



Courtesy Washington

Northeast Corner of 22nd Street and Adams Street

ZONING CASE Z-38-16

Planned Unit Development

Land Use & Standards Narrative

1ST SUBMITTAL: JUNE 15, 2016
DRAFT HEARING REVISION: AUGUST 30, 2016
CITY COUNCIL ADOPTED: _____



Principals and Development Team

Property Owners:

F&G Investments, LLC
1233 E. Camelback Road
Phoenix, AZ 85014
Contact: John Dunlap
Phone: (602) 604-3074
Email: jdunlap@courtesychev.com

Sun-Pac International, LLC
2210 E. Adams Street
Phoenix, AZ 85034
Contact: Jay Olson
Phone: (602) 694-9100
Email: jay@sunpacintl.com

Attorney/Applicant:

Withey Morris P.L.C.
2525 E. Arizona Biltmore Circle, A-212
Phoenix, Arizona 85016
Attorney: Adam Baugh
Planning Consultant: Kirste Kowalsky
Phone: (602) 230-0600
Fax: (602) 212-1787
E-mail: adam@witheymorris.com
E-mail: kirste@witheymorris.com

Architect:

Bollinger Consulting Architect, Inc.
3428 E. Indian School Rd.
Phoenix, Arizona 85018
Contact: Kevin Bollinger or Misael Gana
Phone: (602) 957-9205
Email: kb@bcaarch.com or misael@bcaarch.com

Landscape Architect:

Young Design Group
7234 E. Shoeman Lane, Suite #8
Scottsdale, Arizona 85251
Contact: Joe Young
Phone: (480) 257-3312
Email: jyoung@youngdg.com

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the city. The PUD only modifies zoning ordinance regulations and does not modify other city Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the city of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the city of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the city of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

Table of Contents

Purpose & Intent	1
Project Overview and Goals	1
Site Location, Acreage & Context.....	2
Topography & Natural Features.....	3
Overall Design Concept	3
General Plan Land Use Plan & Conformance	3
Zoning & Land Use Compatibility	5
List of Uses.....	5
Development Standards & Guidelines	6
Infrastructure	9
Circulation	9
Grading & Drainage.....	9
Water Services	9

LIST OF EXHIBITS

- A. Legal Description
- B. Aerial Map
- C. Existing & Proposed Zoning & TOD Maps
- D. Existing General Plan Land Use Map
- E. Context Land Use Plan
- F. Conceptual Land Use Plan
- G. Context Plan & Photos

Purpose & Intent

The purpose of the Courtesy Washington Planned Unit Development (“PUD”) is to create a regulatory framework of specific standards that will guide the existing interim use and the future redevelopment of two (2) distinct properties in the Gateway Transit Oriented Development District located at the northeast corner of 22nd Street and Adams Street, just north of Washington Street. This application is also in recognition of the recently adopted Walkable Urban (“WU”) form-based code which provides for greater flexibility of development standards and intensity of uses for urban properties in close proximity to the Light Rail corridor. In fact, Section 1312.A.2 of the WU Code addresses the presence of existing general commercial and industrial uses and specifically permits their continued existence if they were established prior to the adoption of the WU Code.

As referenced on the conceptual land plan, this PUD represents a meaningful partnership between two industrial-type businesses which are currently zoned A-1 (Light Industrial) and R-4 (Multi-family Residential) and include Courtesy Chevrolet’s outdoor vehicle storage site on +/- 1.5 gross/1.2 net acres (“Segment A”) and Sun-Pac International, Inc.’s indoor food manufacturing facility on +/- 0.59 gross/ 0.48 net acres (“Segment B”). This request intends to provide the necessary flexibility for the existing uses without requiring significant site improvements until these parcels change in use and are redeveloped in the future as part of a cohesive, pedestrian friendly project that aligns with the city’s vision of the WU code.

Project Overview and Goals

This request implements the city’s goals by establishing zoning regulations and development standards that allow the existing industrial uses to continue for the time being. As market conditions and area trends evolve, the subject Property will likely be redeveloped or assembled as part of a larger mixed-use or pedestrian-oriented development. This PUD will ensure that whatever future use is proposed, new development of this site will be consistent with the WU Code as amended by the city of Phoenix. More specifically, this PUD requires that any future change in use of the property shall comply with the development standards of the transect district T5:5 under the city’s Walkable Urban Code (Chapter 13) of the Zoning Ordinance.

This zoning request is timely given the evolving character of this area. The benefit of this request is that future redevelopment of these properties (either as part of a lot combination or independent parcel) shall conform to the Gateway Character Area under the WU Code. Upon approval of this PUD, significant improvements to a portion of the property’s perimeter will be upgraded with a new 6-foot solid wall and new landscaping along 22nd Street and Adams Street in order to provide a mature streetscape upon future redevelopment.

Site Location, Acreage & Context

The subject property (“Property”) includes a total of +/- 2.1 gross/1.7 net acres site that is comprised of five (5) parcels which are zoned A-1 (Light Industrial) and R-4 (Multi-family Residential). These parcels are located in an intense mixed-use area that for decades has accommodated heavy commercial, light industrial and multi-family residential uses. This Property is also within close proximity to the Light Rail along Washington Street.

“Segment A” (Courtesy Chevrolet’s Vehicle Storage & Inventory Lot)

The +/- 1.5 gross/1.2 net acres undeveloped property is comprised of three (3) parcels zoned A-1 and R-4. There are no building structures on-site however, several large concrete barricades and chain-link fencing are located around the perimeter in order to prevent unwanted removal or tampering of the vehicles on the Property. The Property is considered an extension of the existing vehicle inventory lot that has been in this area for over two decades on the contiguous parcels (2246 and 2242 E. Washington Street) which are zoned A-1 (Light Industrial). For years, these properties have enjoyed internal cross-access between the parcels. It is the intent of this PUD to allow the existing vehicular access conditions to continue by right between these two zoned properties without requiring further entitlement approvals.

Upon the city’s approval of this zoning request, the majority of the perimeter will be improved in a manner that is compatible with the surrounding conditions including heavy commercial, light industrial and multi-family zoned properties that exist. As shown by the site plan, a new 6-foot solid wall will be built along the entire perimeter and a 5-foot wide landscape strip with a minimum of 2-inch caliper trees planted 25-feet on center will be planted along 22nd Street and Adams Street. Until redevelopment occurs, there are no further improvements proposed along the Monroe Street perimeter as the site already benefits from the existing sidewalk and mature palm trees. In fact, this remnant street dead-ends into the A-1 zoned parcel owned by Courtesy Chevrolet and was abandoned in 2008 subject to a public utilities/water easement dedication. Since the current property owner has no plans to relocate in the near future, this request simply allows the current auto dealership to continue with their outdoor vehicle inventory storage lot along with the companion (but limited) uses of new/used vehicle sales, leasing, and indoor-only repair/maintenance.

Segment B (Sun-Pac’s Food Manufacturing Facility)

The +/- 0.59 gross/ 0.48 net acres property is comprised of two (2) developed parcels that are zoned A-1 (Light Industrial) and R-4 (Multi-family Residential) and have been historically used for industrial purposes including the manufacturing of food and beverage items. Until redevelopment occurs, there are no proposed changes to the existing site conditions given the limited site area (less than ½ of an acre) and the orientation of the property which is at the dead-end of Adams Street. Further, the existing 1-story building and surface parking stalls in front of the building are insulated by the Courtesy Chevrolet parcels and other A-1 zoned properties. Therefore, this site is not immediately visible to residential properties or general traffic in the area.

Topography & Natural Features

The existing topography is relatively flat. There are no significant natural features associated with this Property except for an existing 16-foot alley that bifurcates the Property and terminates into the existing vehicle inventory lot (2246 and 2242 E. Washington Street).

Overall Design Concept

Future redevelopment of the Property may include a variety of uses such as commercial/retail, office, employment, live-work and residential which drive the overall design concept. Since there is no specific future user at this time, the Property will continue to operate as status quo (with the exception of the aforementioned perimeter improvements) until redevelopment occurs in conformance with the Gateway Character Area design standards and other applicable regulations of the WU Code.

General Plan Land Use Plan & Conformance

This project meets the land use goals of the recently adopted 2015 General Plan. More specifically, the subject site is within the designated Minor Urban Center TOD Place Type within the Gateway TOD District as defined by the Transit Oriented Development Strategic Policy Framework and Gateway TOD Policy Plan. A number of these TOD Policies are implemented by this development and they are as follows:

E. Place Types

Policy E.1: Increase heights and intensities on applicable properties within ¼ mile of light rail stations within the parameters of the station's Place Type.

As mentioned, the subject site is located +/- 1,300-feet within the Washington Street and 24th Street Light Rail Station which creates a unique ability to attract a wide spectrum of uses in the future in order to contribute to the future walkshed of 24th Street, the ridership of the Light Rail and the vibrancy of downtown. This place type encourages a balance of uses at a medium to low intensity (generally below 5 stories) which include commercial and residential, retail destination, entertainment destination, and some employment. The design and scale of development when these parcels redevelop with more transit-oriented uses in the future will comply with the city's Gateway character area to ensure compatibility with the city's goals for this area.

F. District Planning

Policy F.1: Support pedestrian oriented design standards, short block subdivision standards, bicycle parking standards and complete streets standards to improve walkability and bikeability.

Policy F.4: Integrate new development into the existing context through measures such as stepping down building heights, modulating building massing, enhancing landscaping, preserving setback consistency, and carefully locating windows, service entrances, refuse containers, lighting and ventilation.

For years, Courtesy Chevrolet has been a major economic generator for the city of Phoenix. Its uses at this location are an extension of its flagship dealership on Camelback Road. The zoning requested at this location supports the primary dealership and helps contribute to the vitality of the city through the sale of new/used vehicles.

Any new uses (especially residential) for this Property will incorporate a walking, bicycling and transit-user convenient environment. This project is committed to requiring shaded pedestrian-friendly walkways and bicycle parking which will support public transportation, jobs/services, and other amenities in the area. This PUD will enhance ridership and service levels of the mass-transit systems because of the property's convenient location to the Light Rail and future walkshed of 24th Street. Finally, any future redevelopment of the property will provide pedestrian access and building design through the use of urban development standards and principles consistent with the requirements of the Walkable Urban Code.

Policy F.2: Encourage transit supportive land uses, such as residential, office and retail to support transit ridership.

Future development on this infill site will activate the area with a use that is consistent with the area's future zoning pattern and intensity of the city's Gateway TOD Policy Plan and the Walkable Urban (WU) Code. Redeveloping the site will promote the long term success of the local community and viability of the area. This PUD provides an opportunity for the Property to be redeveloped with a more cohesive urban approach so as to support the city's long-term goals for this general area which has experienced a rapid increase in total population and a shift in the demographic of those living and working in this area. Depending on future market conditions, additional office space that creates additional jobs or needed workforce/live-work housing may be able to locate on this site. Redevelopment will create additional customers and patrons for nearby and future retailers as well as provide a unique opportunity to live, work and enjoy entertainment in the immediate area. It also has the potential to significantly increase the sales tax revenues for the city. Expanding housing opportunities within an existing employment core has the potential to also significantly improve the existing resident/employment balance of this light rail station area.

Given the city's long-term goal to create an attractive investment environment for property owners and allow for more competitive federal grant applications, the proposed landscaping and wall improvements along the Property's streetscape implement the city's vision to design areas surrounding light rail and major transit corridors in order to create a walkable environment and increase activity. Coupled with the fact that the site is in close proximity and has transit-oriented access to one of the most valued designated employment centers (Phoenix Sky Harbor

International Airport) this zone change also facilitates the location of employment generating uses that support the long-term economic growth of the city’s designated employment centers.

Policy F.5: Support mixed income housing to help ensure TOD benefits are attainable for all residents.

A significant goal of the recently adopted General Plan TOD policy is to provide housing for myriad target groups along the light rail system. This PUD will allow for the redevelopment of this infill site from its current fragmented condition to a cohesive urban development in the future which may include residential uses if there is market demand. The PUD requires new development to conform to the WU Code and thus, a balanced mix of housing, employment or other services are encouraged on this site to support Light Rail ridership. The PUD and WU code serve as a companion guide to create a walkable environment for a mix of land uses, including retail, office, employment, service and residential, which will minimize and/or reduce the number and length of trips, cut-through traffic, parking and noise and light impacts of regional uses in the area. The site’s close proximity to the Washington Street/24th Street station will allow existing and future employees and/or residents in the area to shop, work and dine within the immediate area.

Zoning & Land Use Compatibility

Courtesy Washington PUD seeks to allow the current land uses in the interim, as well as future medium to high intensity land uses that, will be permitted by the transect district areas assigned through the mapping process for the Gateway TOD District. In particular, this PUD will adhere to future land uses and development standards of the T5:5 Transect District of the WU Code for the Gateway TOD District (Chapter 13 of the Zoning Ordinance). This could include a broad mix of building types that integrate retail, offices, and residential units in proximity to the Light Rail Corridor. The existing land uses and zoning adjacent to the site are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On-site	Vehicle inventory parking lot and outdoor storage/associated auto dealership uses; indoor food manufacturing facility.	R-4/A-1
North	Monroe Street; Heavy Commercial Business	C-3; P-1
South	Adams Street; Light Industrial Business	A-1
East	Light Industrial (Existing Vehicle Inventory Lot)	A-1
West	Multi-family	R-4

List of Uses

The uses permitted for the Property include the following:

- Outdoor vehicle inventory parking lot
- Employee/Visitor parking
- Loading Areas
- Outdoor storage of vehicle parts, supplies and/or equipment.
- Vehicle Maintenance and Repair and Collision repair, subject that these uses occur inside an enclosed building.
- Vehicle sales and leasing
- Food and Beverage Manufacturing (in-doors)
- Surface Parking

When redevelopment is proposed that seeks a change of use for the Property which is not listed above, the above-referenced uses for that portion of property will terminate. New development of the Property shall conform to the uses allowed under the T5:5 designation in Chapter 13 of the Phoenix Zoning Ordinance (“WU Code”) as approved and amended by the city of Phoenix.

Development Standards & Guidelines

Development standards required by Chapter 13 of the Zoning Ordinance shall apply to all new buildings and site work in conjunction with a change in use of the Property except as noted below in the following table. A **‘change of use’** is defined as any type of land use which is not listed as a permitted use for the Property that requires development-related approvals from the city of Phoenix. Further, there are no additional development standards or guidelines for the existing use associated with Segment B and so the property conditions shall remain permitted until a change of use occurs.

Section	Title	Applicability
1301	Code Administration	No change, applicable in its entirety.
1302	Transect Districts	No change, applicable as pertains to T5:5, in its entirety.
1303	Transect Lot Standards	No change, applicable as pertains to T5:5, in its entirety.
1303.B. Table 1303.2	Transect T5 Building Lot Standards	No change, applicable in its entirety.
1303.C.5.	Gateway District	No change, applicable in its entirety.
1304	General site development standards	Applicable except, until the Property redevelops with a ‘change of use’ as defined above, the following standards are currently allowed:

		<ul style="list-style-type: none"> • Solid walls and fences shall be permitted to be up to six feet in height within the building setback along the property line. An anti-graffiti coating shall be applied to the exterior of any solid walls that face the public streets. • A new 6-foot tall (solid) rolling type gate with key-code access shall be built along the western property line as depicted by the site plan. • A minimum of a five-foot-wide landscaping strip shall be provided along the property edges of 22nd Street and Adams Street and the new 6-foot tall solid wall. • Vehicle storage and other maintenance and mechanical equipment for Segment A will continue to be allowed within 5-feet of the perimeter property lines (with no limits for outdoor storage adjacent to the interior lot lines). • Outdoor storage allowed provided that such storage shall be no higher than six feet plus one foot in height for every additional three feet of setback from the property line. • Except for vehicle parking areas, no outdoor uses, outdoor storage, or open buildings shall be located within 75 feet of a public street or single-family zoning district.
1305	Frontage Standards	No change, applicable in its entirety.
1305.C.2.	Fence Standards	<p>Applicable except, until the Property redevelops with a 'change of use' as defined above, the following standards are currently allowed:</p> <p>Existing property conditions and standards shall be permitted by right and that a new 6-foot wall shall be built along the Property's north, west and south property lines of Segment A.</p>

1306	Land Use Matrix	<p>Applicable except, until the Property redevelops with a 'change of use' as defined above, the following uses are currently allowed:</p> <ul style="list-style-type: none"> • <i>Outdoor vehicle inventory parking lot</i> • <i>Employee/Visitor parking</i> • <i>Loading Areas</i> • <i>Outdoor storage of vehicle parts, supplies and/or equipment.</i> • <i>Vehicle Maintenance and Repair and Collision repair, subject that these uses occur inside an enclosed building.</i> • <i>Vehicle sales and leasing</i> • <i>Food and Beverage Manufacturing (in-doors)</i> • <i>Surface Parking</i>
1307	Parking Standards	No change, applicable in its entirety.
1308	Signage Standards	No change, applicable as pertains to T5:5, in its entirety.
1309	Landscape Standards	<p>Applicable except, until the Property redevelops with a 'change of use' as defined above, the following standards are currently allowed:</p> <p>Existing property conditions and standards shall be permitted by right and that a minimum of 10-feet from the existing edge of pavement along 22nd Street and Adams Street shall include 5-foot wide landscaping strip located between the existing sidewalk and the new block wall. Within the new 5-foot landscaping area, a minimum of 2-inch caliper trees shall be planted 25-feet on center with a minimum of (5) shrubs planted per tree on an automatic irrigation system to be installed at time of planting.</p>
1310	Open Space Improvements	No change, applicable in its entirety.
1311	Design Development Considerations	No change, applicable in its entirety.
1312.A.	Character Areas	No change, applicable in its entirety.

1313	Design and Standards Alternatives	No change, applicable in its entirety.
------	-----------------------------------	--

Infrastructure

Circulation

Access to the Property is provided from Adams Street. Additional access to and from Washington Street may also occur through the contiguous vehicle inventory lot (2246 and 2242 E. Washington Street) which is zoned A-1 (Light Industrial).

Grading & Drainage

All planned development shall conform to the city of Phoenix regulations and design guidelines.

Water Services

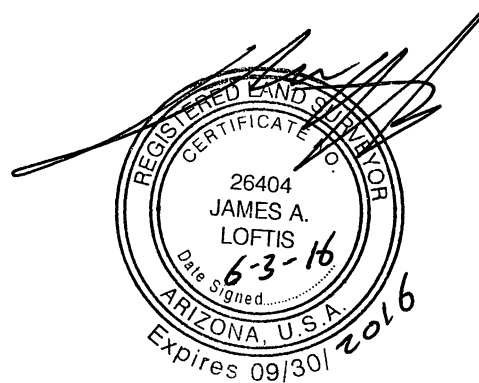
Water and wastewater infrastructure requirements shall be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established for a future use. The project site may be served by the existing city of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be de-signed and constructed in accordance with city Code requirements and Water Service Department Design Standards, and Policies.

May 3, 2016
3 Engineering Job No. 1205

ZONING LEGAL

That portion of the Northeast quarter of the Northeast quarter of Section 10, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

From the Northwest corner of said Northeast quarter of the Northeast quarter of Section 10; THENCE South 0 degrees 14 minutes 30 seconds East (assumed bearing) along the West line of said Northeast quarter of the Northeast quarter, being the center line of 22nd Street, 348 feet, said point being at the intersection of the center lines of Monroe Street and 22nd Street, said point also being the TRUE POINT OF BEGINNING; THENCE East along the centerline of said Monroe Street, 291.82 feet; THENCE South 0 degrees 23 minutes East, 360 feet to the centerline of Adams Street; THENCE West along last said centerline 292.71 feet to the intersection of Adams Street and 22nd Street; THENCE North 0 degrees 14 minutes 30 seconds West along said centerline of 22nd Street and said West line, 360 feet to the TRUE POINT OF BEGINNING.



Aerial Map

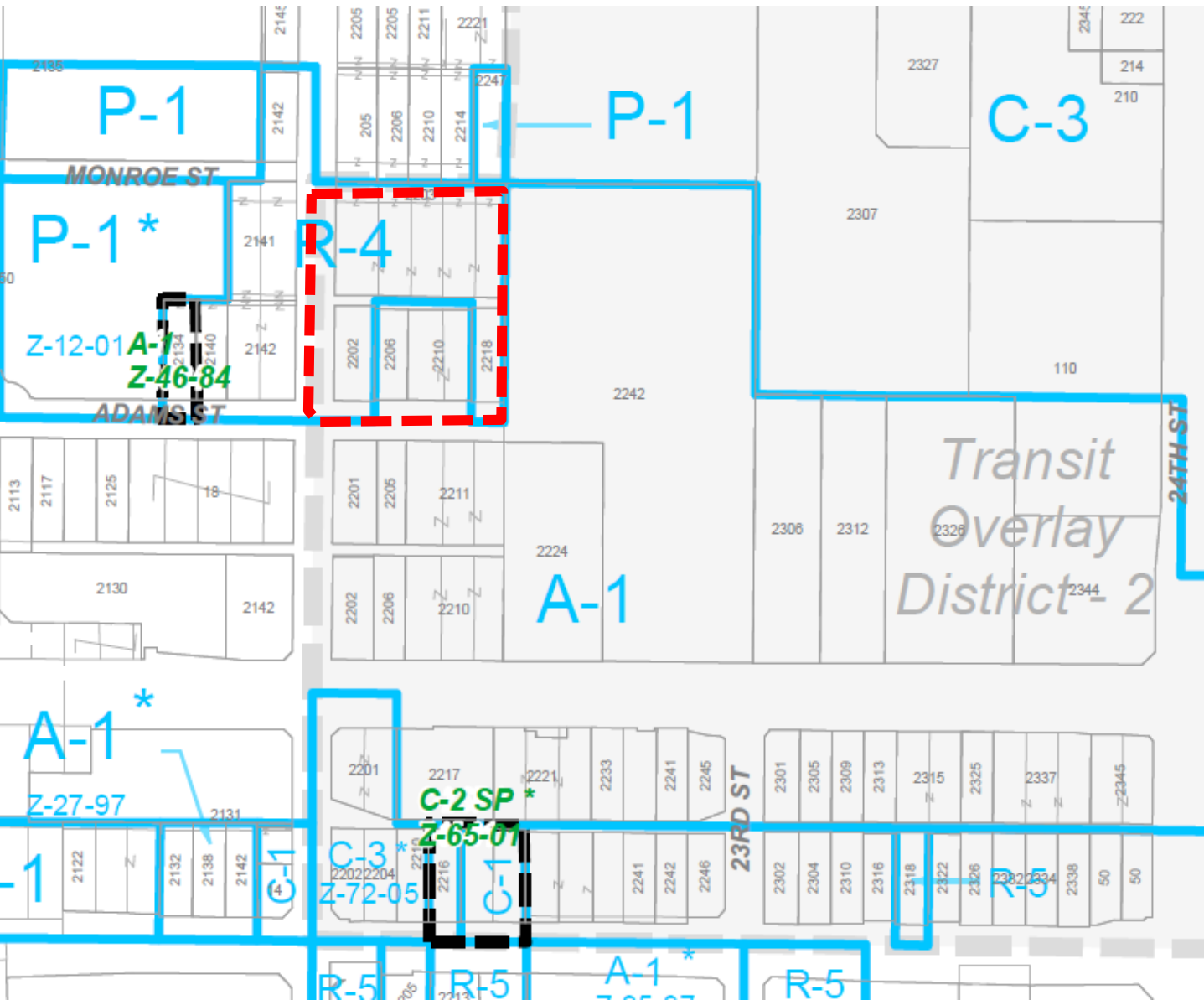


Courtesy Washington PUD (NEC 22nd Street & Adams Street)

Parcels 115-01-010A, 115-01-014, 115-01-013A



Existing Zoning Map

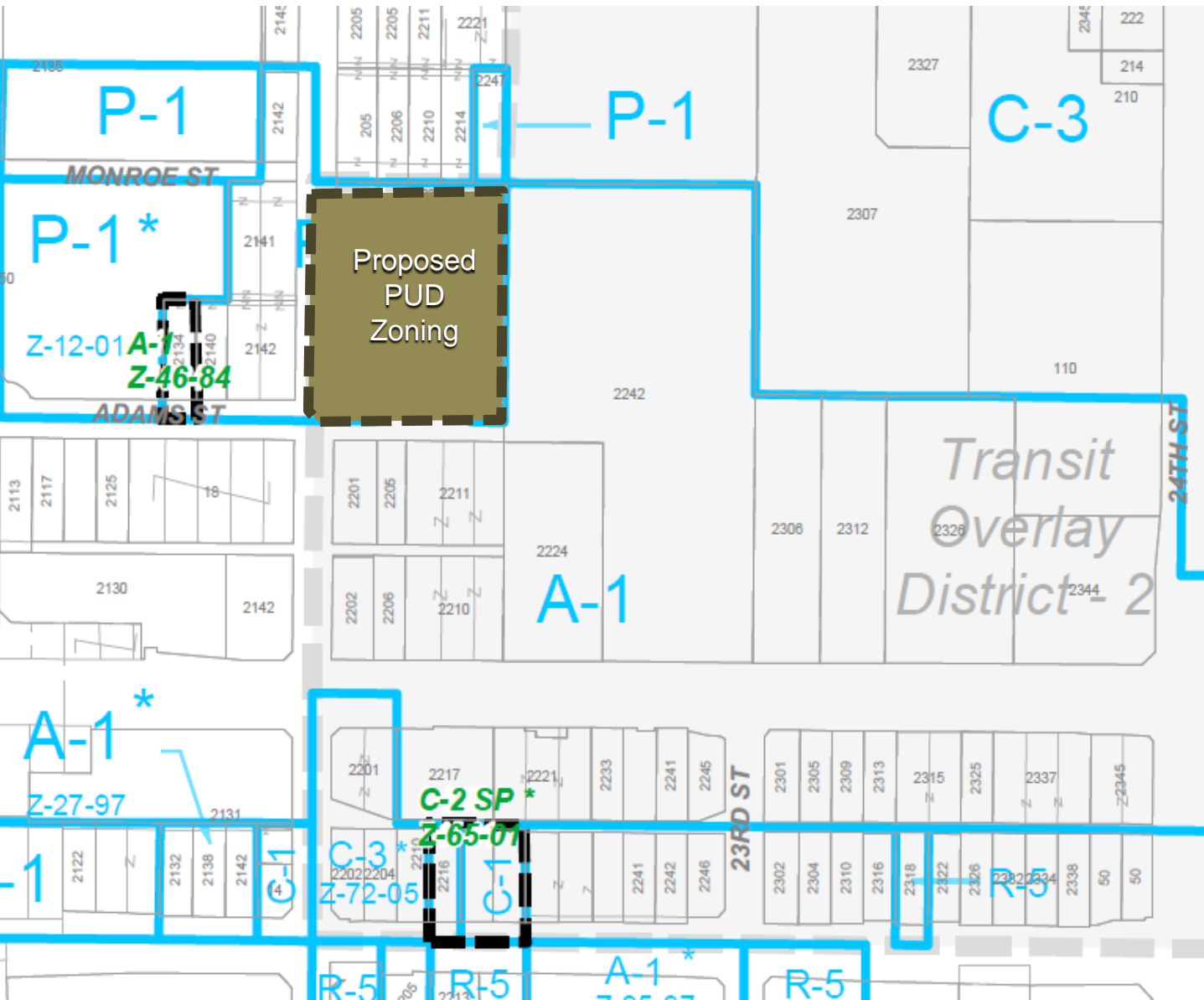


Courtesy Washington PUD (NEC 22nd Street & Adams Street)

Existing A-1 (Light Industrial) and R-4 (Multi-family) Zoning



Proposed Zoning Map

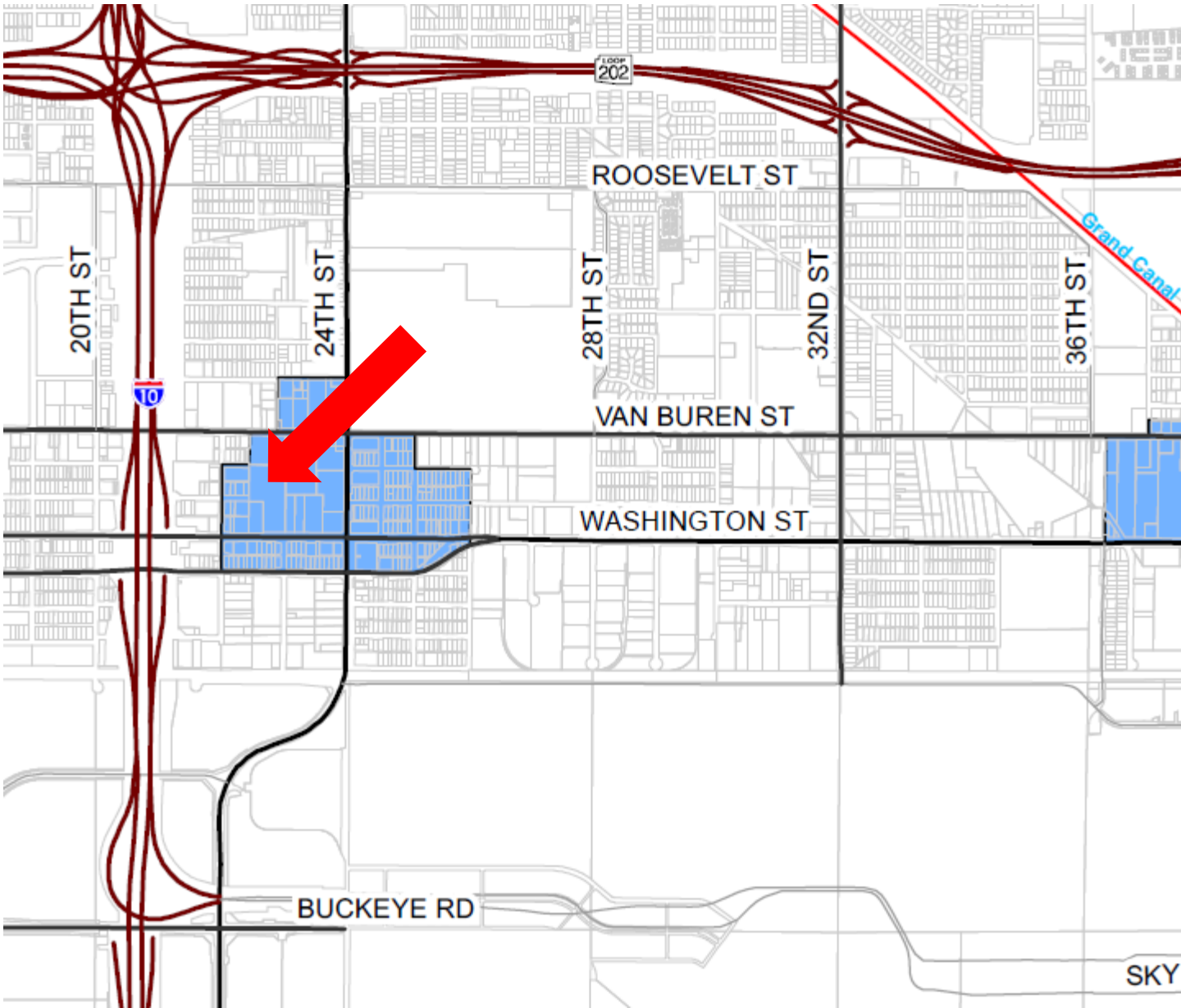


Courtesy Washington PUD (NEC 22nd Street & Adams Street)

Existing A-1 (Light Industrial) and R-4 (Multi-family) Zoning



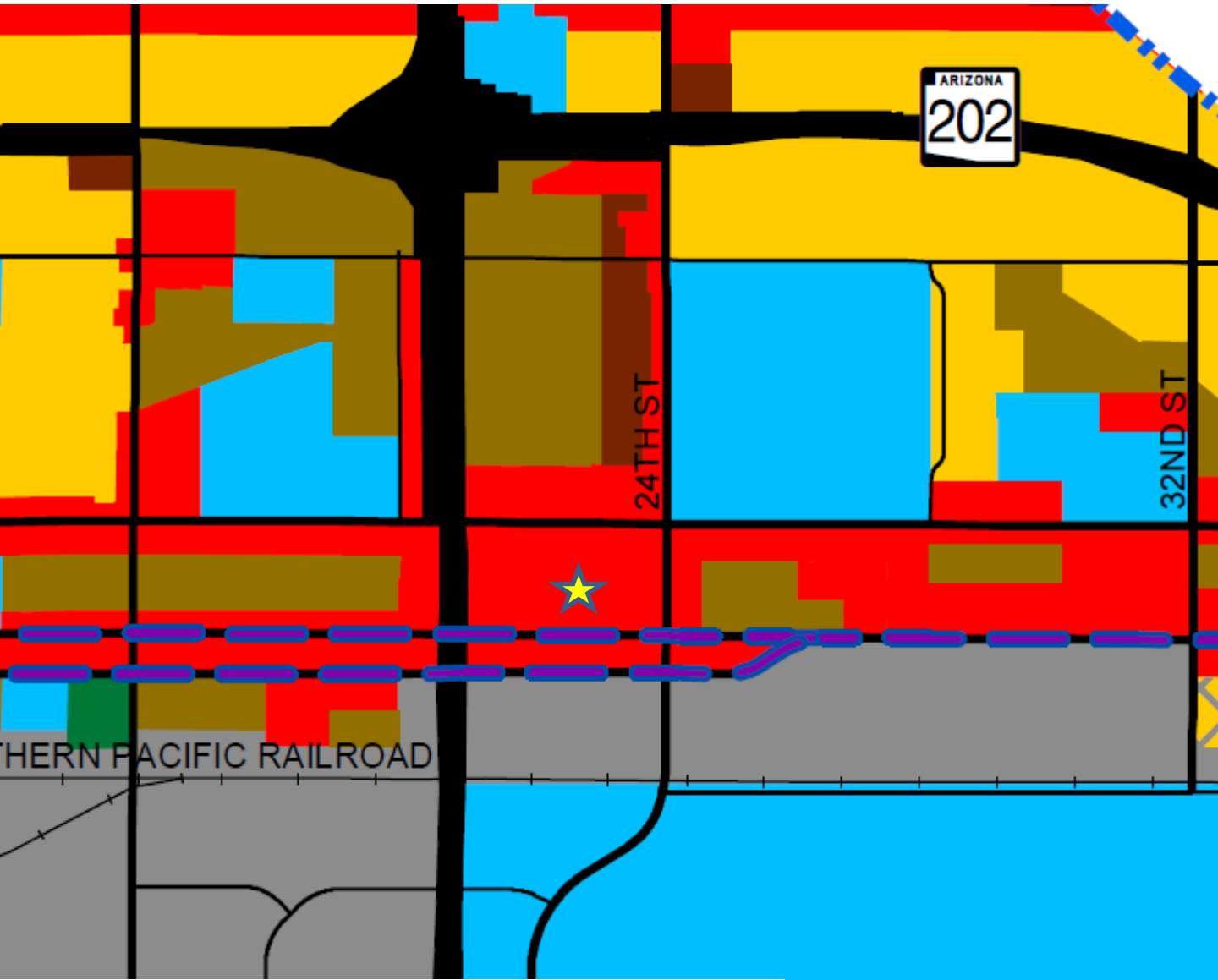
Transit-Oriented Overlay Map



Courtesy Washington PUD (NEC 22nd Street & Adams Street)
TOD-2 Designation



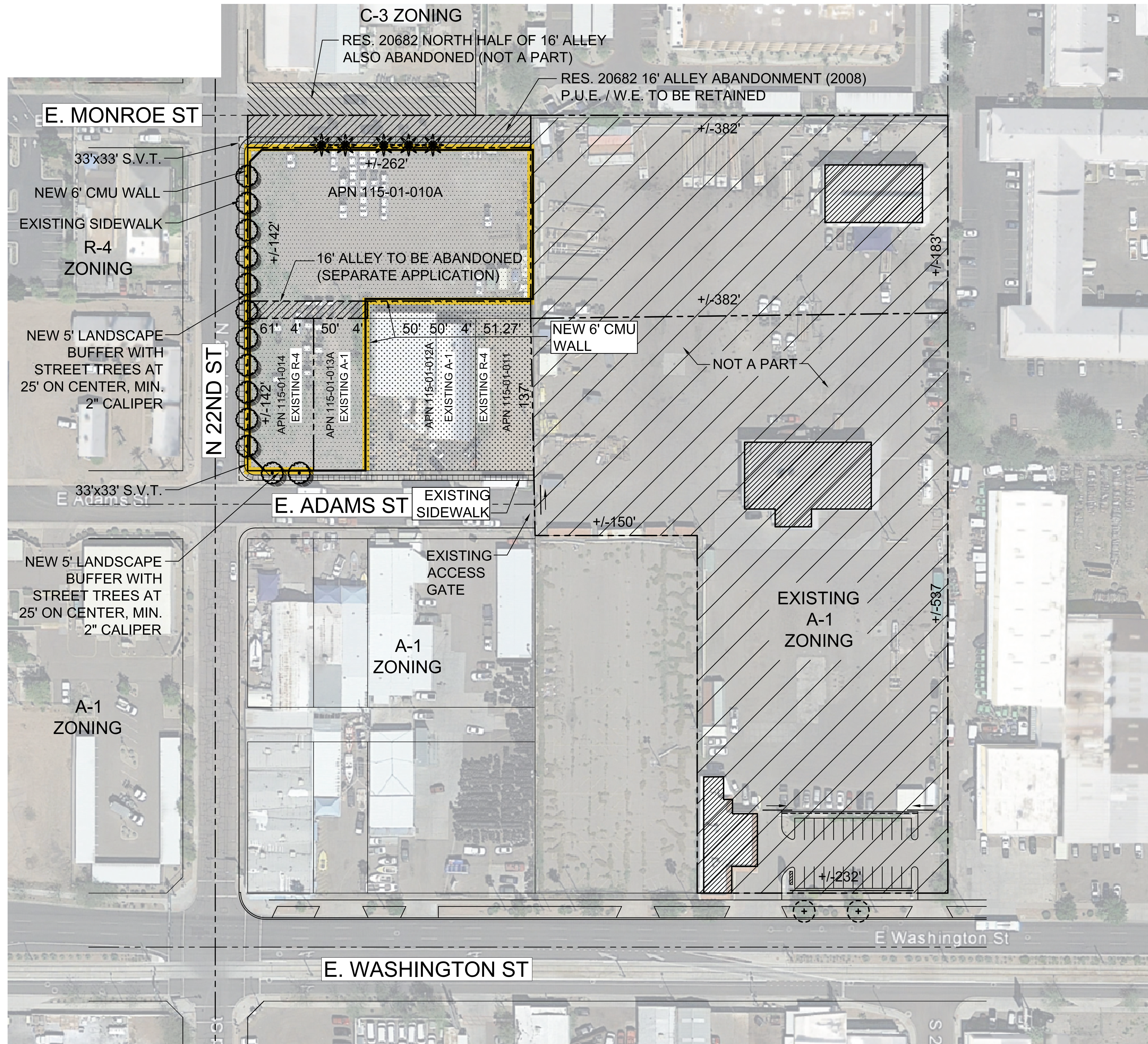
Existing General Plan Map



- | | | | |
|---|--------------------------|---|-------------------|
|  | Commercial |  | Arterial Streets |
|  | Industrial |  | Collector Streets |
|  | Commerce / Business Park |  | Light Rail |
|  | Public/Quasi-Public |  | Canals |
|  | Transportation |  | Existing Railroad |
| | |  | Primary Core |

Courtesy Washington PUD (NEC 22nd Street & Adams Street)
Existing Commercial General Plan Land Use





ZONING LEGAL

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE SOUTH 0 DEGREES 14 MINUTES 30 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING THE CENTER LINE OF 22ND STREET, 348 FEET, SAID POINT BEING AT THE INTERSECTION OF THE CENTER LINES OF MONROE STREET AND 22ND STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE CENTERLINE OF SAID MONROE STREET, 291.82 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES EAST, 360 FEET TO THE CENTERLINE OF ADAMS STREET; THENCE WEST ALONG LAST SAID CENTERLINE 292.71 FEET TO THE INTERSECTION OF ADAMS STREET AND 22ND STREET; THENCE NORTH 0 DEGREES 14 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF 22ND STREET AND SAID WEST LINE, 360 FEET TO THE TRUE POINT OF BEGINNING.

PROPOSED PUD

(PLANNED UNIT DEVELOPMENT)

ZONING

SEGMENT "A"

SEGMENT "B"

PROJECT DATA

APN	(SEGMENT A) 115-01-010A
APN	(SEGMENT A) 115-01-014
APN	(SEGMENT A) 115-01-013A
APN	(SEGMENT B) 115-01-012A
APN	(SEGMENT B) 115-01-011
EXISTING ZONING	R4, A-1
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
GROSS SITE AREA SEGMENT A	±65,708 S.F. (±1.51 AC)
NET SITE AREA SEGMENT A	±53,618 S.F. (±1.24 AC)
GROSS SITE AREA SEGMENT B	±25,733 S.F. (±0.59 AC)
NET SITE AREA SEGMENT B	±21,075 S.F. (±0.48 AC)
GROSS SITE AREA SEGMENT A & B	±91,441 S.F. (±2.10 AC)
NET SITE AREA SEGMENT A & B	±74,693 S.F. (±1.71 AC)

PROJECT DESCRIPTION

PROPOSED REZONING OF APN 115-01-010A, 115-01-014, 115-01-012A, 115-01-011 FROM 'ZONING R4' TO 'PUD' AND 115-01-013A FROM ZONING A-1 TO PUD

OWNERS

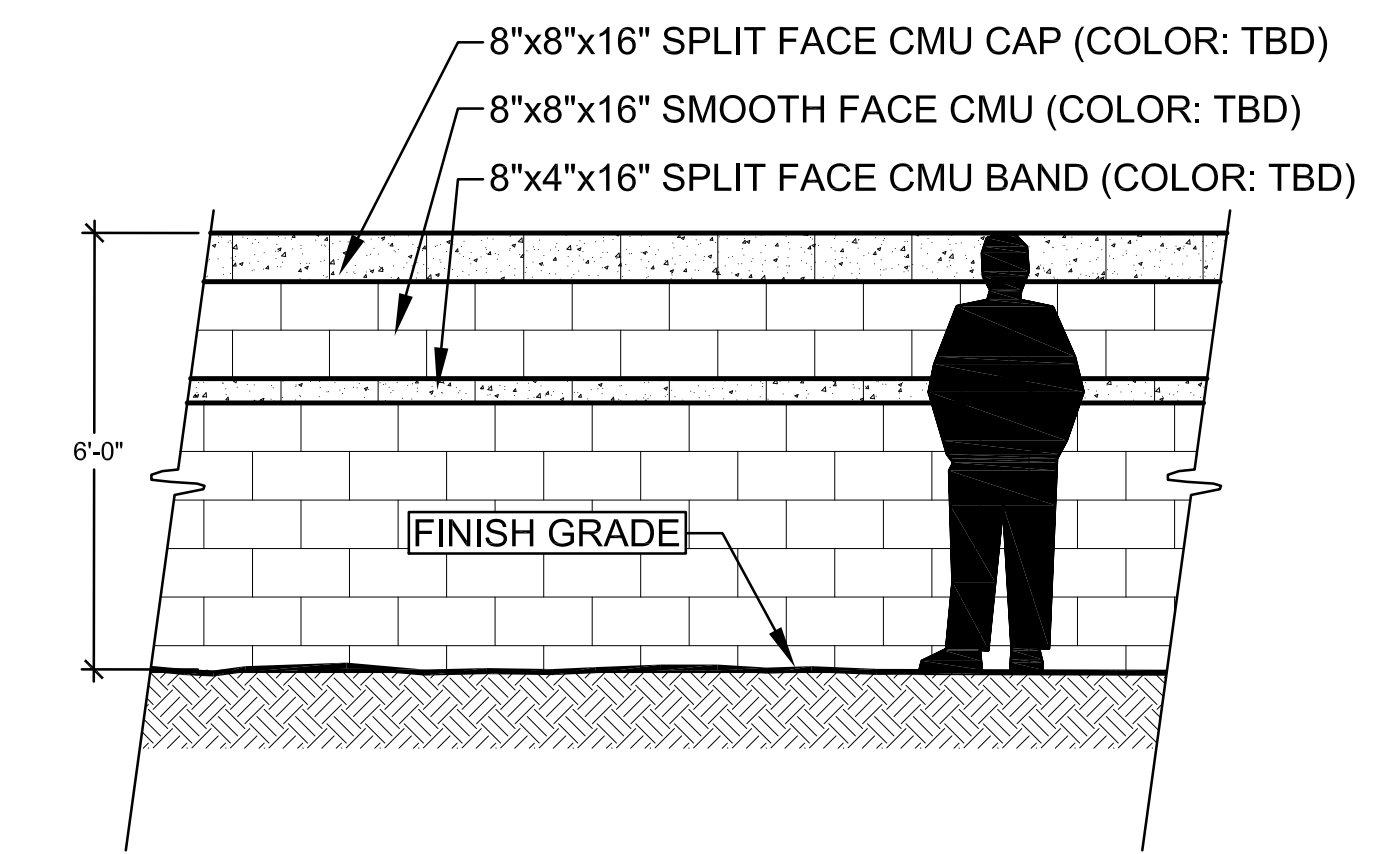
SEGMENT A COURTESY CHEVROLET CONTACT: JOHN DUNLAP 1233 EAST CAMELBACK ROAD PHOENIX, ARIZONA 85014 PHONE: (602) 457-3232 EMAIL: jdunlap@courtesychev.com	SEGMENT B SUN-PAC INTERNATIONAL LLC CONTACT: JAY OLSON 2210 E ADAMS ST PHOENIX, AZ 85034 CELL: 602-694-9100 OFFICE: 602-275-3183 JAY@SUNPACINTL.COM
---	--

ARCHITECT

BOLLINGER CONSULTING ARCHITECTS, INC.
ARCHITECT: KEVIN BOLLINGER #14338, NCARB
3428 E. INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
PHONE: (602) 957-9205
FAX: (602) 954-9577
EMAIL: kb@bcaarch.com; info@bcaarch.com
WEB: www.bcacompanies.com

PROJECT DESCRIPTION

SEGMENT A
THIS PROPOSAL SEEKS APPROVAL TO REZONE THE SUBJECT +/- 2.1 GROSS ACRE SITE FROM R-4 (MULTI-FAMILY RESIDENTIAL) & A-1 TO PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO ALLOW THE CONTINUATION OF THE PROPERTY'S INTERIM USES AS A VEHICLE INVENTORY AND OUTDOOR STORAGE FACILITY FOR COURTESY CHEVROLET. A NEW 6-FOOT TALL, SOLID WALL WILL BE BUILT 10-FEET FROM THE BACK-OF-CURB ALONG ALL STREET FRONTAGES TO PROVIDE ADEQUATE SCREENING ESPECIALLY FROM THE RESIDENTIAL ZONED PROPERTIES TO THE WEST. A 5-FOOT WIDE LANDSCAPE SETBACK WILL BE LOCATED BETWEEN THE NEW SOLID WALL AND THE EXISTING 5-FOOT WIDE SIDEWALK ALONG 22ND STREET AND ADAM STREET WHICH WILL INCLUDE A MINIMUM OF 2-INCH CALIPER TREES PLANTED 25-FEET ON CENTER WITH LIVING GROUNDCOVER SPACED BETWEEN THE TREES. FUTURE DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE COURTESY WASHINGTON PUD NARRATIVE AND THE REQUIRED USES AND DEVELOPMENT STANDARDS OF THE GATEWAY CHARACTER AREA UNDER THE WALKABLE URBAN (WU) CODE AS ADOPTED BY THE CITY OF PHOENIX.
SEGMENT B
NO CHANGES TO THE SITE ARE PROPOSED FOR THE EXISTING FOOD AND BEVERAGE MANUFACTURING FACILITY.



1 CMU SCREEN WALL N.T.S.

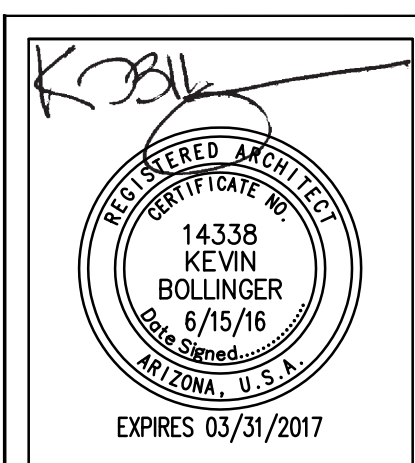
NOTES:

- PROPOSED STREET FRONTAGE LANDSCAPE SETBACK AREA SHALL INCLUDE TREES AS SHOWN WITH A 2" MINIMUM CALIPER, A MINIMUM OF 5 SHRUBS PER TREE AND DECOMPOSED GRANITE TOP DRESSING.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AS PART OF THE SITE IMPROVEMENTS.
- ALL NEW WALLS PROPOSED ARE TO BE OF CMU CONSTRUCTION AND PAINTED.
- WALLS ARE NOT TO ENCR OACH INTO SIGHT
- LANDSCAPING IN SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH C.O.P. STANDARDS AS APPLICABLE.

CONTEXT AERIAL



OWNERSHIP OF DOCUMENTS: Drawings and Specifications for the subject project shall remain the property of the Architect. No part of these drawings or specifications shall be used for any other project or extension of this project except by agreement in writing and with the appropriate compensation to the Architect. Copyright 2014 Bollinger Consulting Architects, Inc.



BOLLINGER CONSULTING ARCHITECTS, INC.
Architecture Planning Interiors Project Management 3428 E. Indian School Rd Phoenix, Arizona 85018
Tele: (602) 957-9205 Fax: (602) 954-9577

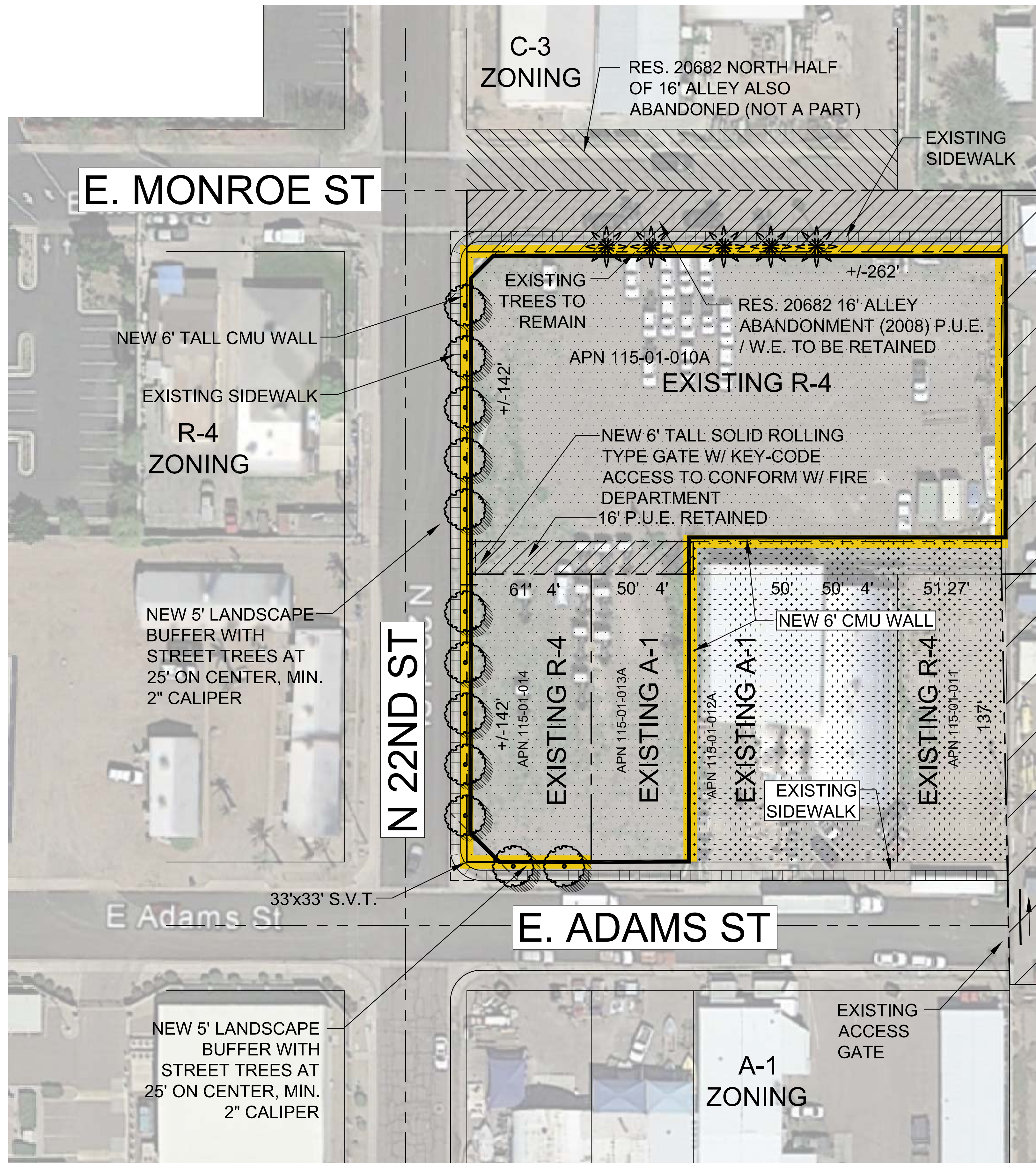
COURTESY WASHINGTON CONCEPT LAND PLAN PHOENIX, AZ 85034

REVISIONS

DATE:	6/15/16
PROJ.#	156316
DESIGN:	MG
CHECK:	KB
SCALE:	1"=50'

SITE PLAN

A-2



NOTES:

- PROPOSED STREET FRONTAGE LANDSCAPE SETBACK AREA SHALL INCLUDE TREES AS SHOWN WITH A 2" MINIMUM CALIPER, A MINIMUM OF 5 SHRUBS PER TREE AND DECOMPOSED GRANITE TOP DRESSING.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AS PART OF THE SITE IMPROVEMENTS.
- ALL NEW WALLS PROPOSED ARE TO BE OF CMU CONSTRUCTION AND PAINTED.
- WALLS ARE NOT TO ENCROACH INTO SIGHT
- LANDSCAPING IN SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH C.O.P. STANDARDS AS APPLICABLE.

ZONING LEGAL

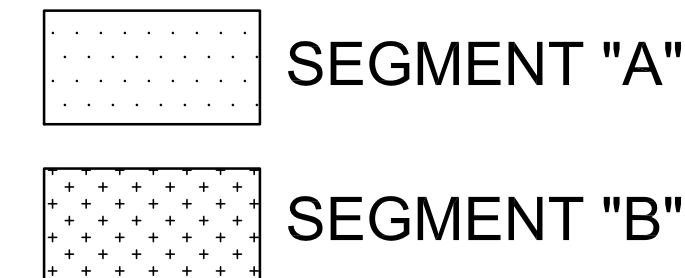
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE SOUTH 0 DEGREES 14 MINUTES 30 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING THE CENTER LINE OF 22ND STREET, 348 FEET, SAID POINT BEING AT THE INTERSECTION OF THE CENTER LINES OF MONROE STREET AND 22ND STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE CENTERLINE OF SAID MONROE STREET, 291.82 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES EAST, 360 FEET TO THE CENTERLINE OF ADAMS STREET; THENCE WEST ALONG SAID CENTERLINE 292.71 FEET TO THE INTERSECTION OF ADAMS STREET AND 22ND STREET; THENCE NORTH 0 DEGREES 14 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF 22ND STREET AND SAID WEST LINE, 360 FEET TO THE TRUE POINT OF BEGINNING.

PROPOSED PUD

(PLANNED UNIT DEVELOPMENT)

ZONING



PROJECT DATA

APN	(SEGMENT A) 115-01-010A
APN	(SEGMENT A) 115-01-014
APN	(SEGMENT A) 115-01-013A
APN	(SEGMENT B) 115-01-012A
APN	(SEGMENT B) 115-01-011
EXISTING ZONING	R4, A-1
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
GROSS SITE AREA SEGMENT A	±65,708 S.F. (±1.51 AC)
NET SITE AREA SEGMENT A	±53,618 S.F. (±1.24 AC)
GROSS SITE AREA SEGMENT B	±25,733 S.F. (±0.59 AC)
NET SITE AREA SEGMENT B	±21,075 S.F. (±0.48 AC)
GROSS SITE AREA SEGMENT A & B	±91,441 S.F. (±2.10 AC)
NET SITE AREA SEGMENT A & B	±74,693 S.F. (±1.71 AC)

PROJECT DESCRIPTION

PROPOSED REZONING OF APN 115-01-010A, 115-01-014, 115-01-012A, 115-01-011 FROM "ZONING R4" TO "PUD" AND 115-01-013A FROM ZONING A-1 TO PUD

OWNERS

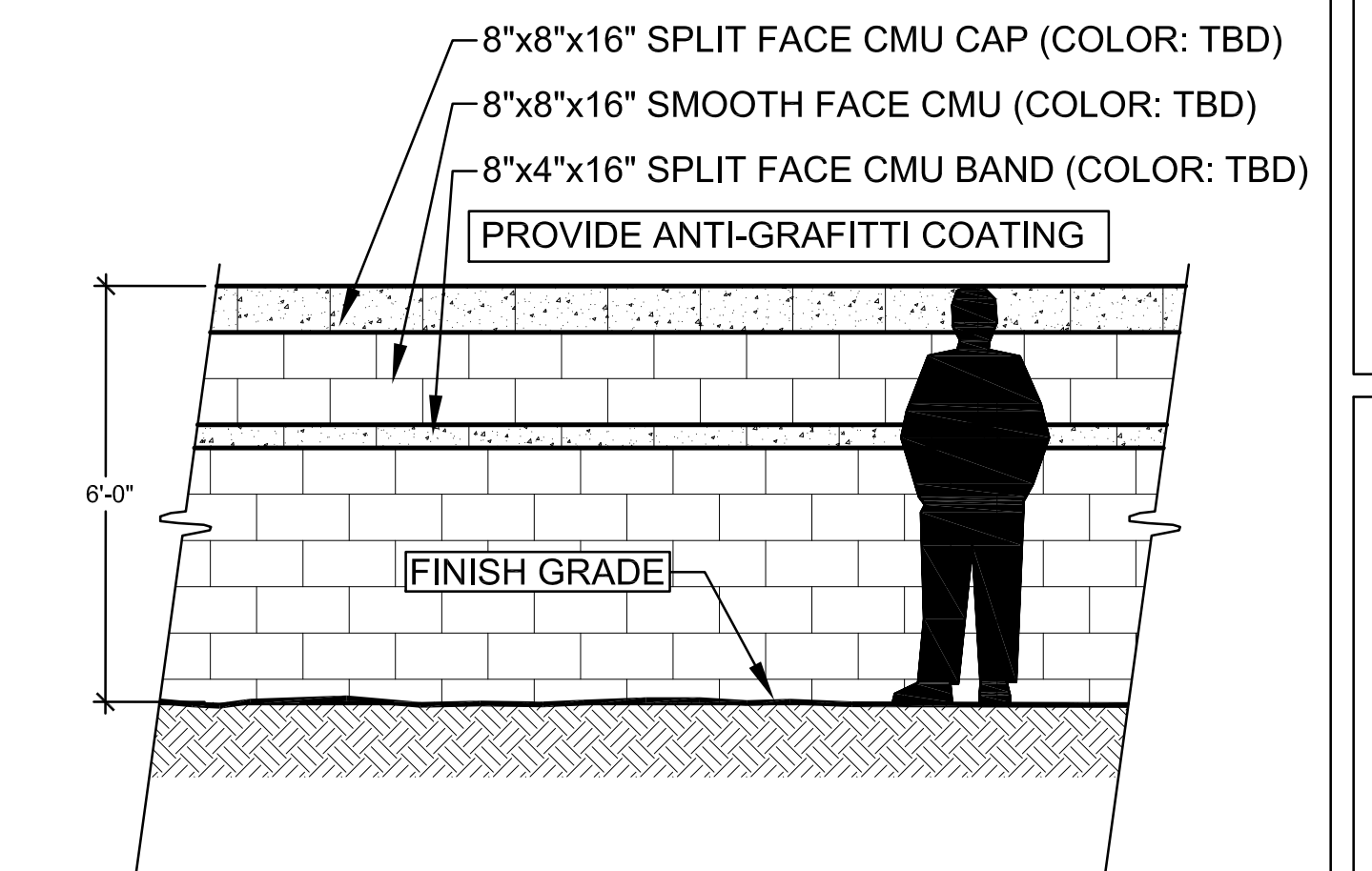
SEGMENT A	COURTESY CHEVROLET	SEGMENT B	SUN-PAC INTERNATIONAL LLC
CONTACT:	JOHN DUNLAP	CONTACT:	JAY OLSON
1233 EAST CAMELBACK ROAD	PHOENIX, ARIZONA 85014	2210 E. ADAMS ST	PHOENIX, AZ 85034
PHONE:	(602) 457-3232	CELL:	602-694-9100
EMAIL:	jdunlap@courtesychev.com	OFFICE:	602-275-3183
		JAY@SUNPACINTL.COM	

ARCHITECT

BOLLINGER CONSULTING ARCHITECTS, INC.
ARCHITECT: KEVIN BOLLINGER #14338, NCARB
3428 E. INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
PHONE: (602) 957-9205
FAX: (602) 954-9577
EMAIL: kb@bcaarch.com; info@bcaarch.com
WEB: www.bccompanies.com

PROJECT DESCRIPTION

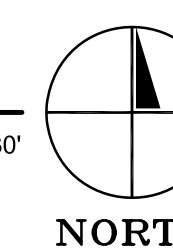
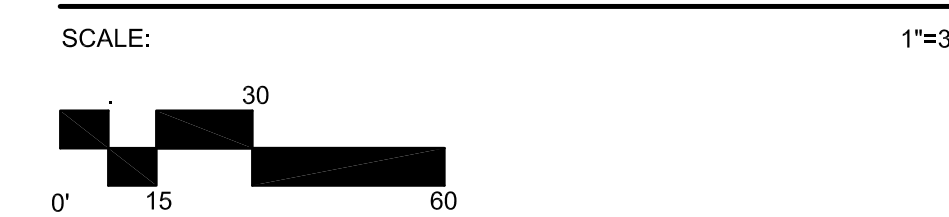
SEGMENT A.
THIS PROPOSAL SEEKS APPROVAL TO REZONE THE SUBJECT +/- 2.1 GROSS ACRE SITE FROM R-4 (MULTI-FAMILY RESIDENTIAL) & A-1 TO PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO ALLOW THE CONTINUATION OF THE PROPERTY'S INTERIM USES AS A VEHICLE INVENTORY AND OUTDOOR STORAGE FACILITY FOR COURTESY CHEVROLET. A NEW 6-FOOT TALL, SOLID WALL WILL BE BUILT 10-FEET FROM THE BACK-OF-CURB ALONG ALL STREET FRONTAGES TO PROVIDE ADEQUATE SCREENING ESPECIALLY FROM THE RESIDENTIAL ZONED PROPERTIES TO THE WEST. A 5-FOOT WIDE LANDSCAPE SETBACK WILL BE LOCATED BETWEEN THE NEW SOLID WALL AND THE EXISTING 5-FOOT WIDE SIDEWALK ALONG 22ND STREET AND ADAM STREET WHICH WILL INCLUDE A MINIMUM OF 2-INCH CALIPER TREES PLANTED 25-FEET ON CENTER WITH LIVING GROUNDCOVER SPACED BETWEEN THE TREES.
FUTURE DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE COURTESY WASHINGTON PUD NARRATIVE AND THE REQUIRED USES AND DEVELOPMENT STANDARDS OF THE GATEWAY CHARACTER AREA UNDER THE WALKABLE URBAN (WU) CODE AS ADOPTED BY THE CITY OF PHOENIX.
SEGMENT B.
NO CHANGES TO THE SITE ARE PROPOSED FOR THE EXISTING FOOD AND BEVERAGE MANUFACTURING FACILITY.



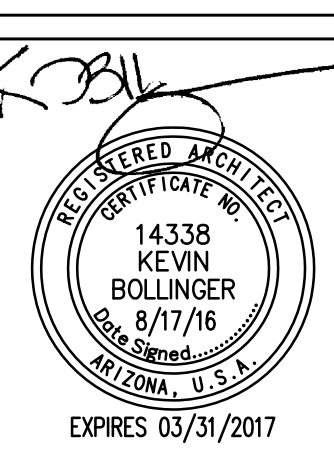
1 CMU SCREEN WALL

N.T.S.

PROPOSED SITE PLAN



KIVA #
SDEV:
PAPP:
QUARTER SECTION #



BOLLINGER CONSULTING ARCHITECTS, INC.
Architecture Planning Interiors Project Management
3428 E. Indian School Rd
Phoenix, Arizona 85018
Tel: (602) 957-9205
Fax: (602) 954-9577

COURTESY WASHINGTON CONCEPT LAND PLAN
PHOENIX, AZ 85034

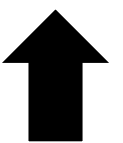
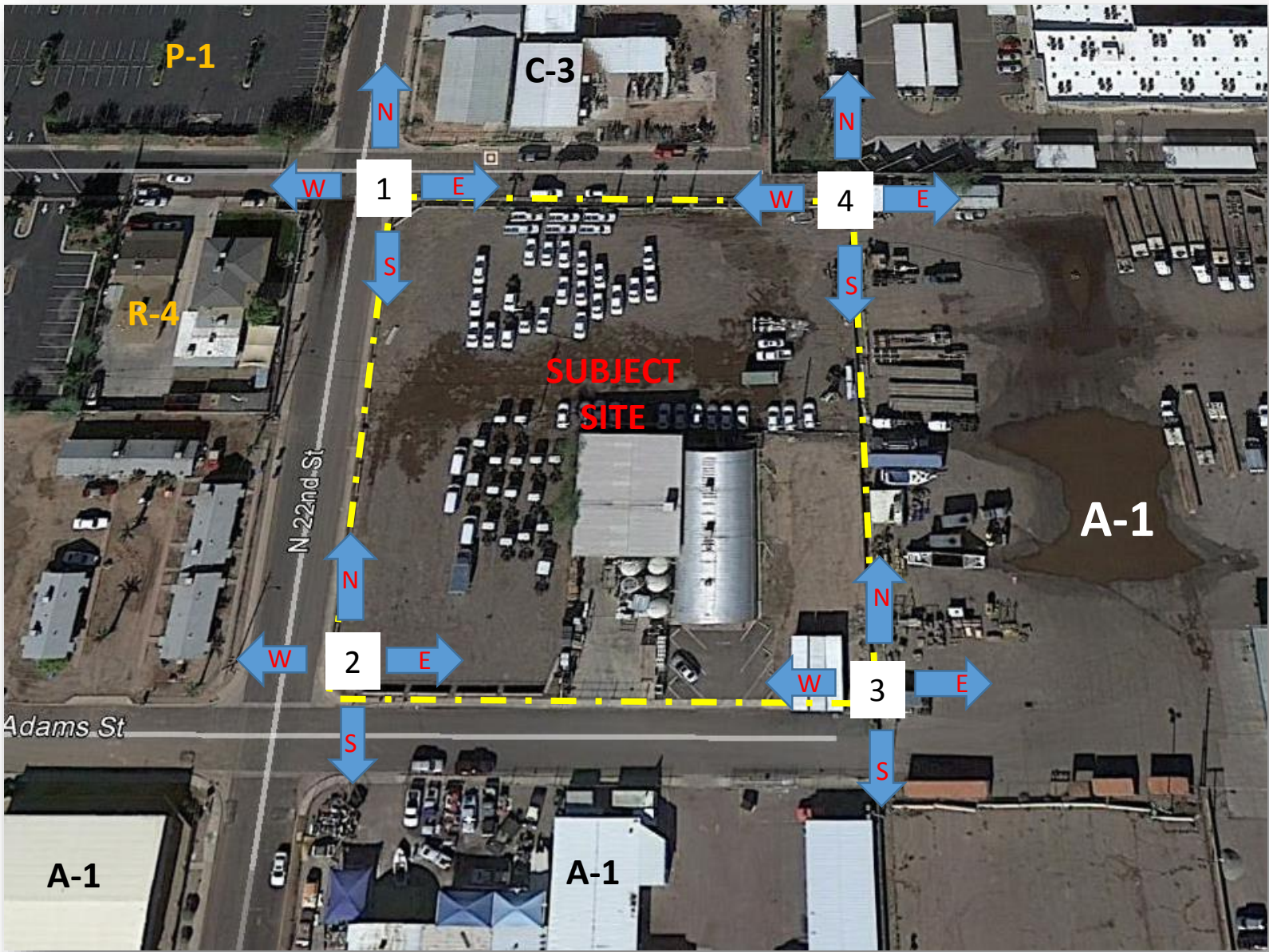
REVISIONS

DATE:	8/17/16
PROJ.#	156316
DESIGN:	MG
CHECK:	KB
SCALE:	1"=30'

SITE PLAN

A-1

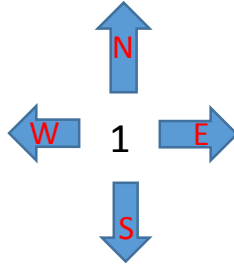
Context Key Map for Photos



NTS

NEC 22nd Street & Adams Street, Phoenix Arizona

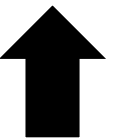
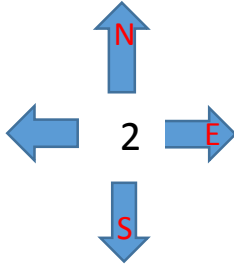
Context Photos



NTS

NEC 22nd Street & Adams Street, Phoenix Arizona

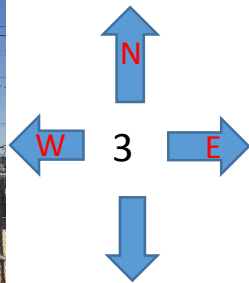
Context Photos



NTS

NEC 22nd Street & Adams Street, Phoenix Arizona

Context Photos



NTS

NEC 22nd Street & Adams Street, Phoenix Arizona

Context Photos

