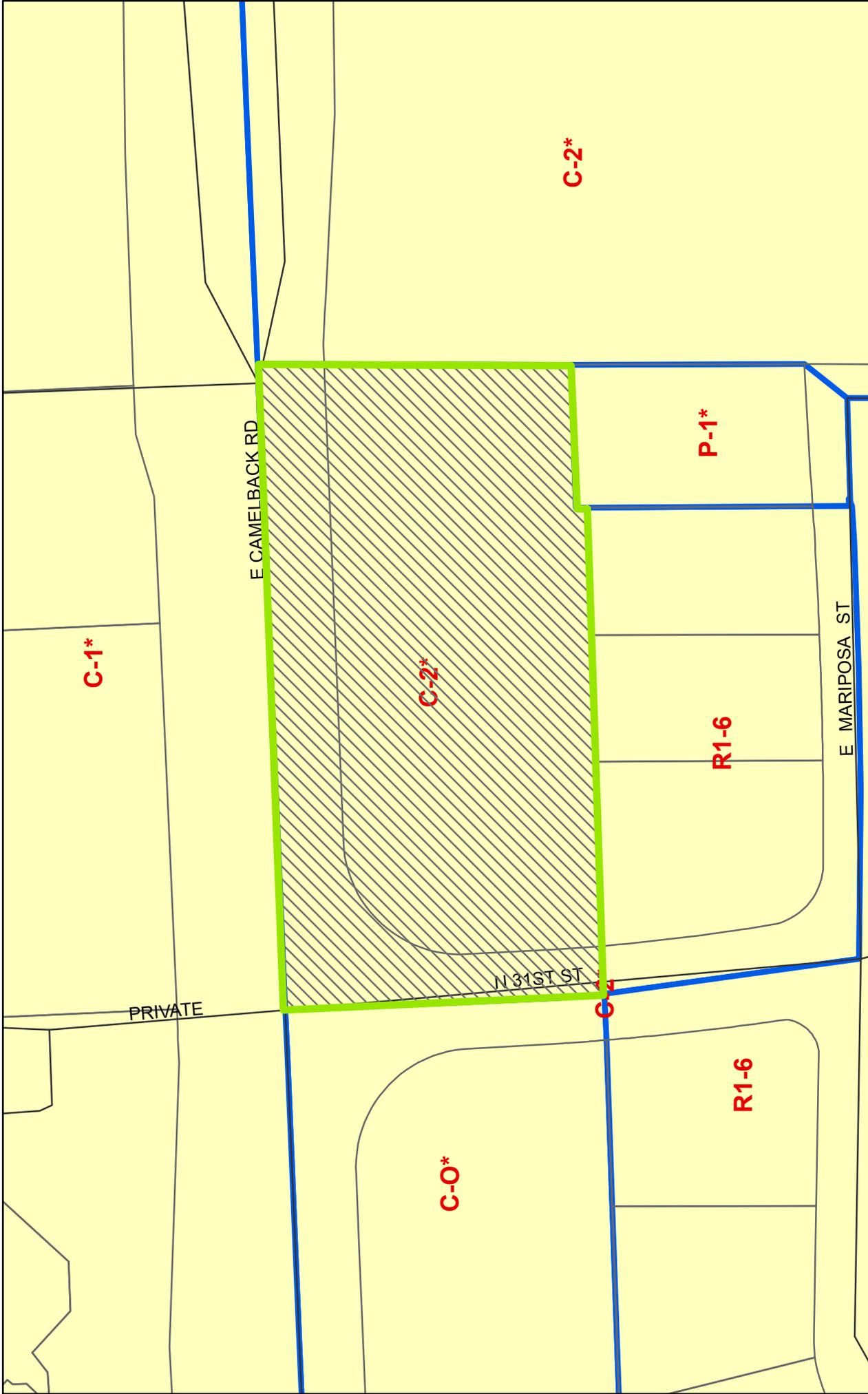
PHO-2-19--Z-41-94-6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

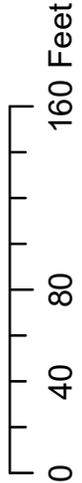


ATTACHMENT D



Property Location: The southeast corner of 31st Street and Camelback Road

PHO-2-19--Z-41-94-6



ATTACHMENT E



City of Phoenix
PLANNING DEPARTMENT

May 6, 1994

Sylvia A. Friedman Living Trust
Davis and Sons Partnership
% Stephen C. Earl
Earl, Curley, and Lagarde
3101 North Central Avenue, Ste. 1090
Phoenix, AZ 85012

Dear Applicant:

RE: Application No. 41-94-6

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 May 4, 1994, concurred in the recommendation of the Planning Commission and approved a request with stipulations to rezone a parcel located at the southeast corner of 31st Street and Camelback Road (approximately 1.92 acres) from R1-6 (approved C-0) to C-2. (Proposed Use: Restaurant).

STIPULATIONS

1. That development be in general conformance to the site plan dated April 12, 1994, as may be modified by the following stipulations, and by the Development Services Department through the Development Review process.
2. That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.
3. That zoning vest with final site plan approval by the Development Services Department.
4. That no windows be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.
5. That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.
6. That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00 p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

Ratification 41-94-6
Page 2
May 6, 1994

7. That any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the Development Services Department.
8. That a 10-foot sidewalk/landscape easement be dedicated along Camelback Road.
9. That additional easements and right-of-way dedications may be required by the Development Services Department at time of preliminary site plan review.

Sincerely,

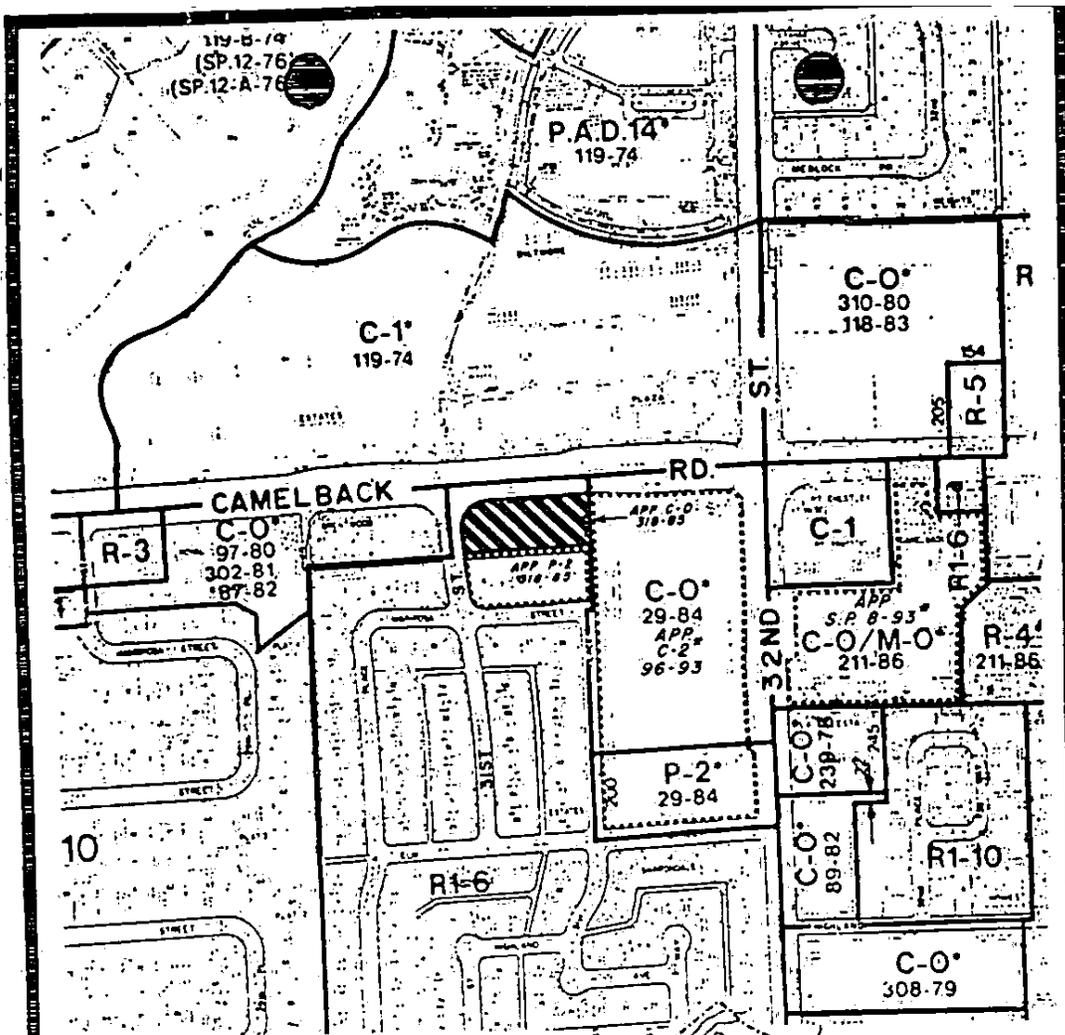


Mark Steele, AICP
Principal Planner

MS:law:41946

c: City Clerk
Joe Guzman
John Beall (2)
Victor Morrison-Vega, NSD
Fred Luna, Building Safety
Ben Leonard, Public Transit
Kelly Zak, Signs
Files
Stephen C. Earl/Earl, Curley, and Lagarde/3101 N. Central Avenue, Suite
1090/Phoenix, AZ 85012

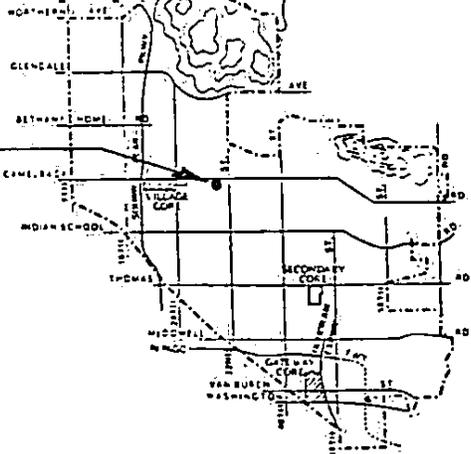
ATTACHMENT F



41-94-6



GRAPHIC SCALE IN FEET



CITY OF PHOENIX*PLANNING DEPARTMENT
 CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT 6

APPLICANT'S NAME <i>SYLVIA A. FRIEDMAN LIVING TRUST DAVIS AND SONS' PARTNERSHIP</i>		REQUESTED CHANGE FROM: <i>R1-6 APP C-O 318-85</i>	
APPLICATION NO. <i>41-94-6</i>	HEARING DATES Z.H.O. P.C. C.C. <i>3-21-94</i>		TO: <i>C-2</i>
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>1.92</i> ACRES	AERIAL PHOTO & QUARTER' SEC. NO. <i>18-34</i>	ZONING MAP <i>H-10(G-8)</i>	
MULTIPLES PERMITTED	UNITS STANDARD OPTION	* UNITS P.R.D. OPTION	

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

ATTACHMENT G

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL UTILITIES, INCLUDING RELOCATED UTILITIES WILL BE PLACED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS, STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 33X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOUR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOUR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAY IN ACCORDANCE WITH APPROVED PLANS.
5. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE NEAREST ADJACENT PROPERTY. SCREENING SHALL BE SCREENED TO CONCEAL SERVICE CONTAINERS, LADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

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

SIGNATURE OF COPYRIGHT OWNER

MIKE JACKSON
PRINTED NAME OF COPYRIGHT OWNER

12-04-2019
DATE

ABBREVIATION LEGEND

- NO. NUMBER
- B/L BUILDING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- S/VL SIDE VISIBILITY TRIANGLE
- S.W.E. SIDEWALK EASEMENT
- TYP. TYPICAL
- ELEC. ELECTRIC
- ESMT EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY

BASIS OF BEARING

THE MONUMENT LINE OF CAMELBACK ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, USING A BEARING OF NORTH 87 DEGREES 30 MINUTES 00 SECONDS EAST, PER THE PLAT OF BRENTWOOD ESTATES, RECORDED IN BOOK 55, PAGE 2, M.C.R.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, HARRIS' RESTAURANT, ACCORDING TO BOOK 414 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOT 7, OF BRENTWOOD ESTATES, ACCORDING TO BOOK 55 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THE SOUTH HALF OF THAT PORTION OF THE ABANDONED ALLEYWAY LOCATED NORTH OF AND ADJACENT TO THE NORTH LINE AND ITS EASTERLY ADJUNCTION OF LOT 7, BRENTWOOD ESTATES, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA RECORDED IN BOOK 55 OF MAPS, PAGE 2 AND LYING EAST OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7 AND WEST OF THE EASTERLY LINE OF SAID SUBDIVISION, AS SET FORTH IN THE CITY OF PHOENIX RESOLUTION NO. 18392 RECORDED OCTOBER 5, 1994, AS 94-0725876 OF OFFICIAL RECORDS ALL IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

PARCEL 2 - SPECIAL NOTES

A 1' WIDE VNAE IS PROPOSED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES ON PARCEL 2. REFER TO THE ATTACHED NARRATIVE FOR DETAILS.

PROJECT DESCRIPTION

PROPOSED SINGLE STORY RESTAURANT 4,966 SQFT AND 15'-8" TALL FROM FINISH FLOOR TO TOP OF MECHANICAL ROOF SCREEN. NO OUTDOOR EATING OR DRINKING.

PROPOSED SITE PLAN

FOR HILLSTONE RESTAURANT

3101 E. CAMELBACK ROAD PHOENIX, ARIZONA 85016

OWNER/APPLICANT
HILLSTONE RESTAURANT GROUP
2710 E. CAMELBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016
PHONE: 602-353-1411
CONTACT: MIKE JACKSON
EMAIL: MIKE.JACKSON@MECCORP.COM

CIVIL ENGINEER
IMEG CORP
1600 N. DESERT DRIVE, SUITE 230
PHOENIX, AZ 85281
PHONE: 480-378-3925
CONTACT: MIKE JACKSON
EMAIL: MIKE.JACKSON@MECCORP.COM

SITE DATA

PROPERTY ADDRESS	3101 E CAMELBACK RD, PHOENIX, AZ 85016
A.P.N.	163-12-050 & 163-12-007A
PARCEL 1 GROSS AREA	82,724 S.F. (1,899 ACRES)
PARCEL 1 NET AREA	60,177 S.F. (1,381 ACRES)
PARCEL 2 GROSS AREA	15,470 S.F. (0.355 ACRES)
PARCEL 2 NET AREA	13,150 S.F. (0.302 ACRES)
PARCEL 1 & 2 GROSS AREA	98,194 S.F. (2,254 ACRES)
PARCEL 1 & 2 NET AREA	73,327 S.F. (1,683 ACRES)
EXISTING ZONING	C2 (PARCEL 1) & P1 (PARCEL 2)
PROPOSED ZONING	C-2 & P-1
ZONING TO NORTH:	C-1, RETAIL
ZONING TO EAST:	C-2, OFFICE
ZONING TO SOUTH:	R1-6, SINGLE-FAMILY RESIDENTIAL
ZONING TO WEST:	C-0, OFFICE
PARCEL 1 CASE NO.	Z-4-94-9
PARCEL 2 CASE NO.	Z-4-10-6
BUILDING HEIGHT	13' TOP OF PARAPET AND 15'8" TOP OF MECHANICAL SCREEN
BUILDING TYPE	TYPE V-B FULLY-SPRINKLERED
BUILDING SF GROSS	4,966 SF
BUILDING SF NET	4,900 SF
DINING SF:	1,900 SF
LOT SALES:	NO

GENERAL:
All designs, tables, arrangements and plans indicated by these drawings and specifications shall be used in accordance with the CITY OF PHOENIX ORDINANCES. No other work shall be done without the written permission from the OWNER. All dimensions shall be taken from the OWNER'S RECORD DRAWINGS. All dimensions shall be taken from the OWNER'S RECORD DRAWINGS. All dimensions shall be taken from the OWNER'S RECORD DRAWINGS.

SEAL:
I, MIKE JACKSON, CIVIL ENGINEER, LICENSE NO. 19000401, HEREBY CERTIFY THAT I AM THE DESIGNER OF THESE PLANS AND I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

VICINITY MAP

REVISIONS:

REV	DATE	REMARKS
1	12/06/19	PHO SUBMISSION
2	02/04/20	Site parking revision

RESTAURANT concept
3101 East Camelback Road
Phoenix Arizona 85016

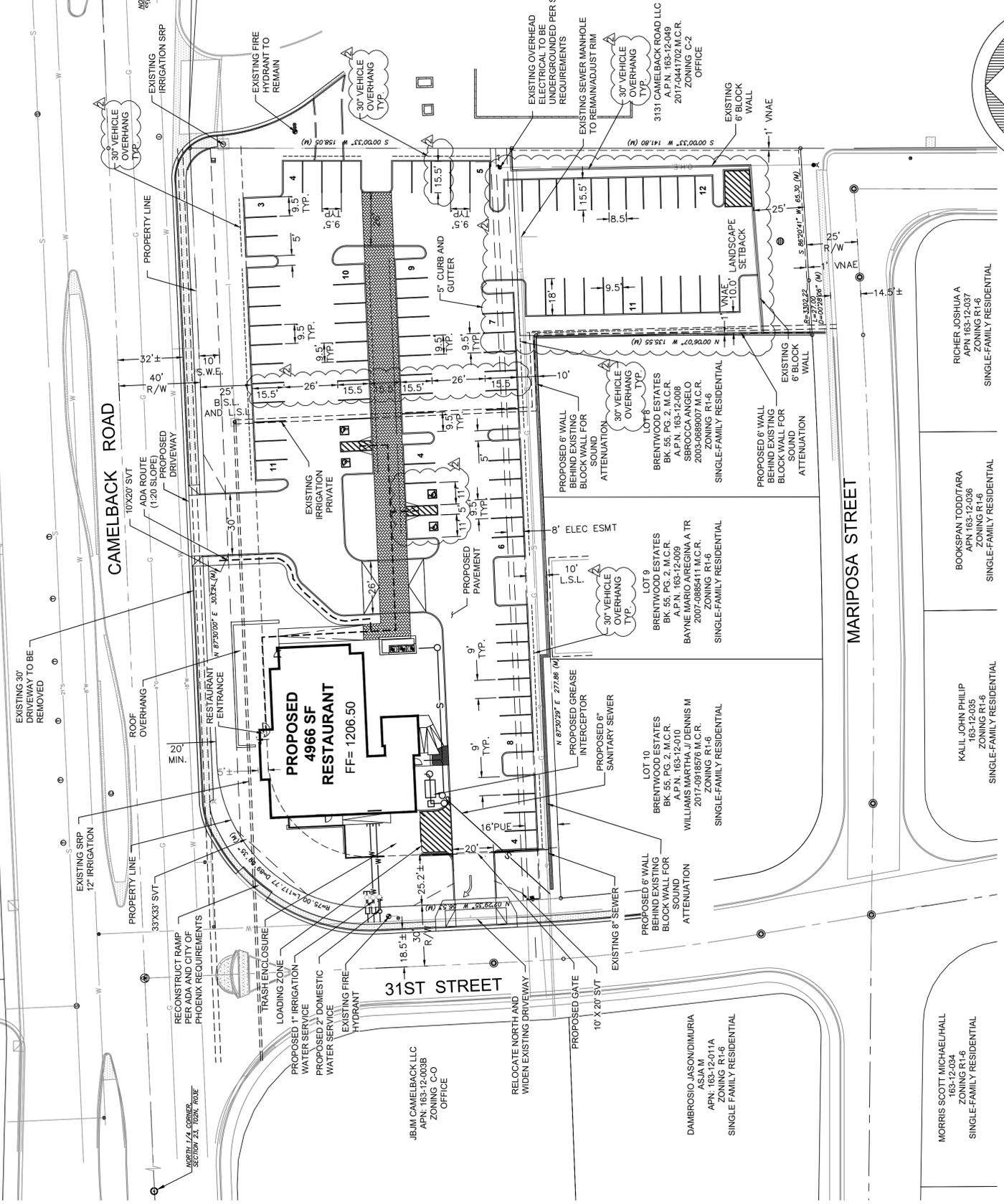
LOT COVERAGE: THE TOTAL STRUCTURAL COVERED AREAS OR ON A LOT OR SITE INCLUSIVE OF ALL ROOF DIVIDED BY THE SETBACKS CAPABLE OF SUPPORTING A ROOF DIVIDED BY THE SETBACKS, THE LOT OR SIZE. THE FIRST THREE FEET OF ROOF OVERHANG OR PROJECTION SHALL NOT BE INCLUDED IN THE LOT COVERAGE.

LOT COVERAGE = 4,966 SF / 73,327 SF = 6.77%
LANDSCAPE % = 32%
FLOOR AREA RATIO = 7%

HILLSTONE RESTAURANT GROUP
RESTAURANT GROUP
16312 050 & 16312 007A
PHOENIX, ARIZONA 85016
PHONE: 602-353-1411

CITY OF PHOENIX
FEB 11 2020
Planning & Development Department

KIVA# 02-3746 PCD# XXXXXX SDEV# 0400582 Q.S.# 18-34



SCALE: 1" = 30'

ATTACHMENT H

ATTACHMENT I



Architecture - Interior Design
 8070 Avenida Suite 220
 San Diego CA 92122
 (619) 558-9777
 fax (619) 535-1188

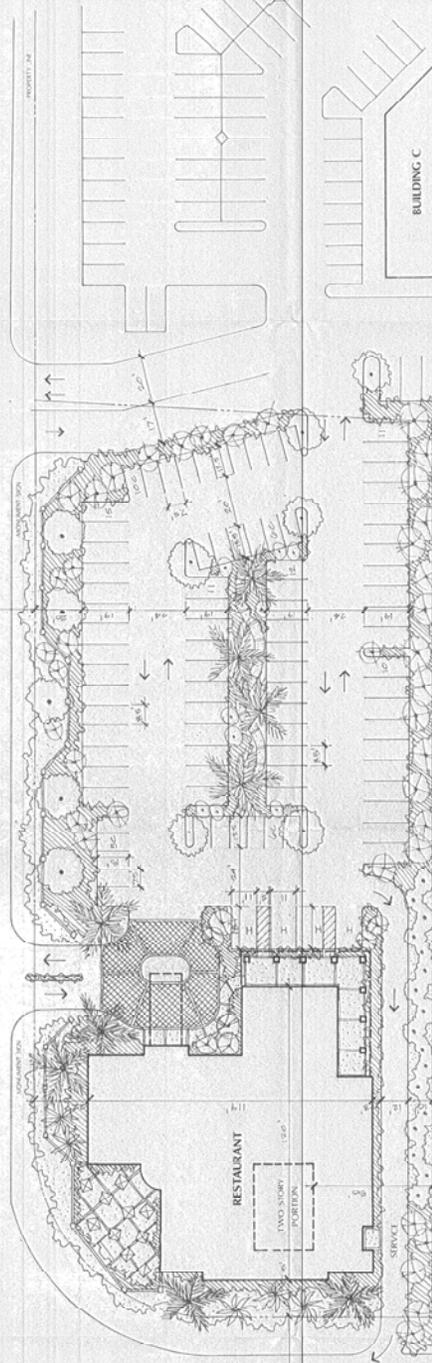
Member
 American Institute
 of Architects

Phoenix Arizona
Flannery's

CAMELBACK ROAD

31ST STREET

BUILDING C



SCALE: 1"=20'

LOT

GROSS BUILDING AREA 76,230 S.F.
 F.A.R. (9,775÷76,230)=.13

LOT COVERAGE

BUILDING LOT AREA(W/ ALLEY) 60,905 S.F.
 BUILDING PAD AREA(W/ OVERHANG) 11,619 S.F.
 11,619 ÷ 60,905 = .19

RESTAURANT

MAIN LEVEL 9,147 S.F.
 UPPER LEVEL 628 S.F.
 9,775 S.F.

HEIGHT:

ONE STORY PORTION 22'-0"
 TWO STORY PORTION 26'-0"

PARKING SCHEME 1

AREA/PARKING REQUIRED:
 LOBBY 400 S.F.
 LOUNGE 918 S.F.
 DINING 17,64 S.F.
 PATIO 1,000 S.F. = (50 SEATS)
 4,694 S.F. ÷ 50 = 94 SPACES REQUIRED

PARKING PROVIDED:

59 STANDARD
 27 COMPACT
 4 HANDICAP
 90 TOTAL

PARKING SCHEME 2

AREA/PARKING REQUIRED:
 LOBBY 400 S.F.
 LOUNGE 918 S.F.
 DINING 17,664 S.F.
 PRIVATE DINING 612 S.F.
 PATIO 800 S.F. = (46 SEATS)
 4,494 S.F. ÷ 50 = 90 SPACES REQUIRED

PARKING PROVIDED:

59 STANDARD
 27 COMPACT
 4 HANDICAP
 90 TOTAL



VICINITY MAP
 2/7/94

SITE PLAN

APRIL 12, 1994

ALL DIMENSIONS AND SETBACKS SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE THE FINAL AND APPLICABLE DIMENSIONS. ANY DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE THE FINAL AND APPLICABLE DIMENSIONS. ANY DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE THE FINAL AND APPLICABLE DIMENSIONS.

ATTACHMENT J

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Julianna Pierre, Planner I, Assisting

February 19, 2020

ITEM 2

DISTRICT 6

SUBJECT:

Application #: Z-41-94-6 (PHO-2-19)
Zoning: C-2
Location: Southeast corner of 31st Street and Camelback Road
Acreage: 1.92
Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan dated April 12, 1994.
2) Deletion of Stipulation 2 regarding conditional approval.
3) Deletion of Stipulation 3 regarding zoning being vested with final site plan approval.
4) Deletion of Stipulation 5 regarding the existing oleander hedge along the south boundary of the site.
5) Modification of Stipulation 6 regarding egress to 31st Street and signage and hours of access for service driveway.
6) Technical corrections to Stipulations 7 and 9.
Applicant: Rakesh Patel, Hillstone Restaurant Group
Owner: Hillstone Restaurant Group, Inc.
Representative: Heidi Short, Lewis Roca Rothgerber Christie LLP

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this case.

DISCUSSION

Bill Lally, representative with Tiffany & Bosco, stated that the C-2 site (Z-41-94-6) and P-1 site (Z-4-10-6) are a combined redevelopment for a new Hillstone Restaurant. He gave background about the Hillstone Restaurant Group, including their mission and values. He stated that the existing Donovan's Restaurant is approximately 11,000 square feet and closer to the residential homes to the south than the proposed new restaurant building. He stated that the proposed restaurant will be half the footprint of Donovan's and will provide two and a half times the amount of required parking. He

added that the proposed restaurant will be more residential in scale and built closer to the intersection at 31st Street and Camelback Road. He added that the power poles on the site will also be buried. Adam Stranieri asked for clarification regarding the location of the power poles. Mr. Lally clarified that the power poles run east to west along the southern boundary of the site. He added that this will not only benefit Hillstone, but also beautify the neighborhood. He stated that modifications and deletions are necessary to accommodate the new proposed restaurant.

Mr. Stranieri asked for clarification regarding the height depicted on the stipulated site plan for the existing Donovan's Restaurant, specifically the two-story element at the southwest corner. Rakesh Patel, applicant with Hillstone Restaurant Group, clarified that the second floor was for office and storage space. He added that the space on the second floor was not for customer seating.

Mr. Lally stated that an updated site plan and landscape plan were submitted to the Planning Hearing Officer on February 11, 2020. He added that both plans depicted a 10-foot landscape setback along the west property line of the P-1 zoned parking area. He clarified that the applicant's original request asked for deletion of Stipulation 4, regarding a minimum 10-foot landscape setback along the west property line, but are now requesting to withdraw their request for deletion of this stipulation.

Mr. Lally stated that he is aware of neighborhood concerns about Stipulation 6, regarding egress to 31st Street and signage and hours of access for a service driveway. He stated that the proposed site plan has been modified to create a circulation pattern that does not encourage traffic to move south into the neighborhood. He stated that it is logical for patrons of the restaurant to ingress and egress directly from Camelback Road and that the proposed driveway was unlikely to be used for access to the neighborhood to the south or to bypass Camelback Road. Mr. Stranieri asked for clarification regarding proposed driveway movements on 31st Street. He noted that the applicant's conceptual site plan and request language address right-turn egress from the site to 31st Street only, while the applicant's presentation suggests that right and left-turn ingress is proposed. Mr. Lally stated that they are proposing multiple routes to and from the site including left and right-turn ingress and right-turn egress on 31st Street.

Mr. Lally stated that there was extensive outreach to the neighborhood. He stated that over the past nine months there were two mailers, ten meetings, twelve calls and/or text messages, and fifty emails.

Colleen Geretti, President of Brentwood Estates Home Owners Association and resident of the neighborhood, stated that the modification of Stipulation 6 is inappropriate and would erode the preservation of the residential neighborhood to the south. She stated that she submitted a letter discussing Stipulation 6 and opposition letters from 80% of the homeowners in the Brentwood Estates subdivision, adjacent to the subject property to the south. She stated that residents are excited at the prospect of having Hillstone as a neighbor but had serious concerns regarding the driveway on 31st Street. She stated that the existing stipulated one-way service driveway posed ongoing issues for the neighborhood while Donovan's Restaurant was in operation. She explained that employees, customers, and vendors used the neighborhood to enter

the restaurant's parking area, drop off patrons, and/or park. She shared a graphic with the applicant and Planning Hearing Officer depicting two proposed alternative access options: a shared entry with the commercial office building to the east or a second driveway on Camelback Road.

Mr. Stranieri asked if Ms. Geretti could provide any additional information regarding the driveway on the east property line depicted on the stipulated site plan. Ms. Geretti stated that the driveway does exist, and Donovan's Restaurant used the driveway to access the parking garage at 3131 East Camelback for overflow parking and valet. Ms. Geretti added that the history of cross-access with this site is why a shared entry on the east side of the site would make sense as an additional option for the proposed development. Bryce Johnson, owner with Hillstone Restaurant Group, responded that there is an existing driveway on the east, but that there was no cross-access agreement. He stated that he spoke with the owners of the office building to the east and they rejected the proposal to create any new cross-access driveways and that they are now forced to close the existing driveway on the east. He added that City staff stated that they would not allow the developer to build a second driveway on Camelback Road.

Angelo Sbrocca, a resident of the neighborhood, stated that Hillstone would be an asset to the neighborhood, but objected to access on 31st Street. He stated that while the Donovan's was in operation residents would often see produce trucks and rideshare vehicles utilizing the driveway. He stated that he would encourage the ownership to continue working with neighboring office buildings regarding cross-access.

John Kalil, a resident of the neighborhood, stated that the location is a great site for a restaurant, but was faced with commercial traffic issues while Donovan's was in operation. He recognized that Hillstone is proposing a different size and style of restaurant but feels that signage will not be effective to deter patron traffic on 31st Street.

Jessica Wilson, a resident of the neighborhood, stated that she is excited to have Hillstone in the neighborhood, but has concerns with the driveway on 31st Street. She stated that people will use the driveway on 31st Street and drive through the neighborhood to avoid congestion on Camelback Road. She asked the representatives and ownership present why they needed the driveway on 31st Street and if the 94 parking spaces provided will be adequate.

Melissa Glissmeyer, a resident of the neighborhood, stated that the landscaping and restaurant concept will benefit the neighborhood. She added that the existing P-1 lot is vacant and an eyesore, so she is thankful that Hillstone decided to extend their parking into that site. She stated that she understood the restaurant would need a secondary entrance for fire safety reasons. She stated that she bought her home in the neighborhood last year and as far as she knew, Brentwood Estates did not have a home owners association.

Jay Swart, Chair of the Camelback East Village Planning Committee, stated that it is important to embrace economically viable development while also protecting

neighborhoods. He stated that the Hillstone Restaurant Group is proposing a restaurant that is conscious of the surrounding community. He stated that the median at 31st Street may restrict people from turning onto that street. He noted that it may be beneficial for the restaurant to provide brochures that discourage patrons from using the driveway on 31st Street.

John Fagnani, a resident of the neighborhood, stated that traffic will utilize the driveway on 31st Street. He added that there will be congestion, despite the median, as people wait to turn left onto Camelback Road from 31st Street. He stated that he is excited for the restaurant but noted that traffic will negatively affect the neighborhood.

Josh Richer, a resident of the neighborhood, stated that it will be natural for drivers to use the neighborhood as a shortcut to 32nd Street.

Mr. Lally stated that he utilized Google Maps to determine the fastest route to the restaurant, and that the suggested route was always via Camelback Road. He added that the restaurant and its traffic generation will be vastly different from Donovan's because they are significantly decreasing the restaurant size with 24 tables and 24 seats at the bar. Mr. Stranieri clarified that neither seating nor tables are the metric used to determine the parking requirement. He added that required parking for restaurants is determined by square footage of dining area. He stated that based on the size of the proposed restaurant, there would be 38 parking spaces required.

Mr. Lally stated that he believed people will use the driveway on 31st Street to go north to Camelback Road. He stated that the road should not be restricted because the dynamic between the restaurant and adjacent properties is not unique. He added that commercial and residential uses interface along Camelback Road via collector streets and are not restricted anywhere else. Mr. Stranieri asked for clarification regarding why staff had suggested a second driveway on Camelback Road was not possible. Mr. Lally stated that there was a spacing issue created by a flood irrigation line.

Mr. Stranieri asked for clarification regarding the applicant's submittal for a variance regarding a reduction in the building setback adjacent to Camelback Road. He asked if there would be outdoor dining, alcohol, or dancing, or recreation within the outdoor space. Mr. Lally stated that there would not be any outdoor uses in that space.

Mr. Stranieri stated that other than the remaining questions regarding the proposed drive-through, he saw no major issues with the proposed site plan. He stated that it was uncommon to see a modification to reduce intensity and scale on a property adjacent to a major arterial street.

Mr. Stranieri stated that the deletion of Stipulation 2, regarding conditional approval, and Stipulation 3, regarding zoning being vested with final site plan approval, could be accurately characterized as an administrative action. He added that the conditions of the stipulations were met with the development of Donovan's Restaurant and adoption of the Supplementary Zoning Map, which vested the C-2 zoning.

Mr. Stranieri stated that Stipulation 5, regarding the existing oleander hedge along the south boundary of the site, would not be enforceable since the hedge no longer exists. He asked if the applicant intends to establish general conformance to a landscape plan. Mr. Lally stated that was correct. He added that they wanted to conform to landscaping that was agreed upon with the neighborhood. Mr. Stranieri stated that he had concerns about the landscape plan because it only depicted one-inch caliper trees, which do not meet Ordinance requirements. He added that this will have to be enhanced to include two-inch caliper trees during the landscape review process to meet the Ordinance standard of 60% one-inch and 40% two-inch caliper trees.

Mr. Stranieri stated that the Street Transportation Department submitted recommendations regarding a minimum 25-foot wide driveway along 31st Street, enhanced pedestrian connection from the southern parking lot to the building entrance, and a 30-foot wide driveway along Camelback Road.

Mr. Stranieri stated that he received 46 pieces of correspondence within the 24 hours prior to the hearing, 37 of which were received after close of business the day before. He stated that he would like more time to review the material and review the ingress and egress concerns raised by the speakers with a traffic reviewer. He stated that he also wanted to speak with the Street Transportation Department regarding any traffic calming options regarding the proposed driveway on 31st Street. Because of these reasons, the PHO stated that he would take Z-41-94-6 (PHO-2-19) under advisement.

Regarding Z-4-10-6 (PHO-1-19), Mr. Stranieri stated that he had no issues with the site plan or landscape plan. He stated that he was inclined to recommend approval of the deletion of Stipulation 2.e, regarding the landscape palette, because the palette of the adjacent office building is not appropriate for the site. He stated that he was inclined to recommend denial as filed of the deletion of Stipulation 4 since the applicant intends to retain the stipulation.

Mr. Stranieri asked if the applicant would prefer both cases to be taken under advisement. Mr. Lally stated that he wanted to keep the cases together. For this reason, the Planning Hearing Officer stated that he would take Z-4-10-6 (PHO-1-19) under advisement as well.

FINDINGS

- 1) The original stipulated site plan depicted a 9,775 square foot restaurant with a maximum height of 26 feet, with an approximately 25-foot setback from the south property line, a shared property line with adjacent single-family residential homes. The proposed site plan depicts a 4,996 square foot restaurant with a maximum height of 15 feet 8 inches, with an approximately 65-foot setback from the south property line. The reduced square footage, reduced height, and enhanced building setback will better mitigate impacts of building massing and activity on adjacent single-family homes to the south.

The stipulated site plan provided 90 parking spaces. Based on code requirements at the time, the original restaurant required 90 parking spaces. The

proposed site plan depicts 94 parking spaces provided on both the subject property and the P-1 zoned property adjacent to the site to the southeast. Based on the smaller size of the proposed restaurant, the proposed site plan would require 38 parking spaces.

A new sub-stipulation also is recommended to modify the proposed site plan to require an enhanced pedestrian connection that will connect the southern parking lot to the primary pedestrian pathway leading to the building entrance. The pathway is depicted on the proposed site plan running east-west from the east property line to the primary building entrance. The proposed site plan depicts 22 parking spaces in the south parking lot. A connecting pathway will ensure a safe pedestrian route for users of that parking lot to the restaurant.

- 2) The conditions outlined in Stipulations 2 and 3 regarding conditional approval and vesting of the approved zoning were met with the development of a restaurant and the City Council's approval of an Official Supplementary Zoning Map for the existing C-2 zoning designation. Deletion of these stipulations is recommended.
- 3) The oleander hedge identified for preservation in Stipulation 5 is no longer present on the site. Additionally, the applicant has proposed new language requiring general conformance to a landscape plan that depicts a large quantity of acacia and ficus trees along the south property line, both trees with dense foliage. This language is recommended for approval and will promote the intent of enhanced screening for adjacent residences to the south. However, it should be noted that the caliper size of the proposed trees is predominantly 1-inch caliper which would not conform with current Ordinance requirements. Some trees will need to be increased to a minimum 2-inch caliper size for compliance.
- 4) The original stipulated site plan depicted an approximately 12-foot wide drive aisle along the south property line, behind the restaurant. Stipulated restrictions on this driveway included right-turn egress only, limiting its use to delivery or service vehicles, on-site signage, prohibiting access after 5:00 p.m., and other potential measures to discourage use by patrons and deliveries to or from the adjacent commercial property to the east.

The applicant's request for modification of this stipulation included the removal of the restrictions regarding delivery or service vehicles and the limitation on time-of-use as well as additional language intended to preclude left-turns. It was unclear whether the proposed new language regarding precluding left turns was intended to discourage left-turn ingress or egress. At the hearing, the applicant clarified that the intended use of the driveway was to allow 3/4 movement, prohibiting left-turn egress only.

In the original rezoning case, there were concerns raised regarding the potential impacts of restaurant patrons parking in the adjacent neighborhood which led to the stipulated restrictions. Testimony provided in the current PHO hearing and in correspondence received by staff indicate that these concerns remain.

The proposed restaurant represents an approximately 51% reduction in the building footprint compared to the existing restaurant, from 9,775 square feet to 4,996 square feet. Additionally, the proposed 94 parking spaces comprises a 247% increase above the 38 required parking spaces. Finally, the applicant intends to retain restrictions regarding signage and prohibit left-turn egress into the existing neighborhood. Combined, these factors will mitigate the potential impacts of the development and the revised driveway configuration on the neighborhood to the south. The provision of significantly enhanced on-site parking will mitigate the potential for customers of the restaurant to rely on street-parking or any off-site parking in the surrounding area.

The applicant's request is recommended to be approved with modifications. The Street Transportation Department recommends that the driveway be restricted to either developing in accordance with a modified Standard Detail P-1243-1 to prohibit left-turn egress or limiting use of the driveway to emergency access only. An additional stipulation is also recommended to preserve the original stipulation's requirement for the developer to install and maintain private signage communicating the driveway movement restrictions and discouraging any use of the driveway by users of adjacent commercial property. However, the proposed site plan does not depict any driveway or vehicular cross-access along the east property line and therefore there may be no actual opportunity for use of the driveway on 31st Street for users of the adjacent commercial property.

- 5) The Street Transportation Department recommended an additional stipulation requiring a minimum 30-foot wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.
- 6) Adjacent to the southeast corner of the property is a parcel zoned P-1 (Parking District) which was rezoned in case no. Z-4-10-6. This property was originally rezoned to provide additional parking for the existing Donovan's Restaurant. This parcel remains undeveloped. The property is depicted on the site plans in this case and is intended to provide additional parking for the proposed restaurant. Modifications to the stipulations in this case are proposed in case no. PHO-1-9—Z-4-10-6 which was also heard on this agenda.

DECISION: The Planning Hearing Officer took this case under advisement. On February 28, 2020 the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

STIPULATIONS

1.	That THE development SHALL be in general conformance WITH to the site plan AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 11, 2020 dated April 12, 1994, as may be modified by the following stipulations, and APPROVED by the PLANNING AND Development Services Department through the Development Review process.
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	A.	THE DEVELOPER SHALL PROVIDE AN ENHANCED PEDESTRIAN CONNECTION FROM THE SOUTHERN PARKING LOT TO THE PRIMARY PEDESTRIAN PATHWAY LEADING TO THE BUILDING ENTRANCE.
2.		That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.
3.		That zoning vest with final site plan approval by the Development Services Department.
2. 4.		That n No windows SHALL be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.
5.		That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.
3. 6.		That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.
		IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:
	A.	THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1 AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
	B.	THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.		IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. 7.	That a Any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the PLANNING AND Development Services Department.
6.	THE DEVELOPER SHALL PROVIDE A MINIMUM 30-FOOT-WIDE DRIVEWAY ALONG CAMELBACK ROAD IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1.
7. 8.	That a A 10-foot sidewalk/landscape easement SHALL be dedicated along Camelback Road.
8. 9.	That a Additional easements and right-of-way dedications may be required by the PLANNING AND Development Services Department at time of preliminary site plan review.

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. Please contact the Planning and Development Department, Tamra Ingersoll at voice number 602-534-6648 or TTY use 7-1-1.

ATTACHMENT K

OPPOSITION

Actions you can take:

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:
Planning Hearing Officer
251 West Washington Street
Phoenix, AZ 85003
10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.

- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed.
 - Please complete the information below PRIOR to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for address location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Sharon Bitsoi

Brentwood Estates Address: 4827 N. 31st St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

Tara + Todd Bookspan

Brentwood Estates Address:

3113 E. Mariposa St.

*

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.



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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: DON BORCK & ROBBY ASHTON

Brentwood Estates Address: 4823 N. 30TH PL PHX, AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Julianna Pierre

From: Danielle M Jordan
Sent: Tuesday, March 10, 2020 10:22 AM
To: Julianna Pierre
Subject: FW: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Thank you,



Danielle Jordan,

Planner I
City of Phoenix
Planning and Development Department
Planning Division, Zoning Section
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Office: 602-495-0383
Phoenix.gov/PDD

From: Robby Ashton <tobey-jack@hotmail.com>
Sent: Tuesday, March 10, 2020 10:04 AM
To: Danielle M Jordan <danielle.jordan@phoenix.gov>
Cc: printink@msn.com; Robby Ashton <tobey-jack@hotmail.com>; mario fontana <mariofontan@yahoo.com>; joshamosricher@gmail.com; asbrocca4@aol.com; johnpkalil@cox.net; johnfagnani@msn.com
Subject: RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Hello Danielle,

First let us state that we and our neighbors are excited for the Hillstone restaurant that is proposed on the old Donavans site with all its improvement and changes, with one exception. We am writing to inform you that we oppose the secondary driveway behind the Hillstone development at 31st street and Camelback to be used as an entrance and exit for it's customers. We are strongly in favor of option "B" in that "the driveway shall be restricted to emergency access only, as approved by the planning and development department". This driveway has been used for years as a service/emergency only access when Donovan's was open. .

3. 6.	<p>That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.</p> <p>IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:</p>
A.	<p>THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1 AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.</p>
B.	<p>THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
4.	<p>IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>

As you might or might not be aware but Donovan’s restaurant was over 4,000 square feet and the Hillstone restaurant is going to be no more than 2,000 square feet. Donovan’s could seat 200 guests plus a bar area, whereas the new restaurant is stating that it will only seat 73/75 guests. So **Donovan’s** was **twice the size** and over **60% more seating capacity** than the new Hillstone restaurant and was able to function for years with only **one** entrance to their restaurant on Camelback Road and a rear driveway that was only used for deliveries and closed to customer traffic. They did not have traffic entering into our quiet neighborhood. **Hillstone’s** new restaurant is going to be one **half the size as Donavans and 60% less seating** as Donavans and they are asking for **two driveways**. This just does not make sense to us and our neighbors. The people who live in our neighborhood oppose the egress onto 31st street and the traffic that will use this secondary exit to avoid exiting onto Camelback Road. Day and night our neighborhood is active with people walking and children playing. Any extra traffic into our quiet neighborhood especially after Hillside’s customers have a few drinks could cause undue problems for all of us. As neighbors who has lived here for over 28 years and have seen many changes to the surrounding area, this request to be able to exit onto 31st Street is not necessary. All the other offices that have taken over the out lying properties along Camelback and 32nd Street, not one has ever proposed to have their employees/customers exit into our neighborhood. They have always respected our area and only exit onto Camelback Road or 32nd Street and not into our neighborhood. Hillstone people could also negotiate with the property at 3131 E Camelback to use their driveway as a secondary exit. The Hillstone restaurant on 26th and Camelback uses the driveway of Chase bank on the west and the driveway of the commercial offices on the east to enter or exit their restaurant from Camelback Road. Hillstone does not have a designated driveway just for their restaurant at this location. Why is it necessary for them now to have this secondary exit into our neighborhood on 31st street? Please consider the recommendation from the Planning and Development department and approve the “**B**” option as stated above. Please help our neighborhood from being over run by developers.

Thank you for your time and consideration.

Don Borck
 Robert Ashton
 4823 No 30th Place
 Phoenix, AZ 85016

Actions you can take:

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:
Planning Hearing Officer
251 West Washington Street
Phoenix, AZ 85003
10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.

- ❖ Express your opinions by sending an email prior to 2/19/20 to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed.
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

JOCK CERICOLA + CHERYL CERICOLA

Brentwood Estates Address:

4802 N 30th PL

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Ajia DiMuria and Jason D'Ambrosio
Brentwood Estates Address: 3024 E. Mariposa St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Action(s) you can take:

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10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.
- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6
- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed. Please complete the information below **PRIOR** to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: _____

Brentwood Estates Address: _____

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Julianna Pierre

From: PDD Zoning Adjustment
Sent: Tuesday, February 25, 2020 3:10 PM
To: Julianna Pierre
Subject: FW: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Julianna.

I received the below email to the zoning adjustment email box.

Sincerely,

Jazmine Braswell, Planner II
City of Phoenix - Planning and Development Department
Planning and Zoning Division
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003-1611
Direct line: 602-495-0382
Zoning Planner line: 602-262-7131, Option #6.
[Link to Zoning Ordinance: http://www.codepublishing.com/az/phoenix/](http://www.codepublishing.com/az/phoenix/)

From: R E <ryaneller@hotmail.com>
Sent: Friday, February 21, 2020 11:02 AM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

To Whom it May Concern,

I am emailing regarding the Hillstone Restaurant Group's site plan for the existing Donovan's site at the SEC of 31st St and Camelback Rd in Phoenix.

I was unable to attend the meeting on the 19th so these issues may have been addressed but I wanted to share my input on the site plan that was sent to me by Hillstone.

In general, I am very supportive of Hillstone revitalizing the existing restaurant property and overall I feel the site plan looks good and similar to the existing development. I do however have some potential concerns:

- The site plan shows the existing curb cut on 31st street and has "proposed gate" indicated. I know of developments that require secondary access for the fire department and that access is limited by a locked gate only accessible to the fire department (Example: Carefree Studios project in Carefree, AZ - primary access over bridged wash, secondary/gated access into residential street).
 - I would be supportive of this access to 31st St street being restricted by a locked gate.
 - The office complex to the west does not have vehicle access just trash/dumpster access on 31st St.

- The current approved site plan and development has an access point on the east end of the property.
 - This access was not shown on the current site plan and seems like a logical secondary access point if needed for customers as it is adjacent to a commercial property.
 - Is there an access easement in place?
- As I reside on 31st Street I am sensitive to any increase in traffic. Already cars use the neighborhood as a cut through during rush hour. Unfortunately, these non resident drivers are also the ones who frequently speed and don't understand the neighborhood intersections with no stop or yield signs.
- The site plan also indicates a secondary wall for sound restricting purposes on sections of the property. While effective, if done improperly they can be an ongoing issue. The width between walls can become a maintenance issue or if too wide a potential homeless enclave. I could not tell the proposed width between walls on the site plan provided.

I know the City and Developer will address these concerns and we will once again have a nice neighborhood friendly restaurant.

Sincerely,
Ryan Eller
4801 N 31st St.
Phoenix, AZ 85016

Actions you can take:

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Planning Hearing Officer
251 West Washington Street
Phoenix, AZ 85003
10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.

- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Marjie + John Fagnano
Brentwood Estates Address: 4815 N. 30th Place Phoenix AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Mario Fontana

Brentwood Estates Address: 4809 N. 30th Pl., Phoenix, AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

February 17, 2020

Attention: Planning Hearing Officer | City of Phoenix Planning and Development Department,

As a resident of Brentwood Estates neighborhood for 20-years, and the President of the Homeowners Association for 17-years, I am writing regarding the above case and am requesting this letter be included in the above case file.

For the record, the neighbors of Brentwood Estates are excited at the prospect of having the caliber of restaurant such as Hillstone as a neighbor, and it appears there are a lot of positive aspects regarding their plans to re-develop the site.

However, there is one major concern with the proposed development - restaurant guests should not be allowed access to 31st Street via a "secondary access" or "General Driveway". The zoning modification is inappropriate.

- **Z-41-94-6, stipulation 6, should NOT be modified! The historic use of the existing one-way Service Driveway has posed ongoing issues to the adjacent neighborhood for many years and should not be modified to allow an even more intense use such as a General Driveway, it is inappropriate. The stipulation must remain as written per Zoning Case No. Z-41-94-6.**
- As residents of the neighborhood, we are very concerned the City is considering modifying stipulation item 6 as it would continue to erode the preservation of our residential neighborhood, Brentwood Estates. If allowed, it adds to the perpetual threat of commercial encroachment continuing to blur the boundaries of separation between residential and commercial properties. At what point does the City say no, and not allow this continued encroachment?

Table of Contents - Case to not modify Z-41-94-6, stipulation 6:

1. Rebuttal to PHO Narrative request to modify Z-41-94-6, stipulation 6
2. Additional reasons supporting why not to modify Z-41-94-6, stipulation 6 (modifying is inappropriate)
3. Alternate "secondary access point" recommendations thereby, not modifying Z-41-94-6, stipulation 6 (modifying is inappropriate)
4. Involvement regarding the proposed development

1. Rebuttal to PHO Narrative request to modify Z-41-94-6, stipulation 6:

- Regarding the stated "rationale" and "historic data" to modify this stipulation:
 - The "stipulation was previously used to ensure patrons did not park in the residential neighborhood." History has shown the stipulation was ineffective, and would be even more inappropriate if modified to allow egress onto N. 31st Street via a General Driveway.
 - "Having significantly better parking ratios on the Parcels" as stated in the Rationale by the applicant, does not guarantee it will be sufficient as history has shown.
 - There IS historic data that parking ratios were met for prior establishments at this site, but were insufficient. Donovan's leased spaces from 3131 E. Camelback Road for overflow guest parking. Donovan's sought to acquire four homes in Brentwood for P-1 parking. They acquired one home, demolished it, and is now zoned P-1 parking. As a result, the remaining three homes have Deed Restrictions for R1-6 zoning only.
 - We have experienced inappropriate commercial encroachment for years just as the neighbors near La Grande Orange at 4410 N 40th St, Phoenix, AZ 85018 and Original ChopShop at 4503 N 32nd St, Phoenix, AZ 85016.
 - There IS historic data that has proven an issue exists with adjacent commercial traffic upon Brentwood Estates. Employees, customers, vendors, and even buses transporting guests from local resorts accessed the site via Brentwood Estates. In addition, the neighborhood has been was burdened with these same entities parking throughout the neighborhood.
 - Therefore, access to N. 31st Street via a General Driveway, is not appropriate and should be denied as it is an invitation to park in the neighborhood should the Hillstone parking lot be full. We expect and are encouraged that Hillstone has developed a very successful concept and will have a significant increase in guest activity.
 - By allowing a change in restaurant patron traffic flow onto N. 31st Street, regardless of posted signs, directional arrows painted on the drive, (etc.) attempting to limit flow to a right hand turn only, will be ineffective. History proves, people will do as they choose to do, regardless of posted signs.
 - The existing one-way Service Driveway has long been an issue for the neighborhood and should not be modified to allow an even more intense use such as a General Driveway.
 - The drive needs to remain as a one-way Service Driveway for deliveries and as an emergency/fire exit/fire "loop" (gated with key in Knox box) only.
 - The one-way Service Driveway was intended to preclude any use by restaurant guests, employees, etc. from the site to N. 31st Street. A modification is inappropriate.
 - Because guests will self-park (valet will not be available), there is no way to manage, direct traffic, or enforce how guests, employees, etc., will utilize N. 31st Street.
 - If the stipulation were modified, guests, employees, etc., will turn south from the General Driveway onto N. 31st Street into the neighborhood to avoid E. Camelback Road.
 - Once familiar with the restaurant, guests, employees, etc., will utilize the neighborhood to access the site from N. 31st Street using the General Driveway, thus avoiding E. Camelback Road entirely.

- In time, guests, employees, etc., will travel south from E. Camelback Road onto N. 31st Street to access the site from the General Driveway.
- Harris' Steakhouse and later Donovan's restaurant (for 15-years), successfully functioned with only one access point, E. Camelback Road only. Modifying this stipulation would only further put the neighborhood at risk for adjacent commercial encroachment based on the historic data cited.
- If a "secondary access" point is truly needed, that access should be directed away from the neighborhood, not directly abutting the property lines of those living in Brentwood Estates and allowing access onto N. 31st Street. This is a local street purely intended to serve the residents of Brentwood Estates and provide access to their homes. It was never intended to be used or shared with commercial traffic. The modification is inappropriate.

2. Additional reasons supporting why not to modify Z-41-94-6, stipulation 6:

Mr. Johnson with the Hillstone Restaurant Group, suggested working with the proposed access and then reviewing and modifying to address the conditions from actual operations. A "wait and see" strategy is not agreeable to the residents of Brentwood Estates and does not make sense as we do not want to wait to address problems as they arise after Hillstone is operational. Again, resolution now and a proactive approach from the start is much more favorable for both sides and for long-term success. History proves the existing one-way Service Driveway has been an issue for the neighborhood. In addition to the driveway, we have dealt with numerous issues over the years as commercial and residential try to coexist.

Please consider the comparison of N. 29th Street, two blocks East of N. 31st Street to support not modifying this stipulation. It is a mirror example of N. 31st Street and further supports the reason stipulation 6 should not be modified to a General Driveway. The (2) commercial properties fronting Camelback Road and on each side of 29th Street, have NO access (Service or General Driveways), to N. 29th Street, a local street which serves the residential neighborhood only. All traffic from the commercial properties is directed to and from Camelback Road only.

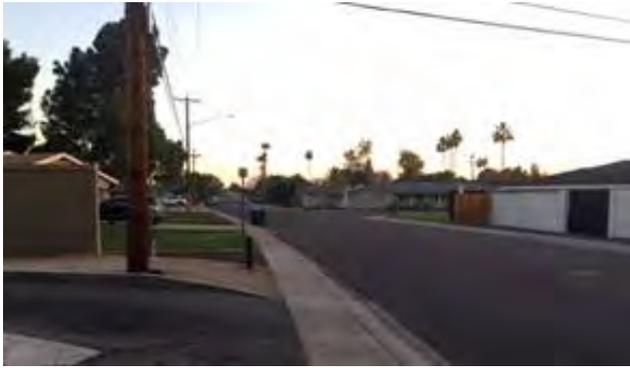
- N. 29th Street like N. 31st Street, is specifically intended to support the ingress / egress of homeowners only to access E. Camelback Road. There is no other purpose or intended use for that local street.
- Its utility was never meant to support commercial use. It is for the exclusive benefit of the homeowners to access their neighborhood south of E. Camelback Road.



South of E. Camelback Road | N. 29th Street (SE) View - Residential | Commercial (No Commercial Access)



South of E. Camelback Road | N. 29th Street (SW) View - Residential | Commercial (No Commercial Access)



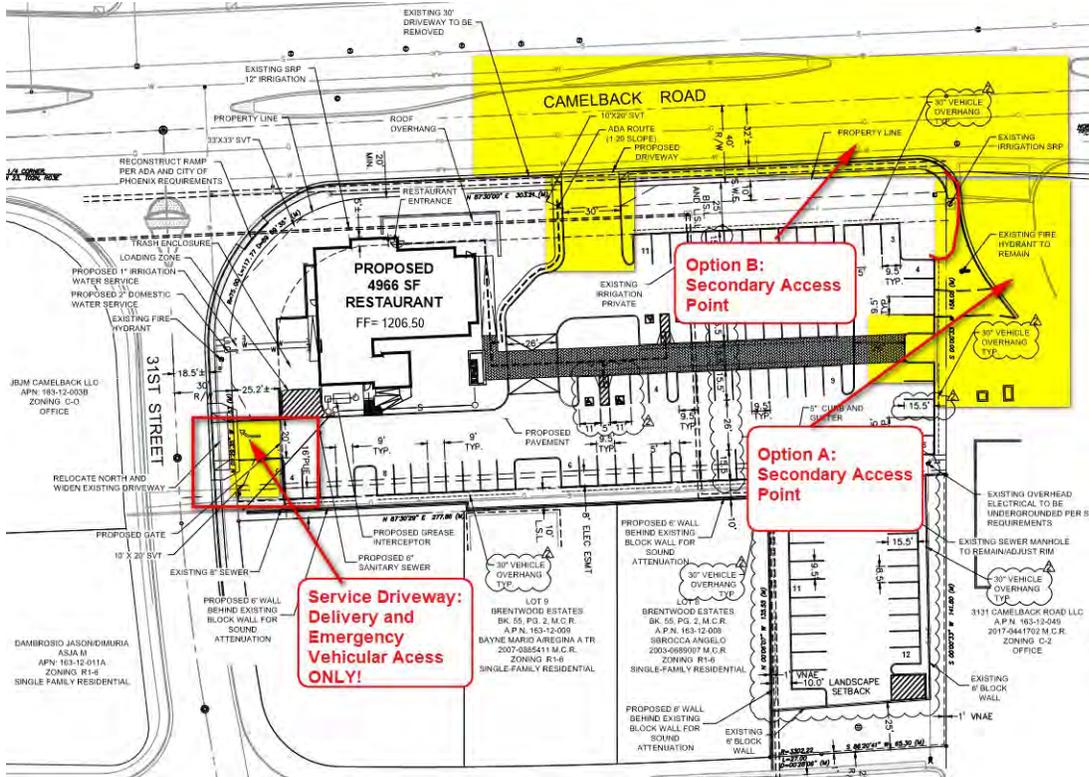
South of E. Camelback Road | N. 31st Street (SE) View - Residential | Commercial (Existing Service Driveway Access Only)



South of E. Camelback Road | N. 31st Street (West) View - No commercial thru-put access

3. Alternate "secondary access point" recommendations thereby, not modifying Z-41-94-6, stipulation 6:

- Mr. Johnson sent a FedEx letter dated 2/10/20 to the residents of Brentwood Estates, it did not include a site plan illustrating the desire to change the use of the existing one-way Service Driveway to a General Driveway.
- In the letter regarding access to N. 31st Street, Mr. Johnson stated in part, " The design and location of this access drive makes it a secondary access point." Unfortunately, when addressing this change in use with neighbors, the verbiage did not resonate for "lay" people to understand this change meant a more intense use.
 - The current "design and its location" should remain as a one-way Service Driveway only and its intended use should remain as is, it should not be changed to a more intense use as a General Driveway.
 - The existing Service Driveway has long been an issue for the neighborhood and should not be modified. To modify is inappropriate.
- If a secondary access point is truly needed for proper site flow, the (2) existing large monument signs located on E. Camelback Road clearly draw traffic to and from the site while providing a defined egress / ingress. Therefore, it makes perfect sense to continue to direct guests to and from the site using E. Camelback Road only, not N. 31st Street.
- Again, secondary access should be directed away from the neighborhood. 31st Street is local street purely serving to support Brentwood Estates residents only.
- Two secondary access options are illustrated on the following site plan indicated as A and B.
 - Option A: Utilize the existing drive on the East side of the property. Widen the shared entry and landscaping around the driveway to the parking lot. This drive was utilized by Donovan's and allows access to E. Camelback Road. The median on E. Camelback Road is open for cross traffic. Option A does not impact Brentwood Estates neighborhood.
 - Option B: Create a secondary access point from the site onto E. Camelback Road, also not impacting Brentwood Estates neighborhood..



Recommended Secondary Access Point using Existing Drive on East side of property including (1) of (2) existing large monument signs located on E. Camelback Road:



Option A:
See following page for supporting images.



**(SE) View of property site from E. Camelback Road and Existing Driveway.
Note - Median on E. Camelback Road is Open to Allow Cross Traffic**

4. Involvement regarding the proposed restaurant:

My involvement with this case began in May of 2019 with an initial outreach from Heidi Short with Lewis Roca. After the first meeting with Ms. Short and Mr. Bryce Johnson, my communication was then solely with Mr. Johnson, a member of the Hillstone Restaurant Group.

Since May, I have continued to devote significant amounts of my personal time to meetings, reviewing drawings, providing thoughtful comment and discussing the project with Mr. Johnson. As the President of Brentwood Estates Homeowners Association, I have also been communicating with the neighborhood as the project has unfolded.

It was not until January 2, 2020, when I received an email from Mr. Johnson containing the PHO submission documents which included a site plan. I then became aware that the Service Driveway located at the south west side of this site had been modified to a General Driveway. I expressed my concerns to Mr. Johnson and those of the neighborhood regarding this change in use. It was recommended to Mr. Johnson, that Ms. Short, organize a Neighborhood Outreach to meet with the neighborhood regarding this issue. My experience is that most people by no fault of their own, do not fully understand what is being proposed and any negative impacts a development might pose. On 2/11/20, I learned from neighbors, Mr. Johnson opted to send FedEx letters to each home (excluding my residence), to pursue individual conversations only, rather than an inclusive neighborhood meeting.

To support the request for prohibiting customer access to 31st Street (as it is inappropriate), the following was provided via email to Mr. Johnson:

- 31st Street is specifically intended to support the ingress / egress of homeowners only into our residential neighborhood, it is not intended to support the use of commercial businesses.
- Donovan's had valet parking only which helped to direct guests back onto Camelback Road. Because Hillstone's guests will self-park, there is no way to manage or enforce how guests will utilize 31st Street.
- Access to Harris' and Donovan's was only to and from Camelback Road and it worked, we feel confident Hillstone can make this work as well.
- Our neighborhood consists of families, young children and pets that walk, play, and visit with one another seven days a week, day and night. It is a relatively small development and has very little traffic which helps to keep it safe for numerous reasons.
- We are surrounded by commercial development, therefore we must take whatever steps necessary to ensure our neighborhood remains private for those who reside here.
- It is our collective sense that any homeowner, in any residential neighborhood, facing the threat of commercial traffic, would strongly oppose this stipulation modification.

Living near a commercial area and as a past member that served on the CEVPC, I am not aware of a commercial business operating (7) days per week, generating numerous traffic trips day and night, having been allowed direct access to a local street intended to support the exclusive use of homeowners that reside in the neighborhood.

Please do not modify Z-41-94-6, stipulation 6, as it is not appropriate. I appreciate your time and consideration regarding this request.

Thank you,

Colleen Geretti

President, Brentwood Estates Homeowners Association

4822 N. 31st Place

T. 602.505.9777

E. Printlnk@msn.com

Action(s) you can take:

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:
Planning Hearing Officer
251 West Washington Street
Phoenix, AZ 85003
10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.

- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed. Please complete the information below **PRIOR** to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Colleen & Mark Gesetti

Brentwood Estates Address: 4822 N. 31st Place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: John + Cara Gisell

Brentwood Estates Address: 4835 N. 30th Pl.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

John Kali Gokhal

Brentwood Estates Address:

3101 E Mariposa Street

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

To the attention of the planning hearing officer, City of Phoenix
Planning and Development Department. 2/17/2020

I am a resident of Brentwood Estates. I am writing this to defend our neighborhood from degradation by one key element: Commercial traffic.

Once again, someone has purchased 3101 E Camelback, and thinks their business can overflow into our residential neighborhood.

No. it shouldn't.

Please.

They knew what they bought, they did their due diligence, and now they want us to deal with THEIR commercial traffic.

No. Please.

I am asking that you not allow restaurant patrons to exit onto 31st Street, head south, and violate our residential neighborhood.

Allow my neighbors to enjoy the neighborhood they thought they bought in: One that is an absolute pleasure to walk in, bike in, and enjoy the Phoenix they love.

Please don't sell-out Brentwood for a restaurant. Please.

I've been in this neighborhood since 2001, and there are more kids here than ever before! We owe it to them to allow them to be safe.

The streets belong to Brentwood, we need them now more than ever, and we need them more than any silly restaurant.

It's not good for the kids. Or.adults.Or.bikes.Or.dogs.Or.our.future.



John P Kalil

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Mike Kirkpatrick

Brentwood Estates Address: 4624 N. 30th Place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Robert Lanford

Brentwood Estates Address: 4802 N. 31st Street

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: MARIUS LUPASCU

Brentwood Estates Address: 4830 N. 30TH PLACE

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Thia and JC Lutich

Brentwood Estates Address: 4802 N. 31st Place Phx, AZ 85014

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

100% opposed!

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Nicole Nordin + Dane Nordin

Brentwood Estates Address: 4816 N. 31ST St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: SAMUEL PEDES + MARSELLA

Brentwood Estates Address: 4810 N. 31st St., PHOENIX AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: CATHERINE PETERSON

Brentwood Estates Address: 4848 N. 30TH PLACE

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: JAMES & LISA RAMIREZ

Brentwood Estates Address: 3016 E. MANIPOSA ST. PHX 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Julianna Pierre

From: Josh Richer <joshamosricher@gmail.com>
Sent: Thursday, February 20, 2020 2:00 PM
To: Julianna Pierre
Subject: RE: PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road
Attachments: Screen Shot 2020-02-19 at 12.50.10 PM.png; Screen Shot 2020-02-19 at 12.50.49 PM.png
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I attended and spoke the hearing on these issues yesterday, and I'm an abutting neighbor to the south of this development. I wanted to sent some screenshots of Google Maps route recommendations during rush hour, which illustrate route recommendations that are equal in time, and less in distance when traveling north or south on 32nd street to or from the proposed restaurant entrance.

Google Maps was referenced several times as a justification for allowing this shortcut, and while I don't believe this good information, I wanted to point this out since people will be following these route recommendations.

This proposal effectively turns Brentwood estates into Hillstone's driveway, which is very inappropriate, considering two previous restaurants, and most in the area, have small parking lots and do very well.

I may have sent another email keyed with the wrong subject header. If so please disregard the previous email.

I'm not sure if it is too late to submit something in writing, but I would like to do so if it isn't too late.

Please take this into consideration, as I live on the corner where the most dangerous traffic will take place and I have a two year old son.

Josh

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Josh Richer

Brentwood Estates Address: 4846 N 31st Pl

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:
Planning Hearing Officer
251 West Washington Street
Phoenix, AZ 85003
10th Floor, East Conference Room
February 19, 2020 at 10:00 a.m.

- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:
zoning.adjustment@phoenix.gov
NOTE: Please reference the following case information in your subject line:
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed.
 - Please complete the information below PRIOR to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for address location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: CHAD & GINNA RONIS

Brentwood Estates Address: 4842 N. 30th PL. Phoenix 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

Actions you can take:

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: _____

Kevin Rosinski / LESA Rosinski

Brentwood Estates Address: _____

4828 N. 31st Place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

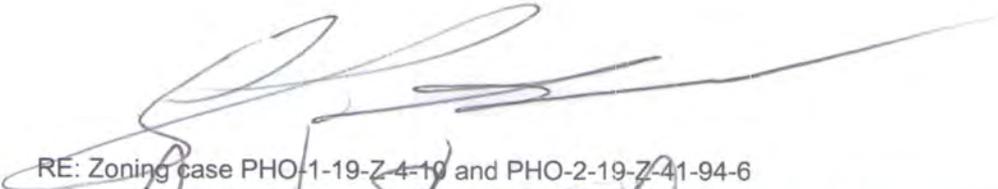
First and Last Name: Kyle + Stesha Ross

Brentwood Estates Address: 3020 E Elm St

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Angeb Storch

Brentwood Estates Address: 03118 E. Mariposa St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.



Mir`Ra I.M.A.G.E.™

“Look intelligent means age, gender and ethnicity.”

February 12, 2020

Re: (ZA- 34- 20-8), (ZA- 31-20), (ZA-22-20), (ZA-20-20-8), (ZA- 578-19-4), (ZA-46-20), (Z-2-20-7), (ZA-9-20), (ZA-10-20), (ZA-11-20), (PHO-1-19-Z-4-10), (PHO-2-19-Z-41-94-6), (ZA-600-19), (PHO-2-20-Z-122-03), (PHO-2-19-Z-180-04)

Dear City of Phoenix Planning and Development Department

Neighborhood Association leader Mir`Ra IMAGE's goal is to actively respond to all applications in a timely manner, help educate, enhance and support a sustainable environment as representatives for the youth and undeserved households in our communities.

Beginning January 13, 2020, (we) at the Mir`Ra IMAGE™, Foundation are in a (6) to (36) month opposing of the below advertisements to develop in our citywide neighborhood association districts. Our districts are overcrowded with unwitting residents and young adults.

1. New multi-family / single family homes
2. Develop and operation of a medical marijuana cultivation and infusion facility
3. Develop and operation of a State licensed medical marijuana cultivation and infusion facility within one mile of another medical marijuana cultivation and/or infusion facility.
4. Request use permits to serve alcohol and liquor use permits
5. Time extensions
6. Developments to rezone
7. Rebuild and Build

Should our oppose decision change before or during these upcoming hearings we will electronically submit a letter updating this decision.

Request: Do not approve the above applications and put a child's-well being, single or multifamily resident – well being, or young adolescent - well being at the center of your decision making.

(We) ask that you begin to help relieve a potential mental health, social, and academic stressor in our communities allowing Mir`Ra IMAGE the next 6 to 36 months to continue collecting its data on results from 2019, current approved developments and stipulations.

We're discovering previous entities that have agreed to support our community nonprofit and honor community resident's request during the planning process have fallen back on their verbal agreement once the approval has been issued.

Furthermore, representing Attorneys or legal counsel were discovered misleading the community with false and/or misleading information at community meeting, and providing confusing conceptual elevations while in planning and developing.



Mir`Ra I.M.A.G.E.™

“Look intelligent means age, gender and ethnicity.”

What happens immediately after applications are approved is very important to us and our communities. Toxic or mold ingredients in items made available for our community residents and their families have no place in any community.

It's a concern to witness and hear applicants and property owners are not keeping their word as to what is being approved after advertising to developed, or how they will support the surrounding youth once approved with tax funding.

Mir`Ra IMAGE will continue to speak out and educate our community and our community elected officials against efforts that may harm communities, the citizens they're representing and their families.

We understand our opposing or non-opposing an application may never affect your decisions, but once again if you could place our comments and concerns at the center of your decision on these type of proposals we'd appreciate it.

Thank you again for your time. - If you, applicant or property owner have any questions please feel free to email mirra.imagetm@aol.com

Sincerely,

Jadestorm Shamsid-Deen, CEO, President
Mir`Ra IMAGE™, INC

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

RENEE & BRY SMITH



Brentwood Estates Address:

4822 N. 30TH PLACE 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Chris Stevens
Brentwood Estates Address: 4833 N. 31st Street

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Josh Wagner / Meghan Wagner

Brentwood Estates Address: 4834 N. 31st Pl

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Brandon Wheeler

Brentwood Estates Address: 4836 N 30th Pl Phoenix, AZ 85016

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: JASON WHITELEY

Brentwood Estates Address: 4834 NTH 31ST STREET

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

Mark Williams

Brentwood Estates Address:

4828 N. 31ST STREET

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Jessica Wilson

Brentwood Estates Address: 3015 E. Mariposa St

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

SUPPORT



Arizona Restaurant Association

3333 E. Camelback Road, Suite 285, Phoenix, AZ 85018

February 13, 2020

Ms. Julianna Pierre
Planning & Development Department
City of Phoenix
200 W. Washington Street, 2nd Floor
Phoenix, Arizona 85003

RE: PHO Nos: Z-4-10 & Z-41-94

Dear Ms. Pierre:

I am writing in support of the Hillstone Restaurant Group and their proposed new restaurant at 3101 E. Camelback Road.

I know this property well as our association headquarters is just a few blocks to the east and I visited the former establishment located there on a frequent basis. I understand there is strong support for Hillstone's new restaurant by a diverse group of neighbors and businesses. In my 18 years of leading the Arizona Restaurant Association, I can assure you that Hillstone rises to the top of performing restaurants on a variety of fronts, but most importantly, their outstanding reputation as it relates to community awareness.

Being in the restaurant business today is harder than it has ever been which is often attributed to labor and food costs, increased competition and new technology. Building a new restaurant is no small feat and the proposed restaurant for this site is considerably smaller and more accommodating than the existing structure as it takes up a smaller footprint and accommodates more parking. Moreover, the ingress/egress as proposed will make the traffic flow easily and without distraction to the neighborhood. To place additional requirements on this proposed restaurant is both unnecessary and costly.

I am confident that the leadership at Hillstone will ensure this restaurant concept will not only complement the neighboring community but will also make it a cherished establishment like their other restaurant locations in the Phoenix area.... and contribute to Arizona's \$14 billion dollar restaurant economy.

Thank you for giving Hillstone every consideration as their proposal moves through your process. If I can be of service or answer any questions, please feel free to contact me at 602-307-9134 with any questions.

Sincerely,

Steve Chucri
President and CEO

Arizona Restaurant Association
3333 E. Camelback Rd., Ste. 285, Phoenix, AZ 85018
P: 602-307-9134 F: 602-307-9139 azrestaurant.org

Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Wednesday, February 5, 2020 11:38 AM
To: Short, Heidi; Rakesh Patel
Cc: Brian Biel
Subject: FW: 3101 E Camelback

[EXTERNAL]

FYI

From: Dennis Williams <dwillgolfaz@gmail.com>
Date: Wednesday, February 5, 2020 at 10:50 AM
To: Bryce Johnson <Bryce.Johnson@Hillstone.com>, Martha Williams <rog97ftn@aol.com>
Subject: RE: FW: 3101 E Camelback

Hi Bryce,
Thanks for sharing. I think the plan looks great and do not understand why anyone would not like it. I think your company has gone above and beyond in your design to fit nicely in the neighborhood.

Good luck,

Dennis Williams
480.213.9288

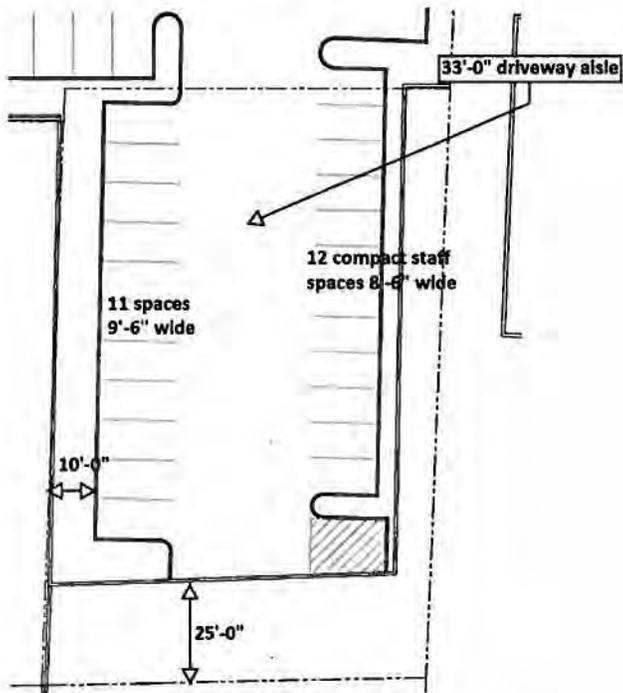
From: Bryce Johnson
Sent: Wednesday, February 5, 2020 9:53 AM
To: Dennis Williams; Martha Williams
Subject: FW: 3101 E Camelback

Good morning.
I am attaching the updated site plan I mentioned below reflecting the change to the P-1 lot layout.
Please let me know if you have any questions.
Best,
Bryce

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Date: Monday, February 3, 2020 at 9:02 AM
To: Dennis Williams <dwillgolfaz@gmail.com>, Martha Williams <rog97ftn@aol.com>
Subject: 3101 E Camelback

Good morning, Martha and Dennis.
Below is the revised layout for the P-1 lot that we developed based on my recent communication with Angelo. You'll notice we have included a 10' landscape setback on the interior of the west wall and have eliminated tandem parking, which also allowed us to expand the width of the drive aisle from 26' to 33'. We now have 93 total parking spaces, which is significantly more than the 38 spaces required by code.
Our project architect is working on a revised formal site plan that would show a level of detail (e.g., landscaping) that was on the version you currently have, but I wanted to share this informal version in the meantime.

Please let me know if you have any questions.
We appreciate your continued support!
Bryce
310.413.6141 (mobile)



Julianna Pierre

From: William Fischbach <willfischbach@yahoo.com>
Sent: Tuesday, February 18, 2020 3:06 PM
To: Julianna Pierre
Cc: wel@tblaw.com; azm@tblaw.com
Subject: PHO Application Z-4-10 (Hillstone Restaurant Group)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Julianna,

I live at 3146 East Coolidge Street, which is in the neighborhood just south of this property. I also serve as the Vice Chair of the Camelback East Village Planning Committee. I am writing to state my full support for this application to modify the stipulations in the above referenced case at the upcoming PHO hearing.

The Hillstone Restaurant Group's work on this project exemplifies the concept of a developer being a "good neighbor" to the surrounding neighborhood. This project will complement the neighborhood by razing the current building and erecting a smaller, lower structure that has the outward look and feel of a mid-century modern home. The smaller building footprint will allow for significantly more onsite parking, which will obviate the need to use the surrounding residential streets for valet parking--which was a significant problem for our neighborhood when Donovan's was open. The new structure will also provide for greater distance between the restaurant and the three residences to the south. These changes are significantly better than another operator simply re-opening the existing Donovan's, which had too little parking and was too close to the neighboring residences.

One need only dine once at the Hillstone Restaurant Group's flagship restaurant down the street to appreciate the developer's dedication to producing a high-quality experience for diners. Our neighborhood would welcome having a similar dining experience within walking distance.

I will likely not be able to attend the PHO hearing, so please forward this e-mail to Adam Stranieri.

Will Fischbach

910.978.0232

Julianna Pierre

From: Short, Heidi <HShort@lrrc.com>
Sent: Monday, February 17, 2020 6:03 PM
To: Julianna Pierre
Subject: FW: PHO Application Z-4-10 (Hillstone Restaurant Group)

Good evening Julianna, please add the attached correspondence in support to the referenced PHO file. Thanks!

Heidi Short

Partner
602.262.0237 office
602.262.5747 fax
hshort@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
201 East Washington Street, Suite 1200
Phoenix, Arizona 85004-2595
lrrc.com [lrrc.com]



Because what matters
to you, matters to us.

[Read \[lrrc.com\]](http://lrrc.com) our client service principles

From: William Fischbach <willfischbach@yahoo.com>
Sent: Monday, February 17, 2020 1:26 PM
To: Short, Heidi <HShort@lrrc.com>; William E. Lally <wel@tblaw.com>
Subject: PHO Application Z-4-10 (Hillstone Restaurant Group)

Dear Heidi and Bill,

I live at 3146 East Coolidge Street, which is in the neighborhood just south of this property. I also serve as the Vice Chair of the Camelback East Village Planning Committee. I am writing to state my full support of this application to modify the stipulations in the above referenced case.

The Hillstone Restaurant Group's work on this project exemplifies the concept of a developer being a "good neighbor" to the surrounding neighborhood. This project will complement the neighborhood by razing the current building and erecting a smaller, lower structure that has the outward look and feel of a mid-century modern home. The smaller building footprint will allow for significantly more onsite parking, which will obviate the need to use the surrounding residential streets for valet parking--which was a significant problem for our neighborhood when Donovan's was open. The new structure will also provide for greater distance between the restaurant and the three residences to the

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One need only dine once at the Hillstone Restaurant Group's flagship restaurant down the street to appreciate the developer's dedication to producing a high-quality experience for diners. Our neighborhood would welcome having a similar dining experience within walking distance.

I will likely not be able to attend the PHO hearing, so please forward this e-mail to City Staff and the PHO Officer for consideration.

Will Fischbach
910.978.0232

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Julianna Pierre

From: Ashley Zimmerman Marsh <azm@tblaw.com>
Sent: Tuesday, February 18, 2020 3:23 PM
To: Julianna Pierre; William E. Lally
Subject: FW: Hillstone Restaurant at 31st and Camelback - Z-41-94-6 (PHO-2-19) / Z-4-10-6 (PHO-1-19)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Julianna,

I received the below email and am forwarding to you for the file.

Thank you,

Ashley Zimmerman Marsh | Shareholder | 602.452.2742
azm@tblaw.com | [Bio \[tblaw.com\]](http://Bio.tblaw.com) | [vCard \[tblaw.com\]](http://vCard.tblaw.com) | [Website \[tblaw.com\]](http://Website.tblaw.com) | [Practice Areas \[tblaw.com\]](http://PracticeAreas.tblaw.com)



From: Tom Glissmeyer [mailto:tglissmeyer@viawestgroup.com]
Sent: Tuesday, February 18, 2020 2:34 PM
To: Ashley Zimmerman Marsh <azm@tblaw.com>
Subject: Hillstone Restaurant at 31st and Camelback - Z-41-94-6 (PHO-2-19) / Z-4-10-6 (PHO-1-19)

Ashley,

My wife, Melissa, and I own the home located at 4810 N. 31st Place, which is the neighborhood directly south of the Hillstone Restaurant Group's newest location at 31st St. and Camelback. We have received several correspondence regarding Hillstone's proposal for a new building and restaurant concept at this location. The new site plan will not only reduce the overall building footprint to allow for additional onsite parking, but will also lower the building height and push the building towards Camelback Rd. away from the neighborhood. These are added benefits from the existing site. Hillstone is a welcome neighbor and we are in full support of its application.

Tom Glissmeyer

DIRECTOR OF DEVELOPMENT

VIAWEST GROUP

2390 E. Camelback Rd., Suite 305

Phoenix, AZ 85016

T (602) 957-8300 x115

M (719) 332-2468

tglissmeyer@viawestgroup.com

www.viawestgroup.com | [\[viawestgroup.com\]](http://viawestgroup.com) | [LinkedIn \[linkedin.com\]](http://LinkedIn.linkedin.com) | [VCard \[viawestgroup.com\]](http://VCard.viawestgroup.com)

Maximizing the Value of Real Estate Opportunities

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Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Wednesday, February 5, 2020 6:16 PM
To: Rakesh Patel; Short, Heidi
Cc: Brian Biel
Subject: Fwd: 3101 E Camelback

[EXTERNAL]

See below from John and my response on access at 31st St.

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Wednesday, February 5, 2020 6:14 PM
To: John Kalil Sr
Subject: Re: 3101 E Camelback

We have looked to reduce that impact a number of ways. Among other things, we are moving our drive over 20' closer to Camelback than the current drive (more like 30' closer depending on the comparative point of measure) and will be installing a "RIGHT TURN ONLY" sign (or "NO LEFT TURN" — your input is welcome) at the exit and painting a right-turn-only directional arrow on the drive.

I'm happy to discuss the 31st St access with you any time, whether over the phone or in person. I'll be in Phoenix Wednesday and could meet there or in Tucson if you're at your facility that day.

Have a great night.

From: John Kalil Sr <jkalil@kalilbottling.com>
Sent: Wednesday, February 5, 2020 5:53 PM
To: Bryce Johnson
Subject: RE: 3101 E Camelback

Bryce:

Some concern about traffic coming out on 31st Street going south through the neighborhood. The rest of your plan looks beautiful.

John

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Wednesday, February 05, 2020 9:55 AM
To: John Kalil Sr <jkalil@kalilbottling.com>
Subject: FW: 3101 E Camelback

Good morning.

I am attaching the updated site plan I mentioned below reflecting the change to the P-1 lot layout.

Please let me know if you have any questions.

Best,

Bryce

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>

Date: Monday, February 3, 2020 at 9:02 AM

To: John Kalil <Jkalil@kalilbottling.com>

Subject: 3101 E Camelback

Good morning, John.

Below is the revised layout for the P-1 lot that we developed based on my recent communication with Angelo. You'll notice we have included a 10' landscape setback on the interior of the west wall and have eliminated tandem parking, which also allowed us to expand the width of the drive aisle from 26' to 33'. We now have 93 total parking spaces, which is significantly more than the 38 spaces required by code.

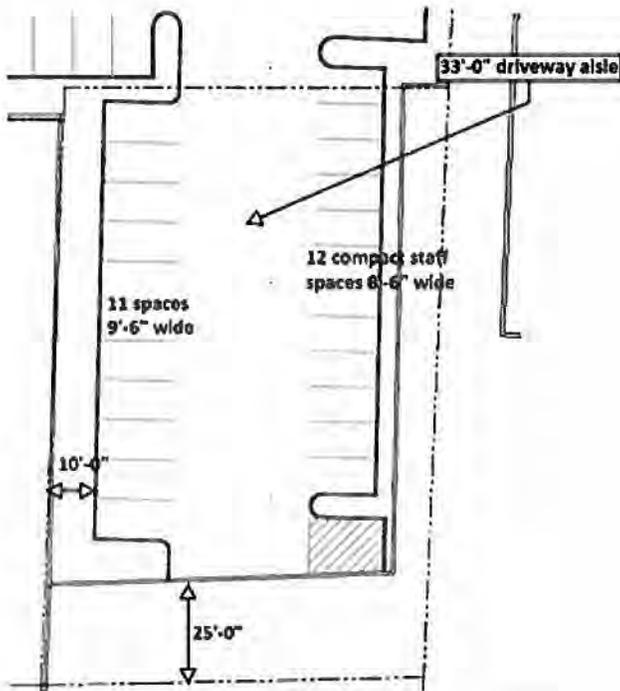
Our project architect is working on a revised formal site plan that would show a level of detail (e.g., landscaping) that was on the version you currently have, but I wanted to share this informal version in the meantime.

Please let me know if you have any questions.

We appreciate your continued support!

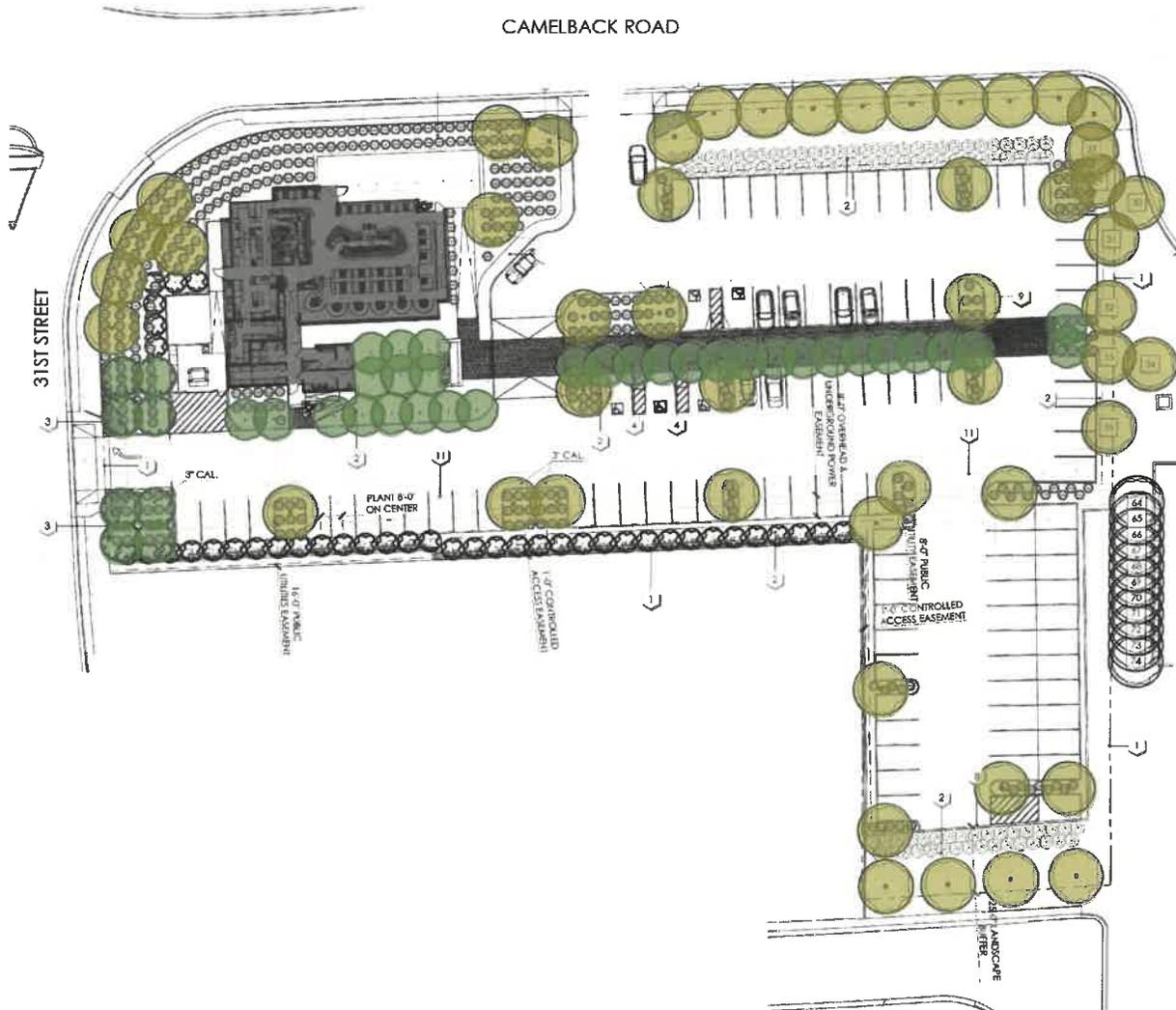
Bryce

310.413.6141 (mobile)



Hillstone Restaurant Group

Hillstone Restaurant located south of Camelback Road and east of 31st Street at 3101 East Camelback Road showing a restaurant of approximately 4,966 square feet with 91 parking spaces and 11 additional tandem spaces for staff (not counted).



By signing below, I hereby state that 3131 Camelback Road LLC supports the site plan shown above, including any zoning approvals required to allow for the development of the parcels as generally shown on the above site plan.

D. Krumwiede

David Krumwiede, on behalf of
3131 CAMELBACK ROAD LLC
3131 E Camelback Rd, Suite 318
Phoenix, AZ 85016
Phone: (602) 912-8877
Email: dkrumwiede@lpc.com

Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Tuesday, February 4, 2020 8:20 AM
To: Rakesh Patel; Short, Heidi
Cc: Brian Biel
Subject: FW: 3101 E Camelback
Attachments: image001.png

[EXTERNAL]

Looks like we have continued support from our commercial neighbor to the east.

On 2/4/20, 8:02 AM, "David Krumwiede" <DKrumwiede@LPC.com> wrote:

Bryce, thanks for the update and looks fine to me. Heading to Bottlerock in May. You going? Dave

On Feb 3, 2020, at 9:02 AM, Bryce Johnson <Bryce.Johnson@hillstone.com> wrote:

Good morning, Dave.

Below is the revised layout for the P-1 parcel that we developed based on my recent communication with Angelo Sbrocca, who owns the property to the west of that parcel. You'll notice we have included a 10' landscape setback on the interior of the west wall and have eliminated tandem parking, which also allowed us to expand the width of the drive aisle from 26' to 33'. We now have 93 total parking spaces, which is significantly more than the 38 spaces required by code.

Our project architect is working on a revised formal site plan that would show a level of detail (e.g., landscaping) that was on the version you currently have, but I wanted to share this informal version in the meantime.

Please let me know if you have any questions.

I also understand Rakesh connected with Mike on designing a connection between our properties and they are making good progress. It looks like they have it under control at this point but don't hesitate to call if any questions arise.

We appreciate your continued support!

Bryce
310.413.6141 (mobile)

<image001.png>

Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Monday, February 3, 2020 9:35 AM
To: Short, Heidi; Rakesh Patel
Cc: Brian Biel
Subject: FW: 3101 E Camelback

[EXTERNAL]

FYI.
The letter of support we received from Martha and Dennis appears to hold firm. They own the property that borders the access drive to 31st St.

From: Martha Williams <rog97ftn@aol.com>
Date: Monday, February 3, 2020 at 9:31 AM
To: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Subject: Re: 3101 E Camelback

Good morning Bryce,
I just saw this as we are leaving for CA. As you know, we have no problems with either layout. Thank you for sharing this and we approve the version and have no current questions. Have a great week. I can assure you that Dennis will, his hometown Chiefs finally came through, lol. I had no dog in the game.

Martha

Sent from my iPad

On Feb 3, 2020, at 9:02 AM, Bryce Johnson <Bryce.Johnson@hillstone.com> wrote:

Good morning, Martha and Dennis.
Below is the revised layout for the P-1 lot that we developed based on my recent communication with Angelo. You'll notice we have included a 10' landscape setback on the interior of the west wall and have eliminated tandem parking, which also allowed us to expand the width of the drive aisle from 26' to 33'. We now have 93 total parking spaces, which is significantly more than the 38 spaces required by code.
Our project architect is working on a revised formal site plan that would show a level of detail (e.g., landscaping) that was on the version you currently have, but I wanted to share this informal version in the meantime.
Please let me know if you have any questions.
We appreciate your continued support!
Bryce
310.413.6141 (mobile)

<image001.png>

Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Monday, February 3, 2020 9:51 AM
To: Rakesh Patel; Short, Heidi
Cc: Brian Biel
Subject: FW: 3101 E Camelback

[EXTERNAL]

I'll let you know what I hear from Angelo.

From: asbrocca4 <asbrocca4@aol.com>
Date: Monday, February 3, 2020 at 9:44 AM
To: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Subject: RE: 3101 E Camelback

Morning Bryce, I'm starting to drive but it looks really good. Thank you. You saved me time today. It's on my things to do. I was writing the City and attorneys requesting to speak at the hearing coming up. Maybe I don't have to now. Have a great day. And by the way it's not only my concern saving my property value with the setbacks it's the City. Hopefully they would've caught it. I want your beautiful restaurant in the area for all the good and bad. I have no problem living behind a restaurant and parking lot. Maybe others do but not me. But I'm not gonna let it hurt my property value if I can help it. Thank you. Have a great day. I'll look closer at it in a few.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Date: 2/3/20 9:02 AM (GMT-07:00)
To: Angelo Sbrocca <asbrocca4@aol.com>
Subject: 3101 E Camelback

Good morning, Angelo.

Below is the revised layout for the P-1 lot that we developed based on our recent communications. You'll notice we have included a 10' landscape setback on the interior of the west wall and have eliminated tandem parking, which also allowed us to expand the width of the drive aisle from 26' to 33'. We now have 93 total parking spaces, which is significantly more than the 38 spaces required by code.

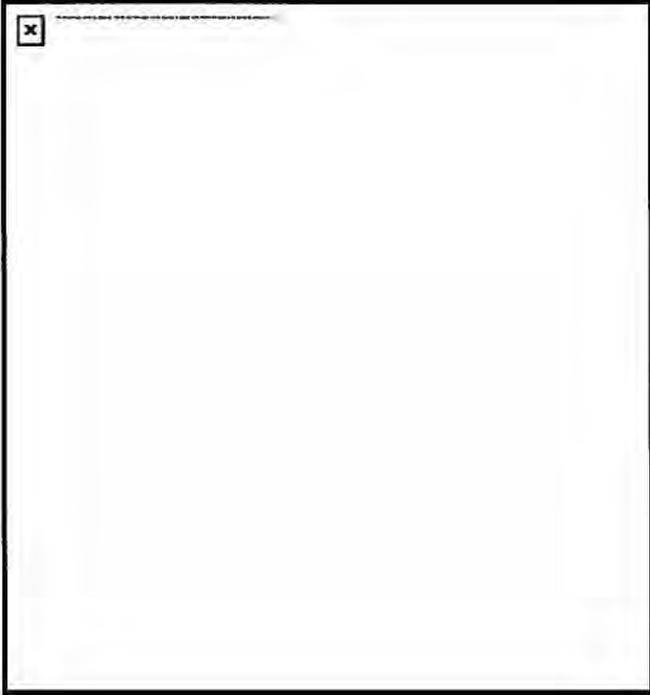
I hope this addresses your comment about the prior P-1 layout. If you would like your attorney to discuss this new layout with me or with our land use attorney, Heidi Short, please let me know and I will set that up, whether in person or over the phone. I am hopeful we can regain your earlier support.

Our project architect is working on a revised formal site plan that would show this layout with the level of detail (e.g., landscaping) that was on the version you currently have, but I wanted to share this informal version in the meantime. I will send you the more formal site plan when it is complete.

Please don't hesitate to call if you have any questions.

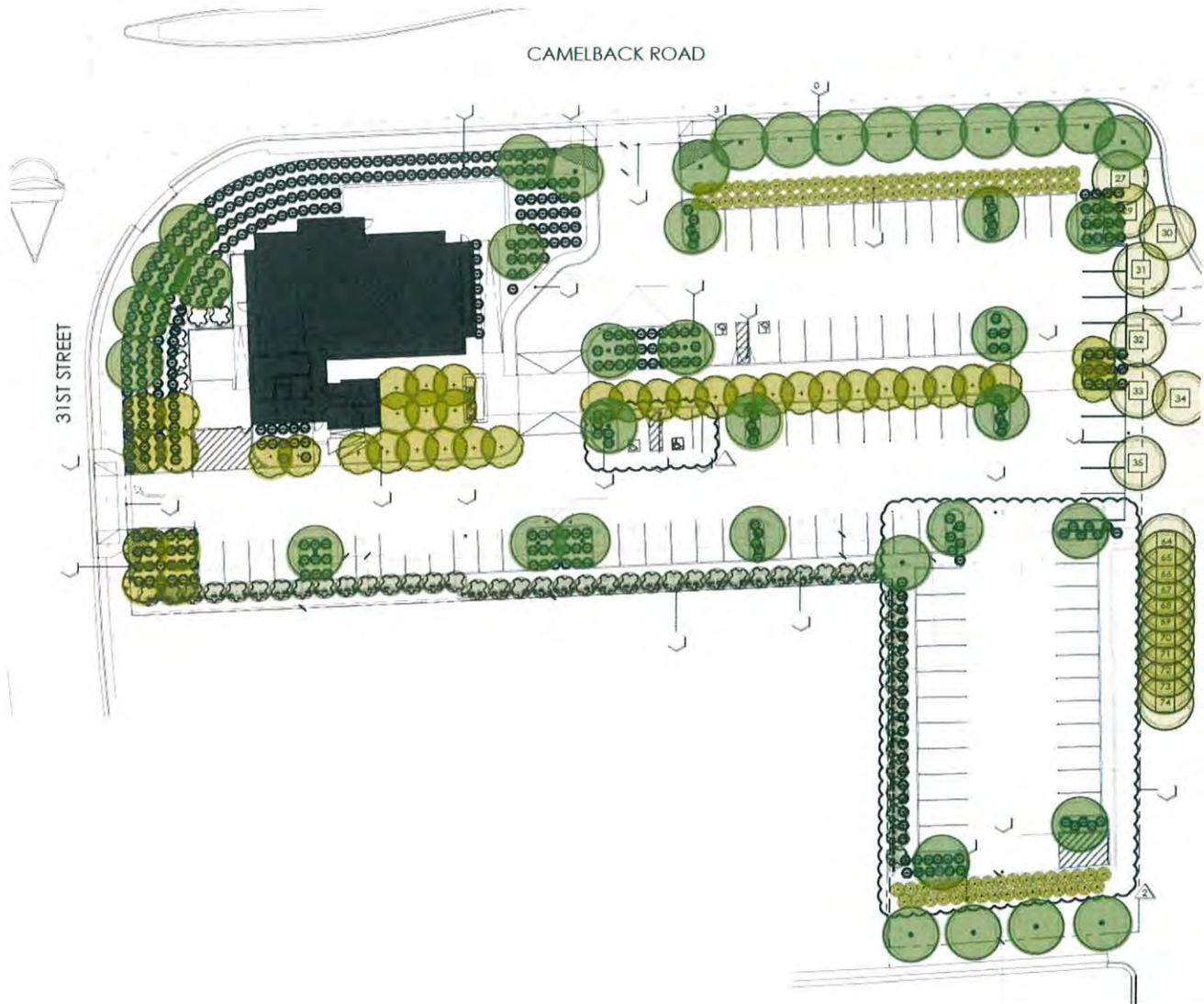
Bryce

310.413.6141 (mobile)



Hillstone Restaurant Group

Hillstone Restaurant located south of Camelback Road and east of 31st Street at 3101 East Camelback Road showing a restaurant of approximately 4,966 square feet with 91 parking spaces and 11 additional tandem spaces for staff (not counted).



By signing below, I hereby state that I support the site plan shown above, including any zoning approvals required to allow for the development of the parcels as generally shown on the above site plan.

Mike Teufel
4834 N 31st St.
Phoenix, AZ 85016
Phone: (520) 977-7729
Email: miketeufel@yahoo.com

Hillstone Restaurant Group

Hillstone Restaurant located south of Camelback Road and east of 31st Street at 3101 East Camelback Road showing a restaurant of approximately 4,966 square feet with 91 parking spaces and 11 additional tandem spaces for staff (not counted).



By signing below, I hereby state that I support the site plan shown above, including any zoning approvals required to allow for the development of the parcels as generally shown on the above site plan.

Martha and Dennis Williams
3102 E Mariposa St
Phoenix, AZ 85016
Phone: (480) 213-9288
Email: rog97ftn@aol.com
dwillgolfaz@gmail.com

Toombs, Gale

From: Bryce Johnson <Bryce.Johnson@Hillstone.com>
Sent: Friday, January 17, 2020 1:57 PM
To: Rakesh Patel; Short, Heidi
Subject: Fwd: FW: 3101 E Camelback
Attachments: Hillstone Site approval letter.pdf

[EXTERNAL]

See attached for letter of support from the Williams.

From: NansheWest <dwillgolfaz@gmail.com>
Sent: Friday, January 17, 2020 1:48 PM
To: Bryce Johnson
Cc: Martha Williams
Subject: RE: FW: 3101 E Camelback

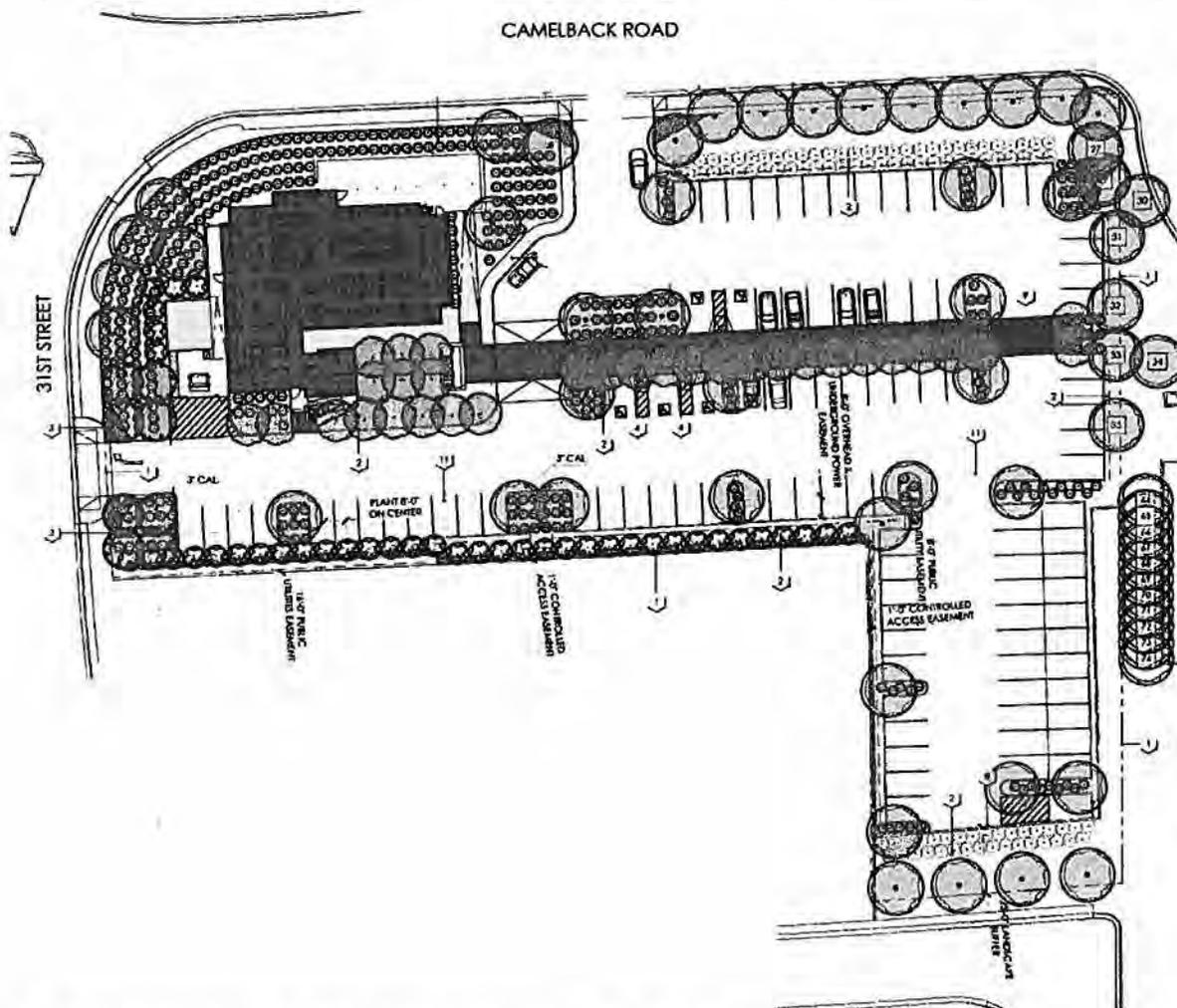
Hi Bryce,
Attached is the signed site plan. We wish you luck at your hearing and can't wait for you to open

Take care,

Dennis Williams
480.213.9288

Hillstone Restaurant Group

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Martha and Dennis Williams

3102 E Mariposa St

Phoenix, AZ 85016

Phone: (480) 213-9288

Email: rog97ftn@aol.com

dwillgolfaz@gmail.com