



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-18-15-2**  
June 25, 2015

<b>Paradise Valley Village Planning Committee Hearing Date</b>	July 13, 2015
<b>Planning Commission Hearing Date</b>	August 11, 2015
<b>Request From:</b>	S-1 DVAO (6.35 acres)
<b>Request To:</b>	CP/GCP DVAO (6.35 acres)
<b>Proposed Use</b>	Multi-tenant office/warehouse suites
<b>Location</b>	Northeast corner of 22nd Street and Quail Avenue
<b>Owner</b>	Quail Equities
<b>Applicant's Representative</b>	Taylor Earl, Earl, Curley & Lagarde, P.C.
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Industrial	
<b>Street Map Classification</b>	22nd Street	Local	0-foot east half street
	Quail Avenue	Local	25-foot north half street
	Lone Cactus Drive	Local	30-foot south half street
<p><b><i>NEIGHBORHOOD ELEMENT: GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</i></b></p> <p>The proposed development has been designed to be sensitive to the adjacent single family residences by incorporating landscape setbacks and screen walls where adjacent to residential properties.</p>			
<p><b><i>LAND USE ELEMENT, GOAL 8, POLICY 1: RECOGNIZE THE IMPACT THAT AIRPORTS HAVE ON RESIDENTIAL AND OTHER NOISE-SENSITIVE LAND USES, AND TAKE APPROPRIATE STEPS TO NOTIFY PROPERTY OWNERS AND PROTECT EXISTING AND FUTURE DEVELOPMENT FROM THOSE IMPACTS.</i></b></p> <p>The subject site is located within the Deer Valley Airport Overlay District. The overlay district is intended to protect the health, safety and welfare of persons and property within the vicinity of Deer Valley Airport. The proposed development is a compatible land use to nearby airport operations.</p>			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Plant nursery	S-1 DVAO
<b>North</b>	Water treatment plant	RE-43 DVAO
<b>South</b>	Industrial park	CP/BP DVAO
<b>East</b>	Single Family residential	S-1 DVAO
<b>West</b>	Single Family residential	S-1 DVAO

<b>CP/GCP (Commerce Park, General Commerce Park Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Building Setbacks</i>		
Street:		
Lone Cactus Drive	30 feet	Met – 70 feet
Quail Avenue	20 feet	Met – 73 feet
22nd Street	30 feet	Met – 84 feet
Side:		
North	20 feet	Met – 59 feet
East	20 feet	Met – 36 feet
West	20 feet	Met – 59 feet
<i>Landscape Setbacks</i>		
Street:		
Lone Cactus Drive	30 feet	Met – 30 feet
Quail Avenue	20 feet	Met – 21 feet
22nd Street	30 feet	Met – 30 feet
Side:		
North	5 feet	Met – 5 feet
East	5 feet	Met – 5 feet
West	5 feet	Met – 5 feet
Lot Coverage	Maximum 50%	Met – 29%
Building Height	Maximum 18 feet within 30 feet of perimeter lot line; 1 foot increase per 3 foot additional setback, maximum 56 feet to 80 feet with use permit and site plan	Met – 21 feet
Parking	Minimum 117 required	Met – 132 provided

### **Background/Issues/Analysis**

1. This is a request to rezone a 6.35 acre parcel from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay) to CP/GCP DVAO (Commerce Park, General Commerce Park Option, Deer Valley Airport Overlay) to allow for multi-tenant warehouse/office suites.



*General Plan Map*

2. The General Plan Land Use Map designation for this property and the surrounding area is Industrial. The proposed zoning conforms to the General Plan Land Use designation.

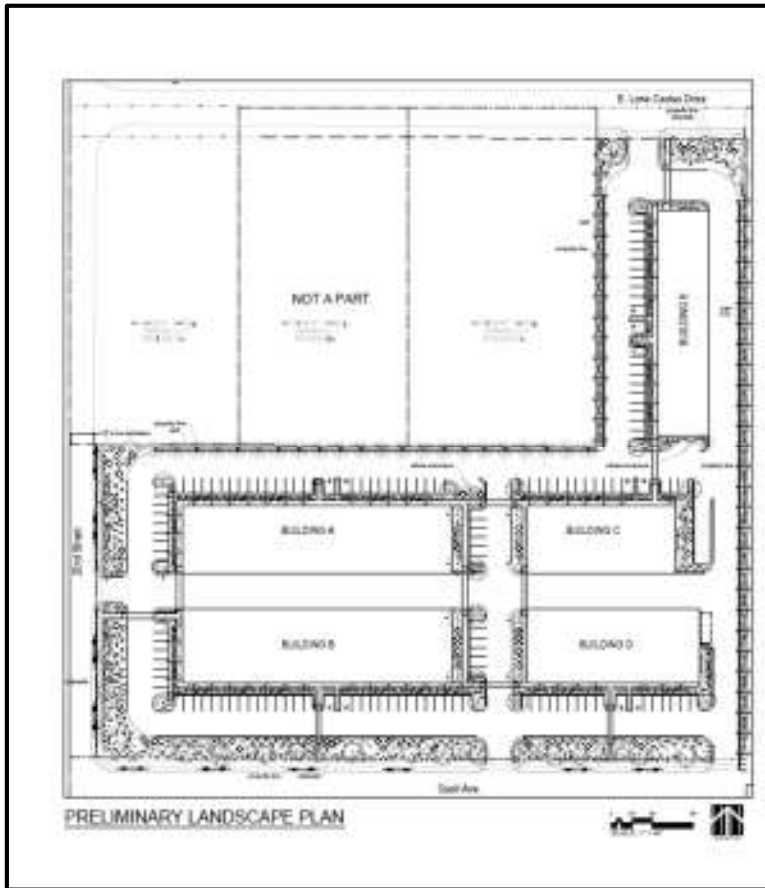
3. The subject property is located at the northeast corner of 22nd Street and Quail Avenue, approximately 600 feet west of Cave Creek Road. The property is currently being used as a plant nursery. Surrounding properties directly to the east and west are single family residential homes. A city of Phoenix water treatment facility is located to the north of the subject property and an industrial park is located to the south. Various commercial, commerce park, and industrial zoned properties are located throughout the immediate neighborhood.



*Zoning Map of the immediate neighborhood*

4. The proposed development includes five buildings, each divided into smaller tenant suites. The proposed site plan depicts two access points off of Quail Avenue, one access point off of 22nd Street and one access point off of Lone Cactus Drive. Landscaped setbacks are provided along streets as well as interior property lines. The remainder of the site is devoted to parking and internal accessways.

5.



*Proposed Landscape Plan*

While the area has a General Plan Land Use Designation as Industrial, existing single family residences are located adjacent to and in the vicinity of the proposed development. In order to be sensitive to these residential land uses, the proposed development incorporates internal loading areas, quality exterior finishes, increased landscaping and screen walls to mitigate any negative effects on adjacent properties. Stipulations have been added proposing general conformance to the site plan, elevations and landscape plans to limit impacts of the development on

neighboring properties. Similarly, in order to limit non-residential traffic from the site into the surrounding neighborhood, the developer has agreed to a stipulation limiting the driveway access along 22nd Street to right-in/left-out.

6. The Street Transportation Department has proposed a stipulation regarding the dedication of property for right-of-way use along 22nd Street. Additionally, a stipulation is proposed addressing improvement of all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals.
7. The Aviation Department has reviewed the rezoning application and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. A stipulation has been added to address this request.
8. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.

9. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. Development and use of the site is 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 abandonment may be required.

### **Findings**

1. The proposed development conforms to the General Land Use Map Designation of Industrial.
2. The proposed development will complement the commercial and industrial uses in the surrounding area and is consistent with the Deer Valley Airport Overlay District.
3. As stipulated, the proposal will have a minimal effect on nearby residences.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped June 25, 2015, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the landscape plan date stamped April 15, 2015, as approved by the Planning and Development Department, and modified as follows:
  - a. Trees within the required landscape setbacks abutting residential zoning shall consist of minimum two (2) inch caliper trees.
3. All buildings shall contain architectural embellishments and detailing such as textural changes, offsets, recesses, variation in window size and location, and/or other overhang canopies, as shown on the typical elevations date stamped April 15, 2015, as approved by the Planning and Development Department.
4. The driveway access along 22nd Street shall be restricted to right-in/left-out only, as approved by the Planning and Development Department.
5. Right-of-way totaling 25 feet shall be dedicated for the east half of 22nd Street as approved by the Planning and Development Department.

6. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

**Writer**

Samantha Keating

06/25/15

**Team Leader**

Joshua Bednarek

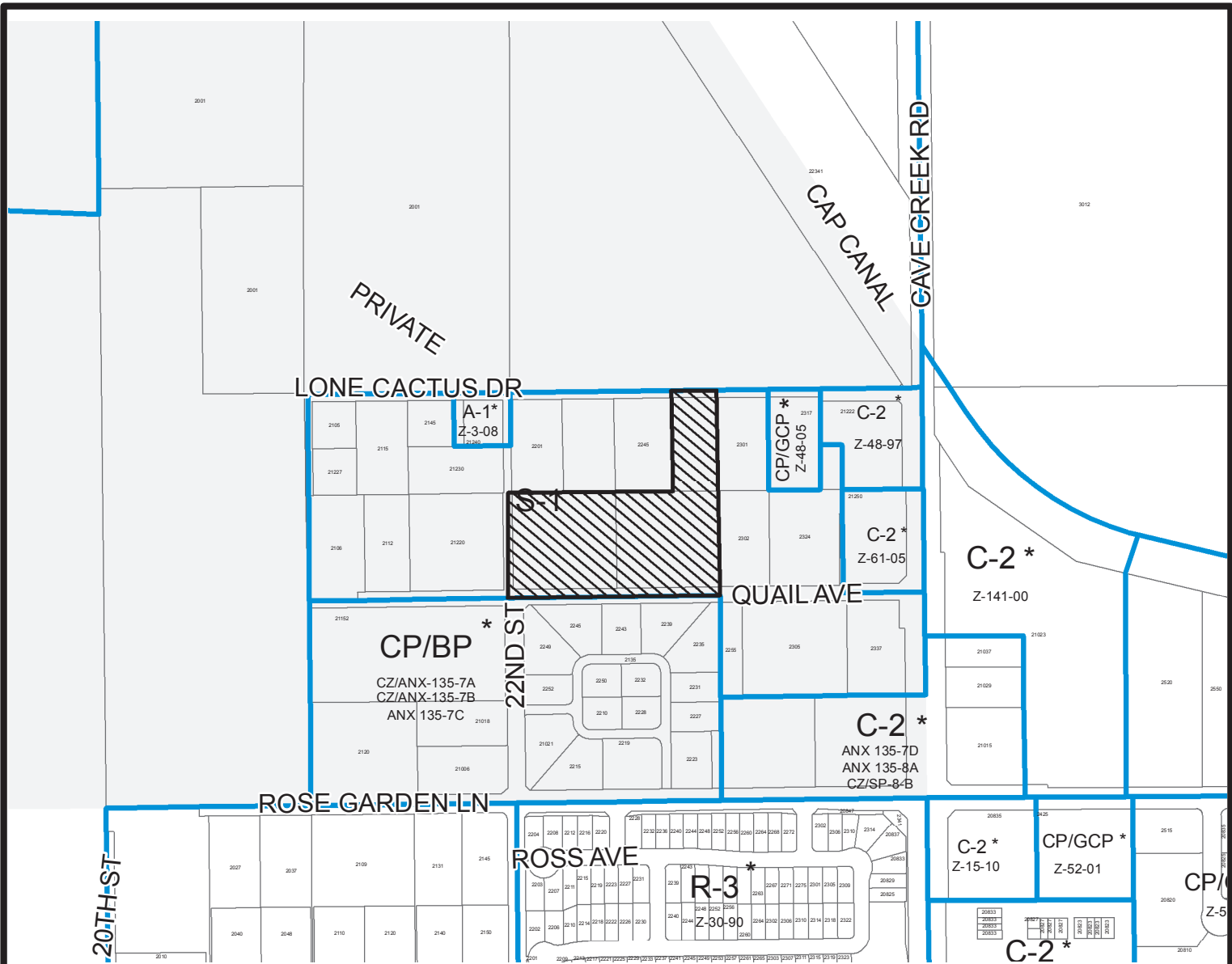
**Attachments**

Sketch Map

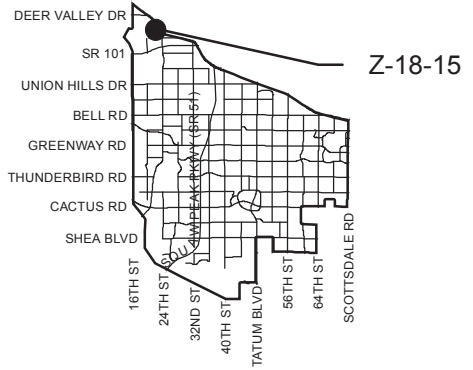
Aerial

Site Plan (date stamped 6/25/2015)

Typical Elevations and Landscape Plan (date stamped 4/15/15)

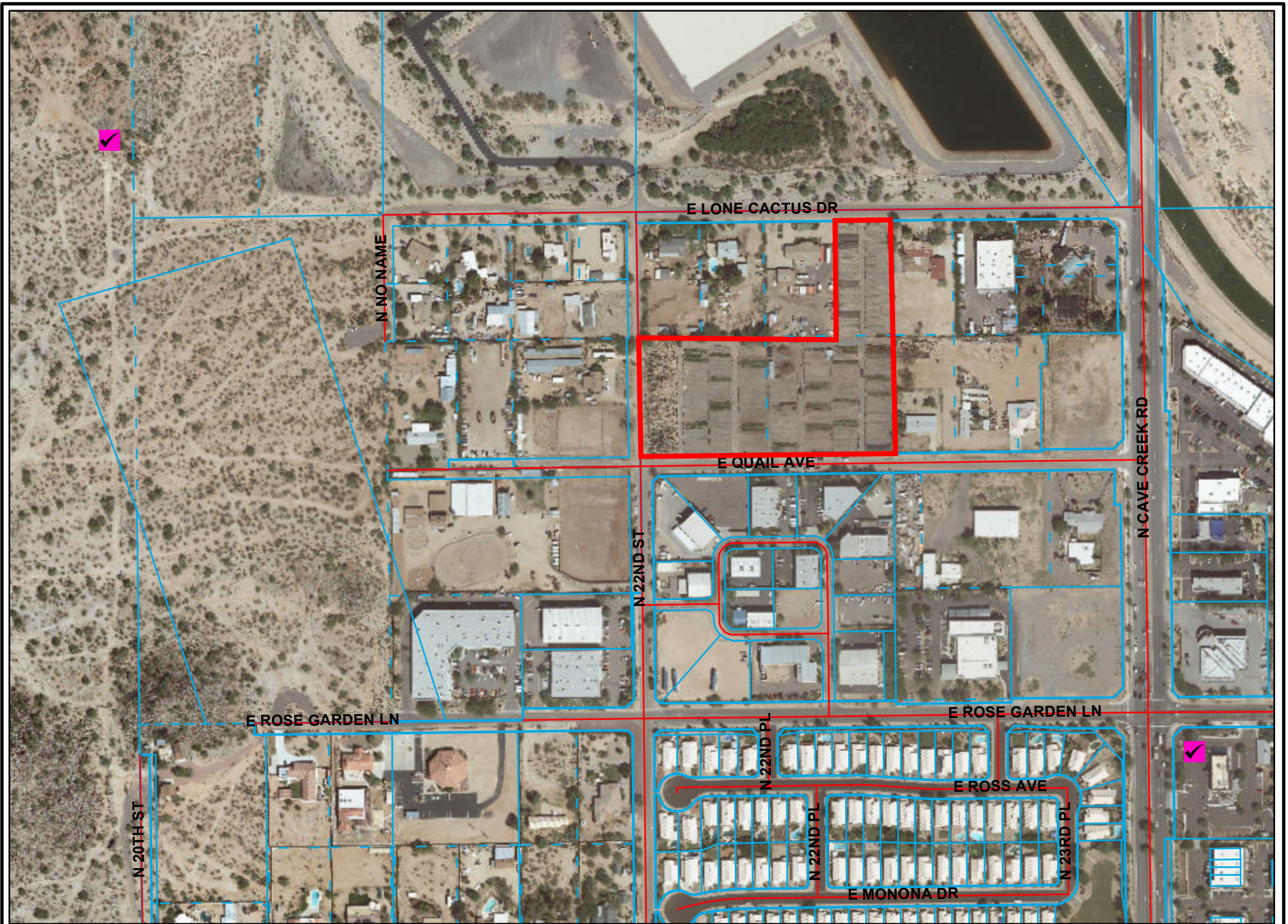


CITY OF PHOENIX PLANNING DEPARTMENT  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 2

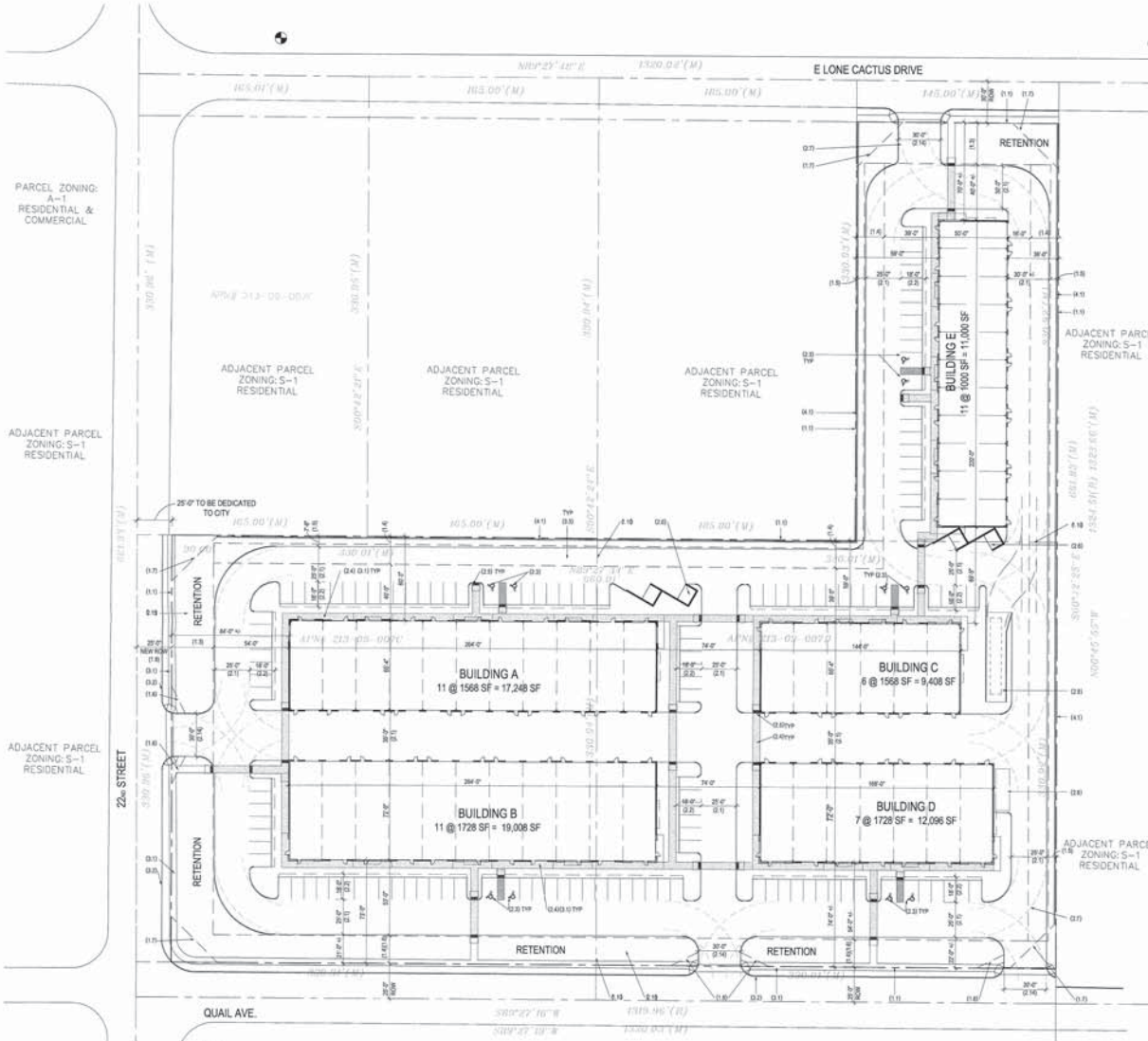


<b>APPLICANT'S NAME:</b> Cornwell Corporation		<b>REQUESTED CHANGE:</b> FROM: S-1 DVAO, (6.35 a.c.) TO: CP/GCP DVAO, (6.35 a.c.)	
<b>APPLICATION NO.</b> Z-18-15	<b>DATE:</b> 4/22/15	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.35 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 42-32	<b>ZONING MAP</b> N-9	
<b>MULTIPLES PERMITTED</b> S-1 CP/GCP	<b>CONVENTIONAL OPTION</b> 6 N/A		<b>* UNITS P.R.D. OPTION</b> 6 N/A

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







**Project Information**

**EXISTING SITE INFORMATION:**  
 Current Lot Net Area: 245,545 SF  
 Current Land Use: Plant Nursery  
 Current Zoning: S-1

**SITE REZONING INFORMATION:**  
 Proposed Rezoning: General Commerce Park  
 Proposed Land Use: Commerce Park  
 Proposed Lot Sales: None  
 Lot Net Area: 237,874 SF\*  
 Gross Building Area: 68,760 SF  
 Lot Coverage: 28.9%  
 Floor Area Ratio: .289  
 Building Height: 1-story, 21' +/-  
 Required Parking:  
 30% Office (1000): 20628 SF/ 300 68.8 Spaces  
 70% Warehouse (11000): 48132 SF/ 1000 48.1 Spaces  
 Total Req. Parking: 117 Spaces  
 Parking Show: 132 Spaces

\* = Numbers reflect property line alterations after dedication to the City of Phoenix and the tying together of parcels

**SITE PLAN KEYNOTES:**

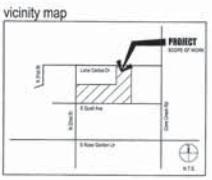
(NOT ALL OF THESE NOTES PERTAIN TO THIS DRAWING)

- 1.1 PROPERTY LINE
- 1.2 EXISTING CURB, PAVING, LANDSCAPE
- 1.3 30' BUILDING SETBACK AND LANDSCAPE SETBACK
- 1.4 20' BUILDING SETBACK
- 1.5 5' LANDSCAPE SETBACK
- 1.6 20' LANDSCAPE SETBACK
- 1.7 30' X 30' EDGE OF PROPERTY VISIBILITY TRIANGLE, MAINTAINED MAX HEIGHT OF 7'
- 1.8 15' X 15' DRIVEWAY VISIBILITY TRIANGLE, MAINTAINED MAX HEIGHT OF 7'
- 1.9 FUTURE SIGNAGE, I.E.C. TO BE DONE WITH SEPARATE PERMIT EXISTING PROPERTY LINE TO BE ABANDONED AFTER PROPERTIES ARE TIED INTO ONE PARCEL
- 1.10 CURRENT RIGHT OF WAY E.I.E. AFTER DEDICATION TO THE CITY OF PHOENIX, THE NEW RIGHT OF WAY WILL BE 20'
- 2.1 DRIVE ABLE, DIMENSION STARTED ON PLAN
- 2.2 PARKING SPACE 9' 0" X 18' 0" WITH 2' 0" OVERHANG, TYPICAL STANDARD CITY OF PHOENIX ADA ACCESSIBLE PARKING SPACES WITH ACCESSIBLE AND PARALLEL RAMPS (17' 0" X 18' 0" SPACE WITH 8' 0" ABLES)
- 2.3 ACCESSIBLE PEDESTRIAN ROUTE TO BE STANDARD GRAY CONCRETE WITH ROUGH SALT FINISH, SEE DETAIL
- 2.4 TACTILE WARNING STRIP WITH TILICATED DOME PAVERS EQUAL TO PAVEMENT THREE (3) INCH BROWN PAVERS
- 2.5 NEW TRASH ENCLOSURE PER CITY STANDARDS
- 2.6 FIRE TRUCK TURNING RADIUS, 30' OUTSIDE TURNING RADIUS AND 20' INSIDE TURNING RADIUS
- 2.7 15' X 4' LOADING ZONE
- 2.8 NEW TRUCK HELL
- 2.9 7' 0" MINIMUM LANDSCAPE ISLAND
- 2.10 EXISTING FIRE HYDRANT
- 2.11 NEW FIRE HYDRANT, SEE CIVIL
- 2.12 HANDICAP PARKING SIGN ON TUBE STEEL SUPPORT, SIGN TO BE PER CITY STANDARDS
- 2.13 30' DRIVEWAY
- 2.14 SURFACE RETENTION, SEE CIVIL, SEE CIVIL FOR UNDERGROUND RETENTION
- 3.1 NEW 8" CONCRETE SIDE WALK, STD GRAY
- 3.2 NEW 8" CURB AND GUTTER, TYPICAL, SEE CIVIL
- 3.3 NEW ASPHALT PAVING, SEE CIVIL
- 3.4 PROVIDE 18" X 24" PRECAST CONCRETE SPLASH BLOCKS AT CURB ON DRAIN
- 3.5 ACCESSIBLE PATH, CONCRETE SIDEWALKS TO CONNECT BUILDING CONCRETE GUTTER
- 4.1 NEW 8" CMU SCREEN WALL 8' HIGH
- 10.1 NEW LIGHT POLE IN CONCRETE BASE, SEE ELECTRICAL
- 10.2 NEW ELECTRICAL TRANSFORMER, PAINT TO MATCH BUILDING, SEE ELECTRICAL
- 10.3 NEW EXTERIOR SES, SEE ELECTRICAL
- 10.4 NEW STREET LIGHTING, SEE CIVIL

- CITY OF PHOENIX SITE PLAN NOTES:**
1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDELA AT THE PROPERTY LINE. NO NOISE, VIBRATION WILL BE EXISTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, VIBRATION, OR VIBRATION EXISTED BY USES IN THE AREA OUTSIDE OF THE SITE.
  2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
  3. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE FULLY SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  4. ALL SERVICE AREA SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOORS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
  5. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PHOENIX PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 352 6941 AND REQUEST A DESIGN REVIEW INSPECTION. BARBED FENCING OR CONCRETE WALL OR SIMILAR SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
  6. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
  7. SMOKING, GAS AND COOK BURNERS SHALL COMPLY WITH REGULATION II OF THE MARICOPA COUNTY AIR POLLUTION CONTROL, RULES AND REGULATIONS.
  8. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 8, CHAPTER 8, ARTICLES 16 AND 17 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
  9. THE AVERAGE NOISE LEVEL MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 106B (10) IN DBA MEASURED ON AN 'A' WEIGHTED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
  10. ALL NEW BARRIERY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE, OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
  11. ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

**GENERAL SITE PLAN NOTES:**

1. SITE WALLS ADJACENT TO RESIDENTIAL PROPERTIES ARE TO BE CONSTRUCTED FIRST ON THE SITE.



Preliminary Site Plan  
 scale: as noted on plan

**cornwell at quail ave**

Quail Ave & 22nd Street  
 Phoenix, Arizona

developed for Cornwell Corporation  
 14851 N Scottsdale Road  
 Suite 203  
 Scottsdale, AZ 85254  
 (480) 951-1212  
 (480) 951-3027 fax

June 24, 2015

KIVA Number: 15-982  
 SDEV Number: 1500185  
 PAPP Number: 1501516



**CREO ARCHITECTS**  
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 phoenix arizona 85006  
 602.278.0141  
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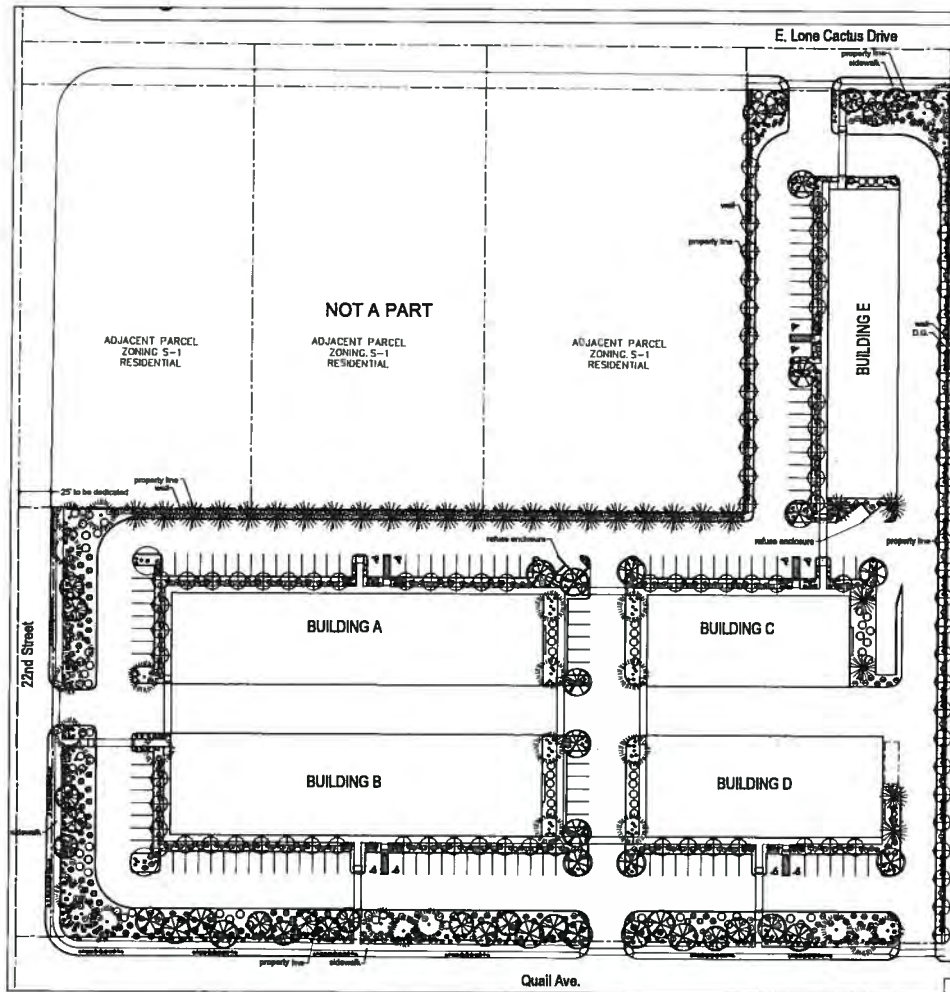
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Preliminary Site Plan  
 scale: 1" = 40' 0"



ADJACENT ZONING:  
 CP/BP  
 BUSINESS PARK





PRELIMINARY LANDSCAPE PLAN



**LANDSCAPE LEGEND**

SYMBOL	PLANT SPECIFICATION	SIZE
TR	<b>TREES</b>	
TR1	Parsonsia florida / Blue Palo Verde	2' Caliper / Matching, Standard
TR2	Parsonsia 'Hybrid' / Desert Mimosa	2' Caliper (sprig form) / Matching, Standard
TR3	Ceanothus texanensis / Mexican Elm of Paradise	1' Caliper / Matching, Multi-trunk
TR4	Acacia stenophylla / Showstopping Acacia	1' Caliper / Matching, Standard
TR5	Prosopis juliflora 'Crown Jewel' Hybrid-Thornless Mesquite / Crown Jewel Thornless Mesquite	2' Caliper / Matching, Standard
TR6	Delonix regia / Indian Rosewood Tree	2' Caliper / Matching, Standard
SR	<b>SHRUBS</b>	
SR1	Leucophyllum rubescens 'Compact' / Compact Sage	5 Gallon
SR2	Moraea alabandica 'Pinks Pink' / Pinks Pink Clematis	5 Gallon
SR3	Dorstenia subcaerulea / Desert Spiran	5 Gallon
SR4	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gallon
SR5	Europhoria 'Yellow' / Yellow Bush	5 Gallon
SR6	Hesperaloe parviflora / Desert Spiran	5 Gallon
SR7	Ceanothus texanensis / Mexican Elm of Paradise	5 Gallon
SR8	Agave americana / Murphree's Agave	5 Gallon
SR9	Yucca glauca 'Orange Jubilee' / Orange Jubilee	5 Gallon
SR10	Agave americana / Twin-Flowered Agave	5 Gallon
GC	<b>GROUND COVER</b>	
GC1	Eriosema glaberrimum / Marguerite Gold	5 Gallon
GC2	Dalmanella serotina / Serotina	1 Gallon
GC3	Larrea mexicanorum / Old Man	50/50 mix
GC4	Decorative Gravel S/S SELECT / Eriosema Gold	2" Deepness in all landscape areas. Submit samples to LA for approval

\* total tree size quantity 50% 2' caliper 40% 1' caliper

**GENERAL LANDSCAPE NOTES:**

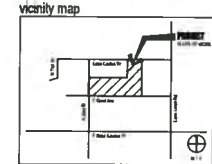
- All single and multi-trunk trees shall meet caliper minimum at time of installation. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line, for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of it's two (2) largest trunks.
- Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted.
- The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-Way. All landscaping shall be maintained as approved on the Landscape Maintenance Schedule (see attached).
- A three (3) foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
- Plantings within any site visibility assessment shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility assessment shall be no taller than two (2) feet at full growth.

**BLDG. FOUNDATION PLANTING & IRRIGATION NOTE:**

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 2' next to Building. Between 2' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
- Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from exterior of face of Building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

**PROJECT INFO**

Lot Net Area	245,543 SF
Gross Building Area	86,790 SF
Lot Coverage	35.3%
Floor Area Ratio	230
Building Height	1 Story 27' 4"
Required Parking	
30% Offset (2500)	88 & 5 Spaces
70% Warehouse (10000)	44.1 Spaces
Total Req. Parking	137 Spaces
Parking Shown	140 Spaces



**LARKEM & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
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 (602) 540-9881  
 www.larkem.com

carrowell at quail ave

Quail Ave & 22nd Street  
 Phoenix, Arizona

**DR.01**  
 March 11, 2015

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**CITY OF PHOENIX**

APR 15 2015

Planning & Development  
 Department

**CREO ARCHITECTS**  
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no 2014028