



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-5-24-1
March 7, 2024

North Mountain Village Planning Committee Meeting Date: March 20, 2024
Planning Commission Hearing Date: April 4, 2024
Request From: C-O (Commercial Office) (1.69 acres)
Request To: C-2 (Intermediate Commercial) (1.69 acres)
Proposal: Restaurant with drive-through
Location: Northeast corner of 43rd Avenue and Thunderbird Road
Owner: 43rd Thunderbird, LLC
Applicant/Representative: Wendy Riddell, Berry Riddell, LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Thunderbird Road	Major Arterial	60-foot north half street
	43rd Avenue	Arterial	55 to 67-foot east half street
<p><i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i> The subject site, as stipulated, will include building setbacks and landscaping to provide buffering between the proposed business and the adjacent townhomes.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i> The proposal, as stipulated, includes shaded bicycle parking and an electric bicycle charging receptacle.</p>			
<p><i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></p>			

The proposal, as stipulated, includes enhanced landscaping along Thunderbird Road and 43rd Avenue. This will create a comfortable pedestrian environment along Thunderbird Road and 43rd Avenue by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Conservation Measures for New Development](#): Background Item No. 6.

[Tree and Shade Master Plan](#): Background Item No. 7.

[Complete Streets Guidelines](#): Background Item No. 8.

[Transportation Electrification Action Plan](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): Background Item No. 11.

[Phoenix Climate Action Plan](#): Background Item No. 12.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Bank	C-O
North	Townhomes	PAD-10
West (across 43rd Avenue)	Restaurant	C-2
East	Townhomes	PAD-10
South (across Thunderbird Road)	Restaurant and shopping center	PSC

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
North	50 feet	97 feet 4 inches (Met)
South (Thunderbird Road)	Minimum 20 feet, average 25 feet	40 feet 8 inches (Met)
East	50 feet	61 feet 2 inches (Met)
West (43rd Avenue)	Minimum 20 feet, average 25 feet	92 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
North	10 feet	10 feet 11 inches (Met)
South (Thunderbird Road)	Minimum 20 feet, average 25 feet	33 feet 11 inches (Met)
East	10 feet	15 feet 1 inch (Met)
West (43rd Avenue)	Minimum 20 feet, average 25 feet	20 to 22 feet 5 inches average (Not Met)
Lot Coverage	Maximum 50 percent	7.4 percent (Met)
Maximum Building Height	2 stories, 30 feet	23 feet 2 inches (Met)
Parking	29 spaces (1 space per 50 square feet including outdoor dining)	38 spaces (Met)

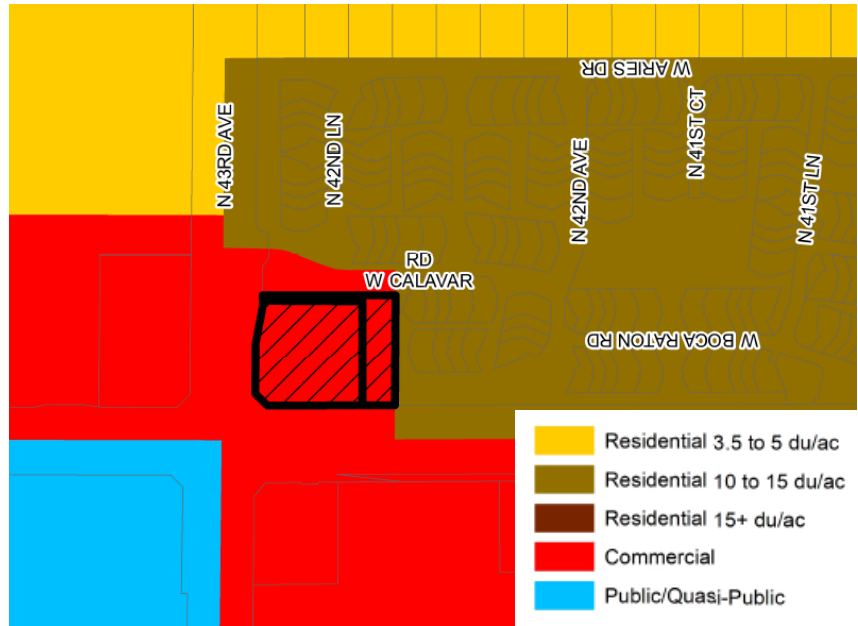
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.69 acres located at the northeast corner of 43rd Avenue and Thunderbird Road from C-O (Commercial Office) to C-2 (Intermediate Commercial) for a restaurant with a drive-through. The subject site has an existing building used for a bank that is intended to be removed.

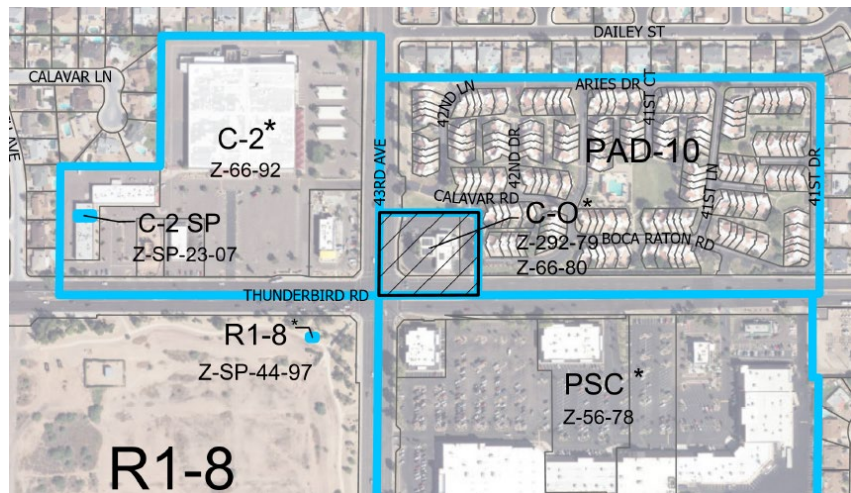
2. The subject site is designated as Commercial on the General Plan Land Use Map. The area to the north is designated Commercial and Residential 10 to 15 dwelling units per acre, the area to the east is designated Residential 10 to 15 dwelling units per acre, and the areas to the west (across 43rd Avenue) and to the south (across Thunderbird Road) are designated Commercial. The proposed C-2 zoning district is consistent with the General Plan Land Use Map designation.

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



EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is zoned C-O and has an existing bank building on the site. To the north and east are townhomes zoned PAD-10 (Planned Area Development); to the south across Thunderbird Road is a restaurant and shopping center zoning PSC (Planned Shopping Center); and to the west across 43rd Avenue is a restaurant zoned C-2.

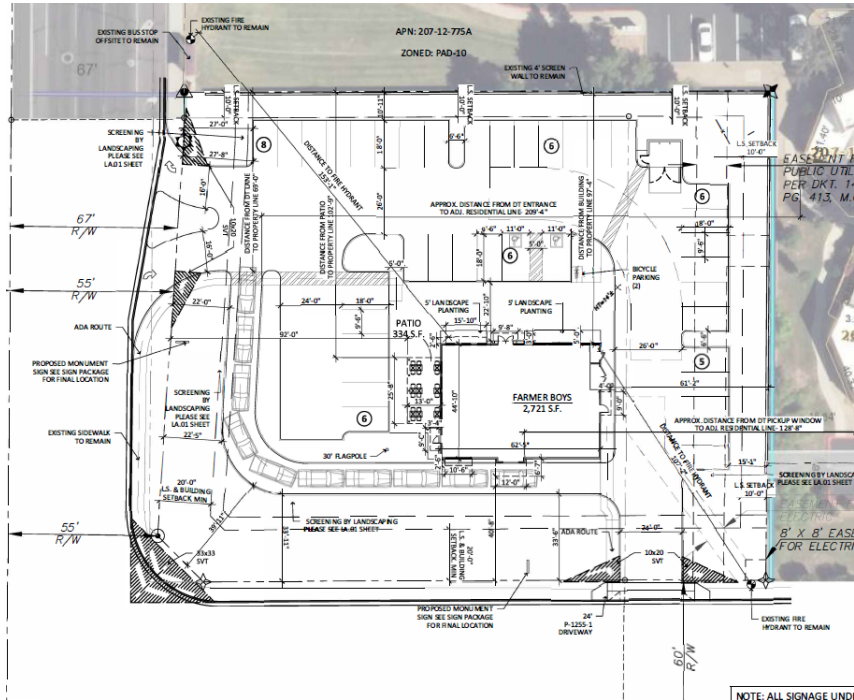


Location Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a restaurant with a drive through. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed building, landscape area, pedestrian pathways, outdoor dining area, vehicular and bicycle parking area, and trash enclosure. The site will have two points of ingress/egress with one point on 43rd Avenue and the other on Thunderbird Road. The drive through and building are setback from the property lined to provide buffering from the adjacent townhome use. A use permit will be required to permit the drive-through and outdoor dining. During the Use Permit and site plan review, the drive-through will be evaluated for its impact on the adjacent townhomes and its potential effects on the smooth flow of traffic in the adjacent right-of-way.



Conceptual Site Plan; Source: RKA Architects, Inc.

Staff recommends Stipulation Nos. 1 and 2 for enhanced setbacks to ensure the restaurant use is buffered from the townhomes to the north and east. To promote pedestrian connectivity Stipulation No. 3 requires that the developer take efforts to provide direct pedestrian access to the adjacent townhomes. Staff recommends Stipulation No. 4 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to improve pedestrian safety. To promote enhanced walking, cycling, and transit use, staff recommends Stipulation Nos. 8, 9, and 10 to require shaded bicycle parking and electric bicycle parking, and Stipulation Nos. 15 and 16 to require shaded detached sidewalks along 43rd Avenue and Thunderbird Road. Staff recommends Stipulation No. 6 to require the surface parking spaces be shaded and Stipulation No. 5 to require all walkways be shaded above minimum Zoning Ordinance standards.

5. Conceptual Building Elevations

The conceptual building elevations, attached as an exhibit, depict the proposed restaurant. The elevations show varied building materials, the drive-through window, and patio shade structure.

Conceptual Building Elevations; Source: RKAA Architects Inc.



STUDIES AND POLICIES

6. Conservation Measures for New Development

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 11 through 14.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a comfortable streetscape environment with a shaded vehicular and bicycle parking area, shaded pathways, and a shaded detached sidewalk along 43rd Avenue and Thunderbird Road. These are addressed in Stipulation Nos. 5, 6, 10, 15 and 16.

8. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit use by including shaded pathways and bicycle parking on the site, electric bicycle parking, a shaded detached sidewalk along 43rd Avenue and Thunderbird Road, and shaded vehicular parking. These are addressed in Stipulation Nos. 5, 6, 8, 9, 10, 15 and 16.

9. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 7 which requires a minimum ten percent of the required parking spaces to be EV Ready and Stipulation No. 8 which requires a minimum of one electric bicycle parking space.

10. [Zero Waste Phoenix PHX](#)

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

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal states that the proposal does not anticipate recycling at this time.

11. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation Nos. 8, 9, and 10 are recommended to require the provision of shaded bicycle parking and a minimum of one electric bicycle parking space.

12. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requested detached sidewalks be provided along 43rd Avenue and Thunderbird Road, which is addressed in Stipulation Nos. 15 and 16. Additionally, Stipulation No. 17 is required to restrict the driveway on 43rd to right-in and right-out, Stipulation No. 18 to require the Thunderbird Road

driveway be reconstructed, and Stipulation No. 19 to require the dedication of Thunderbird Road right-of-way. The Street Transportation Department also required the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 20 and 21.

OTHER

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 22.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 23.
17. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial and with the surrounding land uses.
2. The proposal, as stipulated, will provide buffering between the proposed development and the adjacent townhomes.
3. The proposal as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.

Stipulations:

1. A minimum 65-foot building setback shall be provided along the north perimeter of the site.
2. A minimum 50-foot building setback shall be provided along the east perimeter of the site.

3. The developer shall provide evidence of undertaking reasonable efforts to work with the adjacent Homeowners Association to the north and east, to provide direct pedestrian access between the two developments, as approved by the Planning and Development Department.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. All pedestrian walkways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. A minimum of 10 percent of the required parking spaces shall include EV ready infrastructure.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater

Management, as approved or modified by the Planning and Development Department.

12. Commercial landscaping and common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
13. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
14. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
15. The sidewalk along 43rd Avenue shall be a minimum of six feet in width and detached with a minimum ten-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50 percent.
 - b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.
16. The sidewalk along Thunderbird Road shall be a minimum of six feet in width and detached with a minimum ten-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50 percent.
 - b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

17. The existing driveway on 43rd Avenue shall be restricted to right-in/right-out only, or shall be restricted by the construction of a raised median in 43rd Avenue, from Thunderbird Road to the northern limits of the subject property.
18. The existing driveway on Thunderbird Road shall be reconstructed to comply with ADA standards.
19. A minimum 65 feet of right-of-way shall be dedicated for the north half of Thunderbird Road.
20. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
21. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
22. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Staff Report: Z-5-24-1

March 7, 2024

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Writer

Samuel Rogers

March 7, 2024

Team Leader

Racelle Escolar

Exhibits

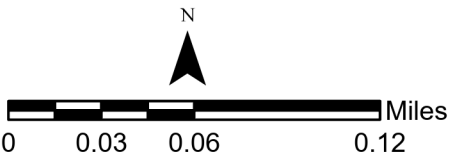
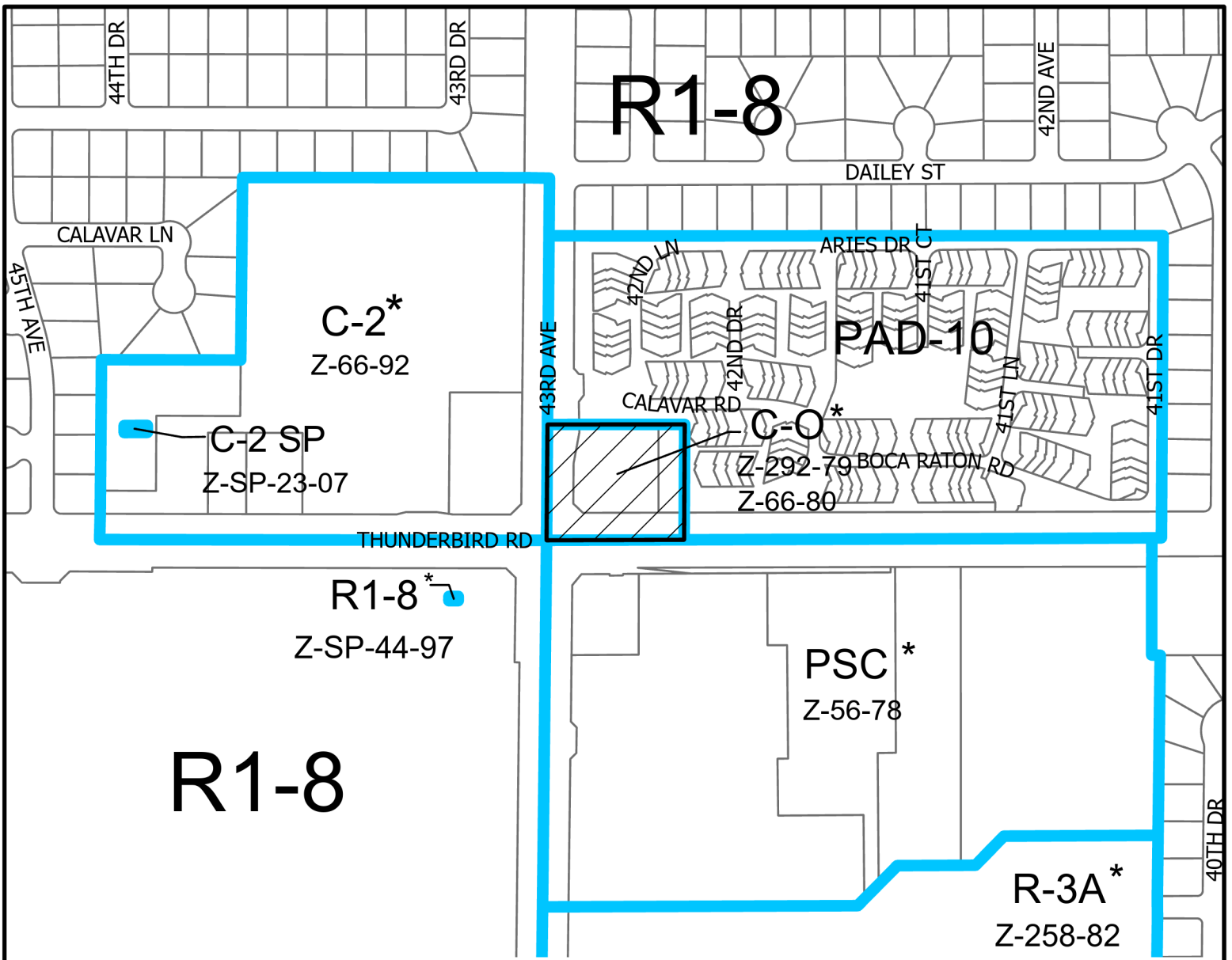
Zoning sketch map

Aerial sketch map

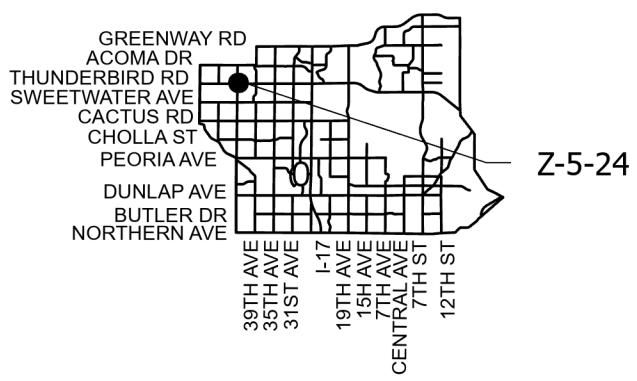
Conceptual Site Plan date stamped January 3, 2024

Conceptual Elevations date stamped January 3, 2024

Conceptual Landscape Plan date stamped January 3, 2024 (2 pages)

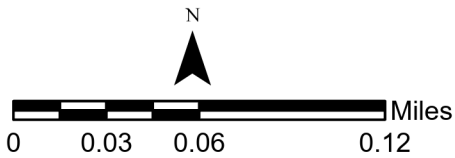
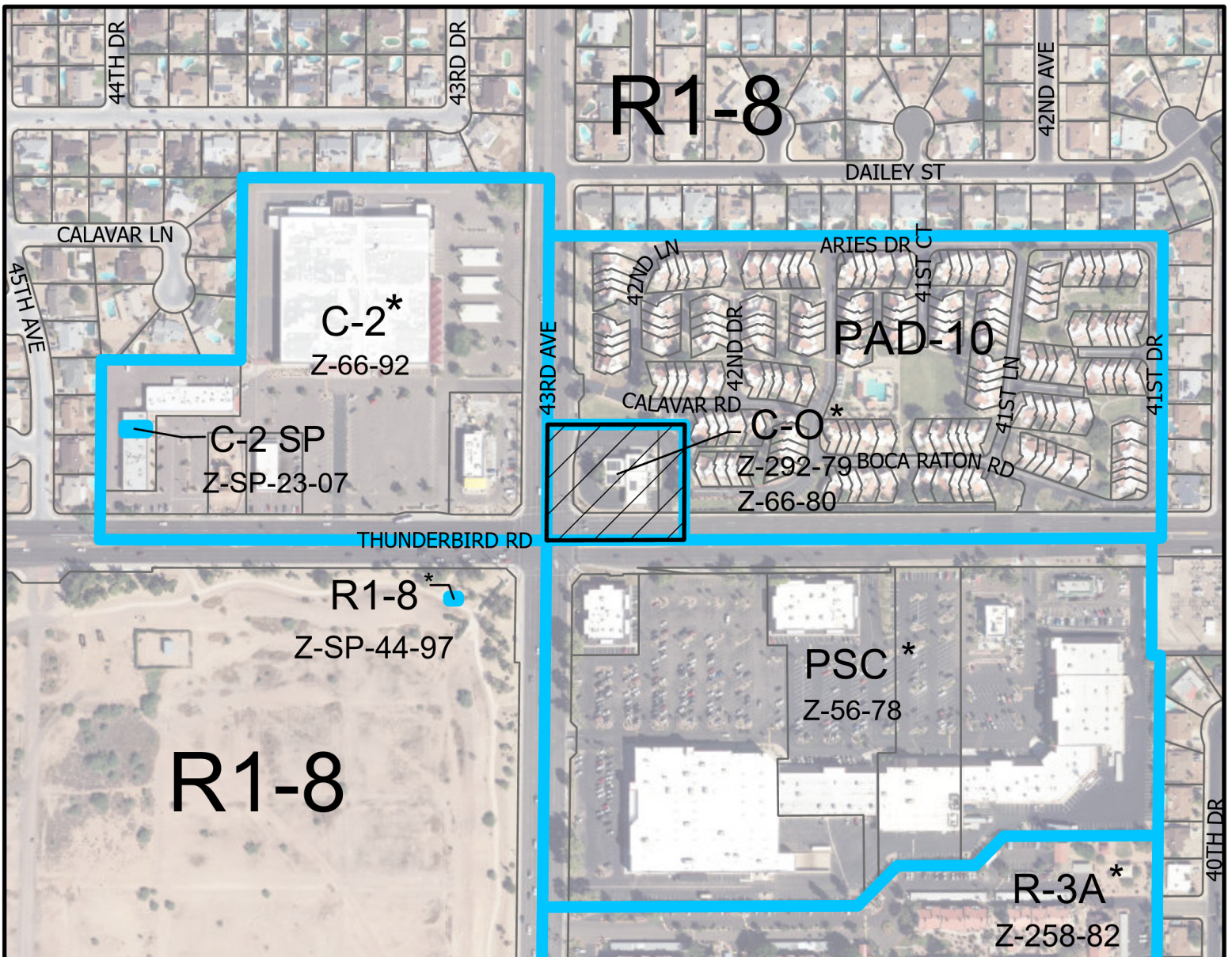


NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 1

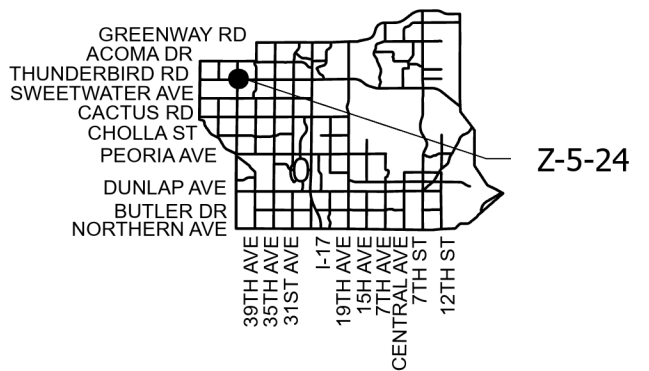


APPLICANT'S NAME: Wendy Peterson		REQUESTED CHANGE:	
APPLICATION NO: Z-5-24	DATE: 2/07/2024	FROM: C-O (1.69 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.69 Acres	REVISION DATES:		TO: C-2 (1.69 a.c.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 33-19	ZONING MAP L-6	
MULTIPLES PERMITTED C-O C-2	CONVENTIONAL OPTION N/A 24		* UNITS P.R.D OPTION N/A 29

* MAXIMUM UNITS ALLOWED WITH P.R.D BONUS



NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 1

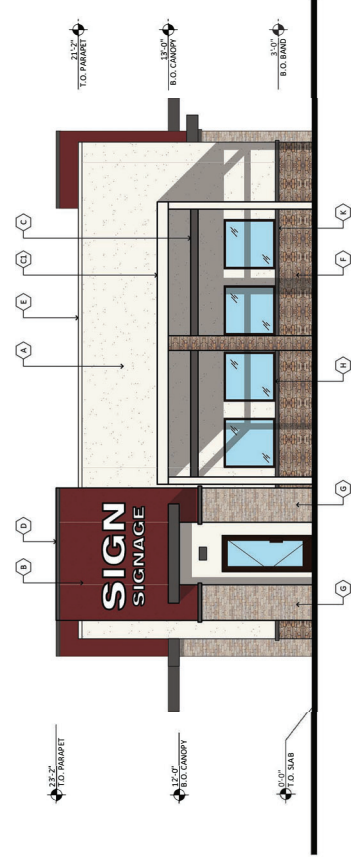


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MULTIPLES PERMITTED C-O C-2	CONVENTIONAL OPTION N/A 24		* UNITS P.R.D OPTION N/A 29
* MAXIMUM UNITS ALLOWED WITH P.R.D BONUS			



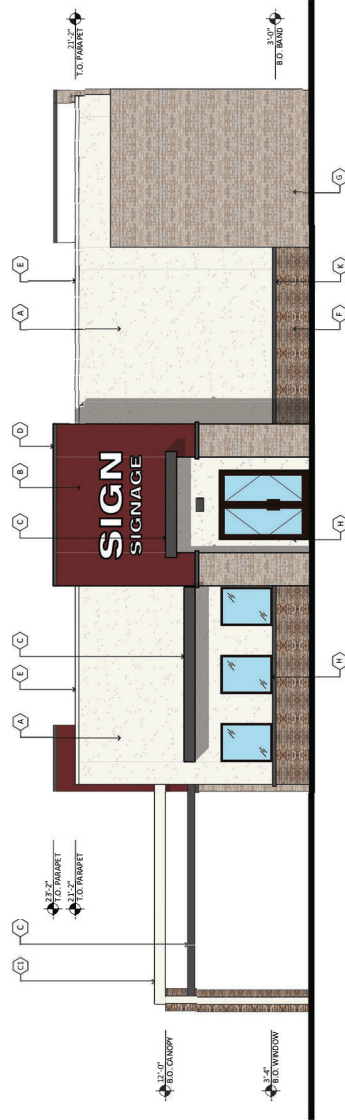
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



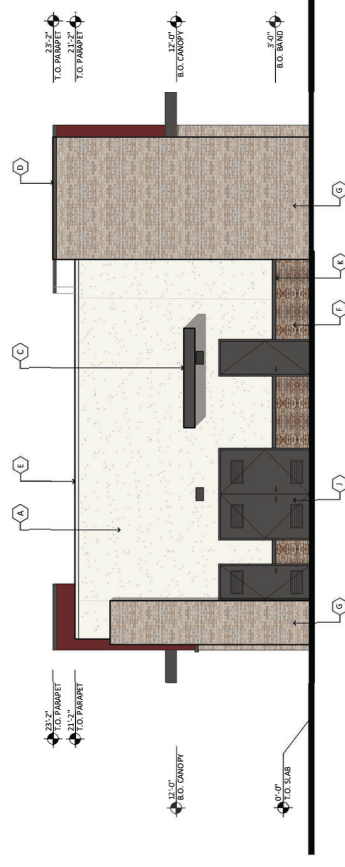
WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

- (A) STUCCO: FINISH: SMOOTH DUNN EDWARDS DE6385 "BLACK BEAN" COLOR: DUNN EDWARDS DE6385 "BLACK BEAN"
- (B) STUCCO: FINISH: SMOOTH SHERWIN WILLIAMS SW7585 "SUN DRIED TOMATO" COLOR: DUNN EDWARDS DE6218 "ANTIQUÉ PAPER"
- (C) PAINTED METAL: FINISH: SMOOTH DUNN EDWARDS DE6385 "BLACK BEAN" COLOR: DUNN EDWARDS DE6385 "BLACK BEAN"
- (D) PAINTED PARAPET CAP: MFG: DUNN EDWARDS DE6385 "BLACK BEAN" COLOR: DUNN EDWARDS DE6385 "BLACK BEAN"
- (E) PAINTED PARAPET CAP: MFG: DUNN EDWARDS DE6218 "ANTIQUÉ PAPER" COLOR: DUNN EDWARDS DE6218 "ANTIQUÉ PAPER"
- (F) STACKED STONE: MFG: EL DORADO STONE CLIPSTONE SPEC: "MESQUITE" COLOR: EL DORADO STONE "MESQUITE"
- (G) BRICK VENEER: MFG: EL DORADO STONE TUNDRA BRICK SPEC: "LATIGO" COLOR: EL DORADO STONE "LATIGO"
- (H) MULLIONS: MFG: KAWNEER DARK BRONZE COLOR: KAWNEER DARK BRONZE
- (I) PAINTED H.M. DOORS: MFG: DUNN EDWARDS DE6385 "BLACK BEAN" COLOR: DUNN EDWARDS DE6385 "BLACK BEAN"
- (K) PAINTED STUCCO BASE BAND: MFG: DUNN EDWARDS DE6385 "BLACK BEAN" COLOR: DUNN EDWARDS DE6385 "BLACK BEAN"

CITY OF PHOENIX

JAN 03 2024

Planning & Development
Department

FARMER BOYS - 144TH AVE AND BELL RD

NEAR SWC 144TH AVE AND BELL RD
SURPRISE, ARIZONA

DATE: 10-09-2023 (PRELIMINARY)

CEL-1

RKAA# 23186.00



REGISTERED ARCHITECTS
STATE OF ARIZONA
NO. 14518
NO. 14519
NO. 14520
NO. 14521
NO. 14522
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NO. 14598
NO. 14599
NO. 14600

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL, PLANT MATERIAL, AND FERTILIZER GENERAL NOTES GENERATED BY THE SEAWANT AND PLACED ON THESE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THESE PLANS.

2. THE DECISION ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN OTHER JURISDICTIONS. APPROVAL OF THESE PLANS IS FOR PERMITS PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS OR THE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, ETC. HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MANICURE ASSOCIATION OF GOVERNMENTS (MAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG INFORM STANDARD SPECIFICATIONS AND DETAILS.

4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING, AS APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

5. NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE SECTION AT 602-262-7811, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS, WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

7. CONTRACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-4662 TO OBTAIN WRITTEN PERMISSION FOR ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. VERIFY WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

8. CONTRACT THE STREET TRANSPORTATION DEPARTMENT SUPERVISOR AT 602-262-6889 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE ADDITIONAL R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUNDING WALL OR ON MATERIAL OR EQUIPMENT.

9. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

10. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO BE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED AND PROUDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

11. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

12. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507.740 A.L.S.1.1.001 OF THE CITY OF PHOENIX ZONING ORDINANCE.

13. PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERALS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

14. PLANT QUANTITIES AND CALIPERS SIZES FOR THE LONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION NOTE. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

15. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE REBIDDING FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REBIDDING SHALL BE THE RESPONSIBILITY OF THE CLIENT. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

16. **MISC. LANDSCAPE NOTES** - THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.
 - THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'8".
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'8".
 - PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE TO BE MAINTAINED.
 - ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" DEEP SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE MULCH.
 - PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGNIFICANT DISTURBED AREAS SHALL BE MAINTAINED AT A MAXIMUM CLEAN CANOPY. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAN CANOPY.
 - NO PLANT SUBSTITUTIONS, TYPE SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.
 - NO SLOPES ARE GREATER THAN 4:1.
 - THERE IS NO OVERHEAD POWER LINES ON SITE.
 - NO SALVAGED PAINT MATERIAL.

17. ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY AND DISTURBED AREAS DATE OF PRELIMINARY SET: PLAN APPROVAL.

18. ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY AND DISTURBED AREAS DATE OF PRELIMINARY SET: PLAN APPROVAL.

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$		
ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY AND DISTURBED AREAS		
SQUARE FOOTAGE OF TUBE (S) OTHER		
DATE OF PRELIMINARY SET: PLAN APPROVAL		

PRE-APP # KVA # 23-1778
 SDEV # 2300464
 PAPP # 2306505
 MEETING DATE: 11/21/2023

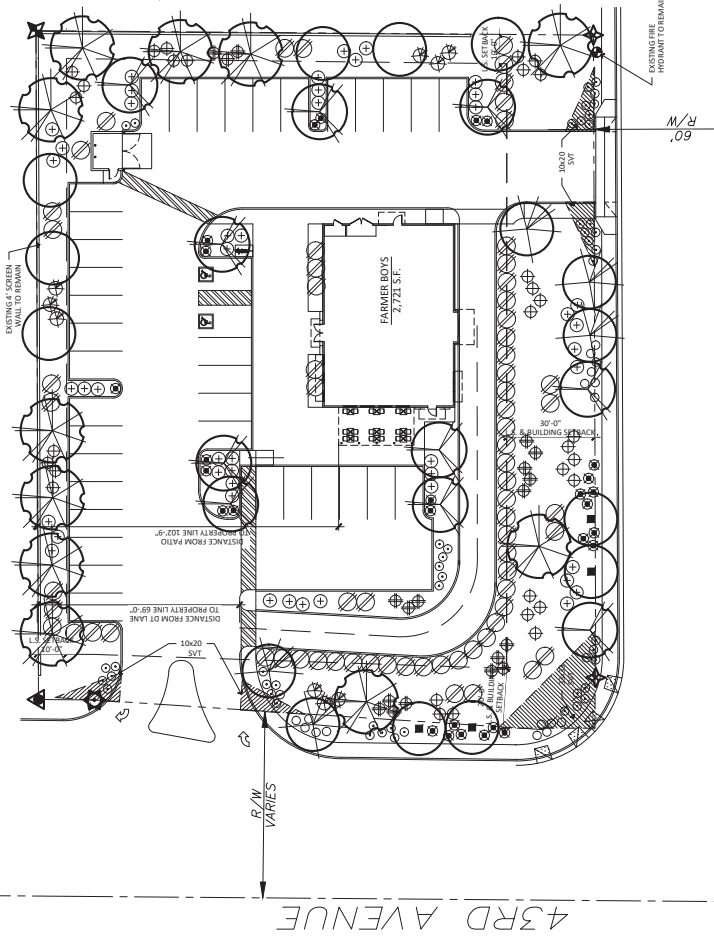
OWNER: LANE INVESTMENTS, LLC
 2000 W. THUNDERBIRD ROAD, SUITE 450
 PHOENIX, ARIZONA 85016
 CONTACT: TONY LANE
 PHONE: (602) 248-8181
 E-MAIL: tony@lanetrivestment.com

CITY OF PHOENIX
 JAN 03 2024
 Planning & Development Department

La.01
 RKA# 23201.50

LANDSCAPE LEGEND

- ⊕ JUBILEE PARVIFLOIA 2" CALIP., 4.5T, 4.5W
- ⊕ AGAVE TERNOPHILIA 4" CALIP., 12T, 6.5W
- ⊕ PROSOPIS RIO SALADO HYBRID THORNLESS MESQUITE 3" CALIP., 7T, 3.5W
- ⊕ EXISTING TREE TO BE PROTECTED FROM CONSTRUCTION
- ⊕ QUERCUS VIRGINIANA LIVE OAK 2" CALIP., 7.1L, 4W
- ⊕ TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- ⊕ DESERT WHEELER DESERT POON 5 GALLON
- ⊕ FERNANDIA MACULATA VALENTINE BUSH 5 GALLON
- ⊕ LEUCOPHYLLUM LANGMANIAE 'LACT' 5 GALLON
- ⊕ ROSEMARINUS PROSTRATA PRAIRIE ROSEMARY 5 GALLON
- ⊕ HESPERALOE FARVILORA RED YUCCA 5 GALLON
- ⊕ LANTANA MONTEVERDIS 'COUD MOUND' 1 GALLON
- ⊕ LANTANA MONTEVERDIS TRAILING PURPLE 1 GALLON



THUNDERBIRD ROAD

43RD AVENUE



LANDSCAPE PLAN
 4250 W THUNDERBIRD ROAD
 PHOENIX, ARIZONA 85053
 DATE: 12-07-2023 (PRELIMINARY)

RKAA ARCHITECTS, P.C.

T&M
 T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 10446 N. 74th Street, Suite 150
 Scottsdale, AZ 85260
 Phone: (480) 958-0330
 Email: tmm@tandm.com

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL, IRRIGATION PLAN, ADDITIONAL GENERAL NOTES GENERATED BY THE SEAWANT AND PLACED ON THESE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THESE PLANS.

2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS OR THE SUBSEQUENT FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN CRITERIA.

3. CONSTRUCTION WITHIN THE RIGH-OF-WAY SHALL CONFORM TO THE LATEST VERSIONS OF THE ARIZONA NURSERYMAN ASSOCIATION OF GOVERNMENTS (ANAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AND APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGH-OF-WAY.

5. NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

7. ALL RIGH-OF-WAY AND CITY-REQUIRED (PERMETER, PERIFERON, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

8. CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-4862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION, OR REMOVAL, OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

9. CONTACT THE STREET TRANSPORTATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6889 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE D.O.I.R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUNDING WALL OR WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

10. ALL EXISTING TREES AND SHRUBS IN RIGH-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

11. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO BE IN THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGH-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGH-OF-WAY ARE TO BE MAINTAINED AND PROUDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGH-OF-WAY PER THE APPROVED PLAN.

12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

13. TREES ADJACENT TO PERESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (# 8) PER SECTION 207 (A) (A) (3) (1) OF THE CITY OF PHOENIX ZONING ORDINANCE.

14. PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

15. PLANT QUANTITIES AND CALIPER SIZES FOR THE LONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION NOTE. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

16. PLANT APPROVALS IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE REBIDDING OR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION AND REBIDDING SHALL BE THE RESPONSIBILITY OF THE CLIENT. PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 103.3 FOR BUILDING PERMITS.

17. **MISC. LANDSCAPE NOTES** THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX. - THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH - TREES ADJACENT TO PERESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8". - LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED. - PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE - ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" DEPTH OF SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE. - PLANT MATERIAL WITHIN THE CITY OF PHOENIX RIGH-OF-WAY (R.O.W.) SHALL BE MAINTAINED AT A MAXIMUM TRIANGLE IF EXISTING TREES WILL BE MAINTAINED AT A MAXIMUM CLEAR CANOPY. - NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL. - ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS. - THESE LIND OVERHEAD POWER LINES ON SITE. - NO SAVANNAH PANT MATERIAL.

LANDSCAPE LEGEND

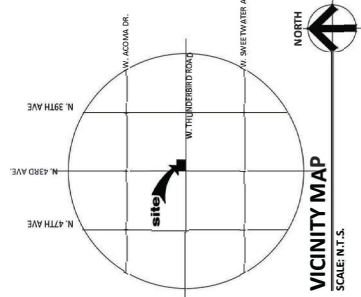
- LINDSEY PARVIFOLIA 2" CALIP., 4.5' W.
- ACACIA SENORIIFOLIA 4" CALIP., 12' L, 6.5' W.
- PROSOPIS RIOSALADO HYBRID THORNLESS MESQUITE 3" CALIP., 7' L, 3.5' W.
- EXISTING TREE TO REMAIN FROM PROJECT CONSTRUCTION
- QUERCUS VIRGINIANA LIVE OAK 2" CALIP., 7' L, 4' W.
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- DESERT WHEELER DESERT SPOON 5 GALLON
- FESKONIA MACULATA VALENTINE BUSH 5 GALLON
- EUCOPHYLLUM LANGMANIAE 5 GALLON
- ROSEMARINUS PROSTRATA RAISING ROSMARY 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LANTANA MONTEVIDENSIS 'CLOUD MOUND' 1 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
- 1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



THUNDERBIRD ROAD



VICINITY MAP
SCALE: N.T.S.

LANDSCAPE PLAN
4250 W THUNDERBIRD ROAD
PHOENIX, ARIZONA 85063
DATE: 12-07-2023 (PRELIMINARY)



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
SITE PLANNING
10446 N. 74th Street, Suite 150
Scottsdale, AZ 85258
Phone: (602) 766-0232
Email: tmmcqueen@tjma.net

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGH-OF-WAY COST \$	ESTIMATED S.F. OF LANDSCAPE IN RIGH-OF-WAY	DATE OF PRELIMINARY SEE PLAN APPROVAL
ESTIMATED RIGH-OF-WAY SQUARE FOOTAGE OF USE	TO OWNER	

PRE-APP #
KIVA # 23-1778
SDEV # 2300464
PAPP # 2306505
MEETING DATE: 11/21/2023

OWNER:
LEWNE INVESTMENTS, LP
10446 N. 74th Street, Suite 150
Scottsdale, AZ 85258
Phone: (602) 766-0232
E-MAIL: tom@lewineinvestments.com

CITY OF PHOENIX
JAN 03 2024
Planning & Development
Department

La.01
RKAA# 23201.50