



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-49-Z-75-3**  
**December 23, 2019**

**Paradise Valley Village Planning Committee Meeting Date:** January 6, 2020

**Planning Commission Hearing Date:** February 6, 2020

**Request From:** C-O PCD (Commercial Office, Planned Community District) (1.40 acres)

**Request To:** C-2 PCD (Intermediate Commercial) 1.40 acres)

**Proposed Use:** Coffee Shop and Bank

**Location:** Southwest corner of Tatum Boulevard and Thunderbird Road

**Owner:** Washington Federal Bank N.A.

**Applicant:** Simon CRE Abbie, LLC

**Representative:** Vertical Design Studios, Justin Gregonis

**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>	Tatum Boulevard	Major Arterial	55-foot west half street
	Thunderbird Road	Arterial	42-foot south half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITY CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN: Design neighborhoods and buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.</i></b></p> <p>As stipulated, the development is providing pedestrian pathways from all building entrances to all public streets and adjacent commercial uses in order to provide a pedestrian friendly environment.</p>			

***STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS / EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposal would allow a retrofit of an existing commercial building to house two commercial businesses on an existing site in a manner that is consistent with the character and scale of surrounding developments along the corridor. The site is situated on an intersection of two arterial streets due to the design of the development and location, the proposed development is compatible with the context of the area.

***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The development provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The development will provide an appropriate transition from the commercially zoned land to the south and west, which is adjacent to residential.

#### Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6 below.

[Complete Streets Guidelines](#): See Background Item No. 7 below.

[Reimagine Phoenix](#): See Background Item No. 8 below.

#### Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Bank	C-O PCD
<b>North (across Thunderbird Road)</b>	Vacant commercial building and commercial shopping center	C-1
<b>South</b>	Bicycle store, salon, restaurant, and eyeglass repair.	C-1 PCD
<b>East (across Tatum Boulevard)</b>	Shipping and printing center, restaurant and commercial retail	C-1
<b>West</b>	Insurance office and commercial retail	C-1 PCD

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions in the Site Plan Provided</u></b>
<i>Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Thunderbird Road: 66 feet (Met); Tatum Boulevard: 66 feet (Met)
West	Minimum 0 feet	13 feet (Met)
South	Minimum 0 feet	42 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Thunderbird Road: Average 25 feet (not met) *; Tatum Boulevard: Average 25 feet (not met) *
West	Minimum 0 feet	Not shown
South	Minimum 0 feet	Not shown
Lot Coverage	Not to exceed 50%	16.6%
Building Height	2 stories, 30 feet	1 story, 19.6 feet (Met)
Parking	Office/Retail: Minimum 1 space/300 square feet = 37 spaces	31 provided (Not met) *

\* Variance must be obtained to reduce the required standard.

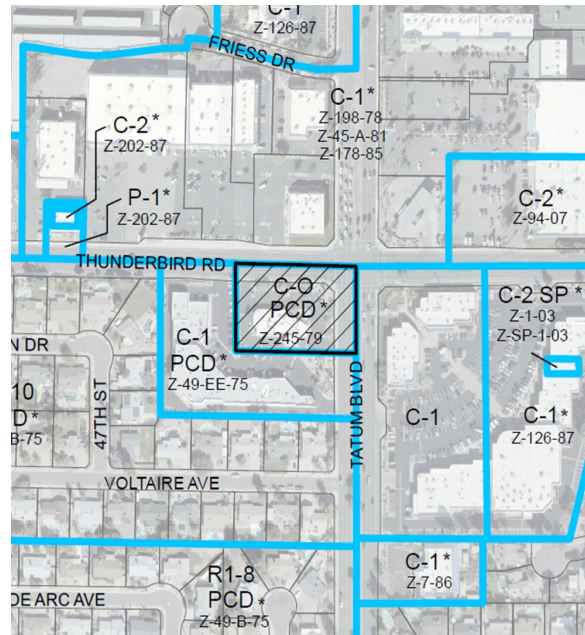
**Background/Issues/Analysis**

**SUBJECT SITE**

1. The request is to rezone approximately 1.40 acres at the southwest corner of Tatum Boulevard and Thunderbird Road from C-O PCD (Commercial Office, Planned Community District) to C-2 PCD (Intermediate Commercial, Planned Community District) for a coffee shop and bank. The site is currently developed with a bank with a double drive thru. The existing bank is reducing its tenant space within the existing structure, allowing for an additional use to occupy the space. The double drive thru lane will be reduced to a single drive thru lane for the proposed coffee shop use.

### SURROUNDING LAND USES AND ZONING

2. The graphic to the right illustrates the pattern of surrounding land uses and zoning entitlements. To the north, east, south and west are C-1 and C-1 PCD zoned shopping centers.



Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Commercial. The proposed use is consistent with the designation.

The Commercial designation also applies to all adjacent land.

The land further to the south and west of the subject site is designated Residential 3.5 to 5 dwelling units per acre.



Source: Planning and Development Department

### PROPOSAL

4. **Site Plan**

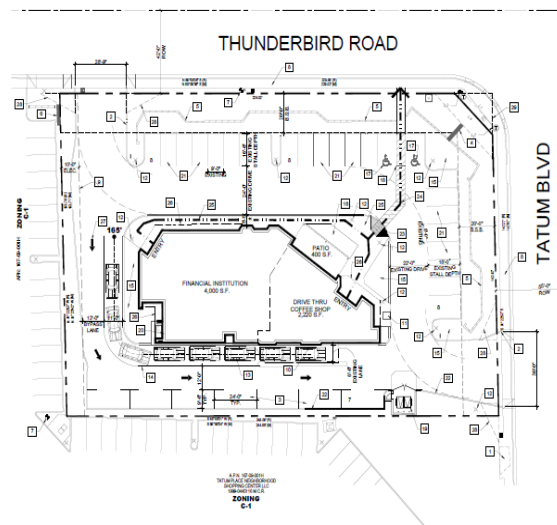
The applicant is proposing a drive thru coffee shop in a portion of an existing building currently occupied by a bank at the southwest corner of Tatum

Boulevard and Thunderbird Road. Approximately the east third of the existing building is proposed for a coffee shop, which requires a commercial zoning designation to operate. The existing bank tenant will continue to occupy the remainder of the space. The following analysis pertains to the site plan for the proposed coffee shop and existing bank. The recommended stipulations will apply to the full rezoning area. These are addressed in Stipulation No. 1.

#### Development Site Plan

The site plan depicts the following:

- A commercial building of approximately 6,220 square feet under roof.
- Two points of vehicular ingress / egress from Tatum Boulevard and Thunderbird Road respectively.
- The preservation of one bank drive thru lane to accommodate the coffee shop.

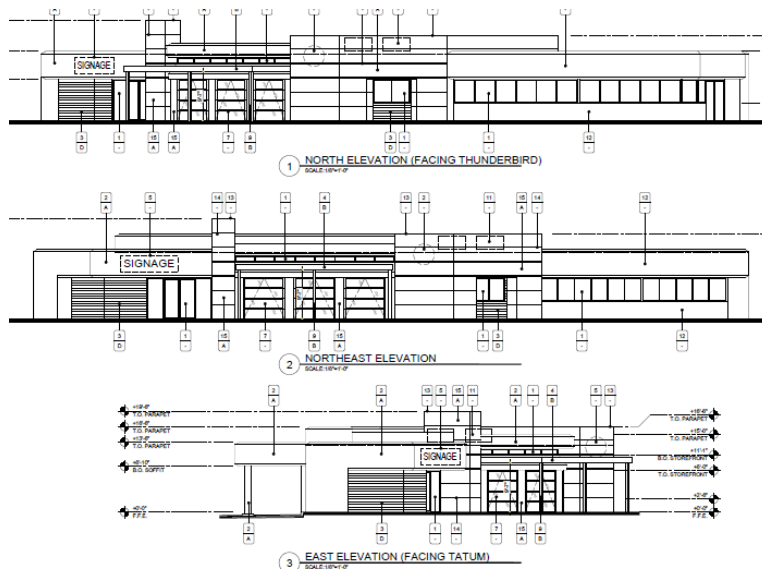


Staff is recommending that the site will be in general conformance with the proposed site plan to ensure the site configuration is maintained. This is addressed in Stipulation No. 1.

Source: Vertical Design Studios.

### 5. Elevations

The development proposal included elevations for the existing bank and proposed coffee shop. The elevations contain variations in materials, colors, and textures. Staff is recommending general conformance to the elevations date stamped October 11, 2019. This is addressed in Stipulation No. 1.



*Source: Vertical Design Studios*

## STUDIES AND POLICIES

### 6. [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 frontages should include trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

Staff is recommending several stipulations regarding tree plantings and shaded pedestrian pathways for increased thermal comfort.

- All private pedestrian pathways shall be shaded to a minimum of 50 percent by shade trees at plant maturity (Stipulation No. 2).
- Streetscape landscaping shall be installed to maximize shade and maintained in accordance with the C-2 standards for planting type, size and quantity. This is an existing site; therefore, the sidewalks are not detached. However, staff is recommending the goals set forth in the Tree and Shade Master Plan be achieved by maximizing shade on one side of the sidewalk. (Stipulation No. 3).

### 7. [Complete Streets Guidelines](#)

In 2014, 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.

In addition to the shaded sidewalks (Stipulation Nos. 2 and 3), staff is recommending a stipulation to require two inverted-U bicycle racks near building entries to support bicycle use. (Stipulation No. 4)

### 8. [Reimagine Phoenix](#)

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

## COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

## INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department requested the developer provide a pedestrian connection to the bus stop on Tatum Boulevard per the Complete Streets checklist. This is addressed in Stipulation No. 5.

The Street Transportation Department also requested that the driveway to Thunderbird Road shall be restricted to right-in/right-out only and the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals This is addressed in Stipulation No. 6 and 7.

The Pedestrian Safety Coordinator requested the developer provide traffic calming measures at all vehicular points of ingress/egress for vehicles departing the development, provide pathways to public streets and where pathways cross drive aisles and parking area crossing, pathways shall be constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces. These are addressed in Stipulation Nos. 2 and 7.

11. The City of Phoenix Floodplain Management Division of the Public Works Department has determined that this parcel is not in a special flood hazard area (SFHA), but located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
12. The Public Transit Department has determined that the developer shall dedicate right-of-way and construct one bus stop pad along southbound Tatum Boulevard south of Thunderbird Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. This is addressed in Stipulation No. 9.
13. The Fire Prevention division of the Fire Department does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
14. The Water Services Department indicated that no zoning stipulations are required; however, commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

#### 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 No. 12.
16. 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 development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Tree and Shade Master Plan and the Complete Streets Policy.
2. The development is appropriate at this location due to its compatibility with the surrounding land uses.
3. The proposed development will improve and enhance an existing site, which will contribute to enhancing the area.

#### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped October 11, 2019 as modified by the following stipulations and, as approved by the Planning and Development Department.
2. The developer shall provide accessible pedestrian pathways as described below and as approved by the Planning and Development Department:
  - a. Pathways shall connect the front entrances of the building.
  - b. Pathways shall be provided to the public streets, as well as adjacent commercial uses.
  - c. Exclusive of drive aisles and parking area crossings, pathways shall be shaded to a minimum 50 percent by shade trees at plant maturity. For pathways adjacent to buildings, architectural shade may comprise a maximum of 50 percent.
  - d. Where pathways cross drive aisles and parking areas, the pathway shall be constructed of decorative pavement that visually contrasts with the adjacent



parking and drive aisle surfaces.

3. Streetscape landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size and quantity and to maximize shade along sidewalks, as approved by the Planning and Development Department. Existing healthy landscape material onsite may be utilized to meet the landscape requirement.
4. A minimum of two inverted-U bicycle racks shall be provided near all building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. The developer shall provide a pedestrian connection to the bus stop on Tatum Boulevard, as approved by the Planning and Development Department.
6. The driveway to Thunderbird Road shall be restricted to right-in/right-out only, as approved by the Planning and Development Department.
7. The developer shall provide traffic calming measures at all vehicular points of ingress/ egress for vehicles departing the development, as approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development 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.
9. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Tatum Boulevard, south of Thunderbird Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Tatum Boulevard and Thunderbird Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
10. 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.

Staff Report: Z-49-Z-75-3

December 23, 2019

Page 10 of 10

**Writer**

David Simmons

December 23, 2019

**Team Leader**

Samantha Keating

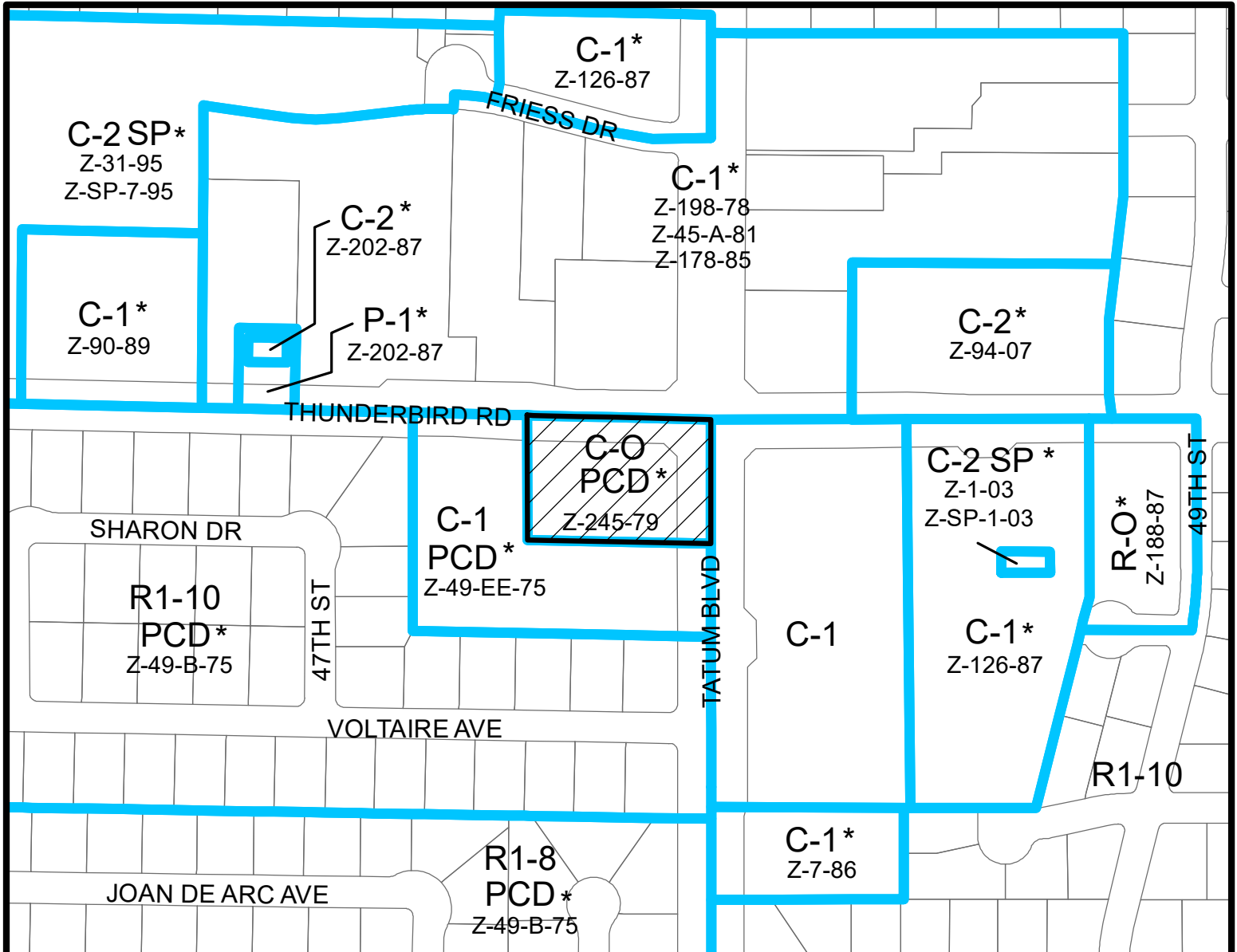
**Exhibits**

Zoning Sketch Map

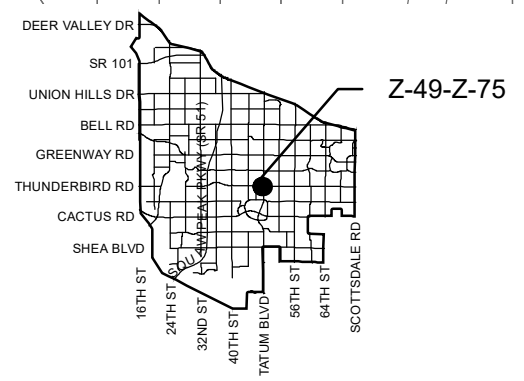
Aerial Sketch Map

Site Plan date stamped October 11, 2019

Conceptual Elevations date stamped October 11, 2019

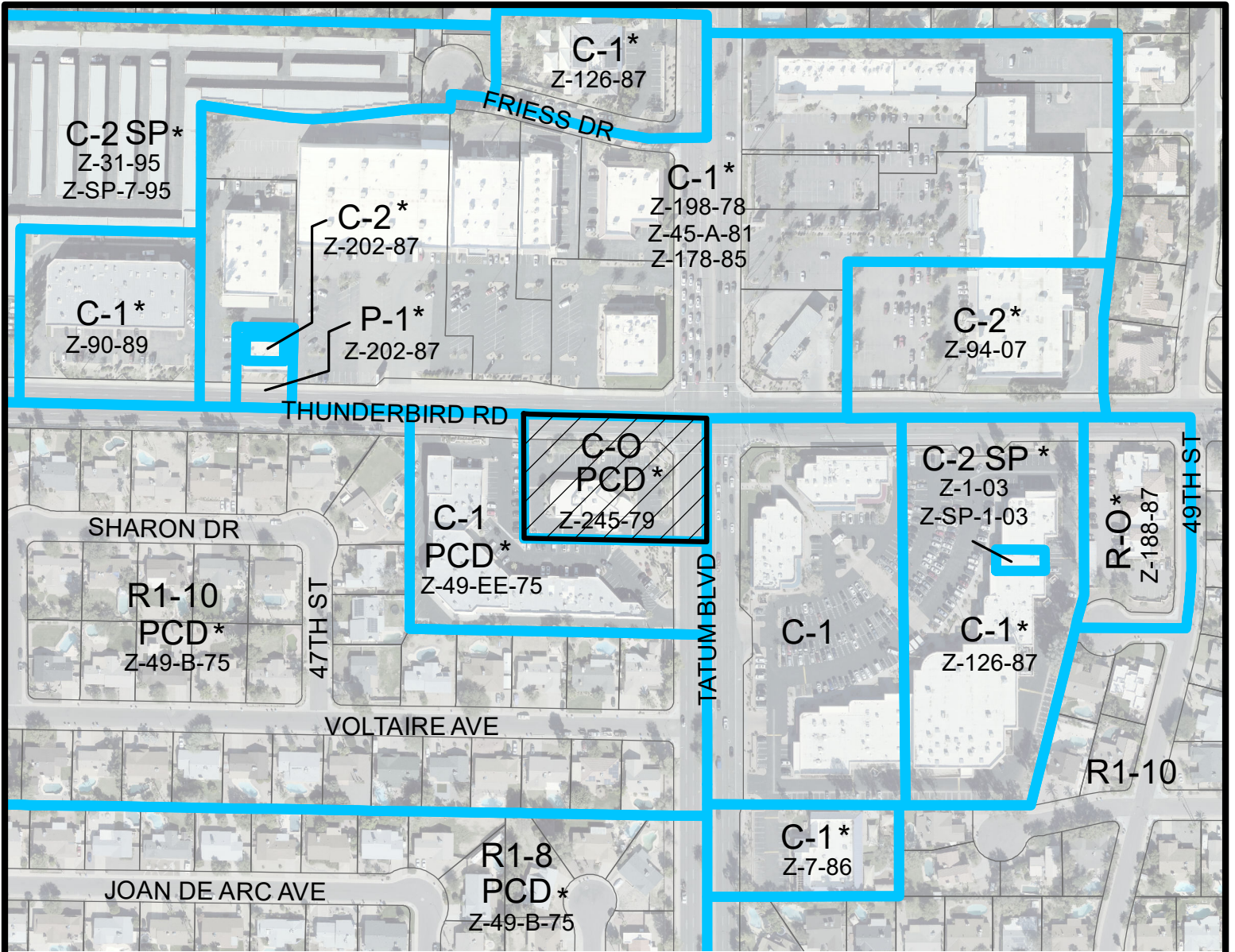


**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Simon CRE Abbie LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-49-Z-75		<b>FROM:</b> C-O PCD ( 1.40 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.40 Acres</b>		<b>TO:</b> C-2 PCD ( 1.40 a.c.)	
<small>DATE:</small> 10/29/2019 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 32-38		<small>ZONING MAP</small> L-11	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
C-O PCD		N/A	
C-2 PCD		24	

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



Miles

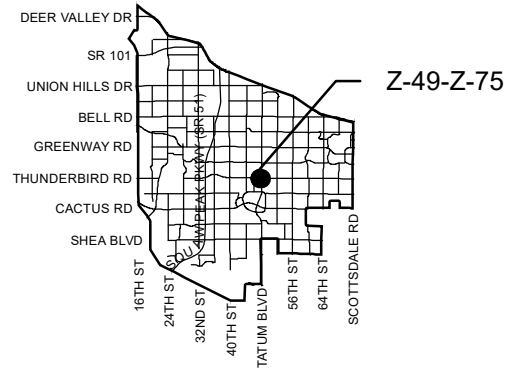
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**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 3



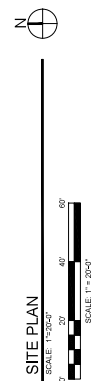
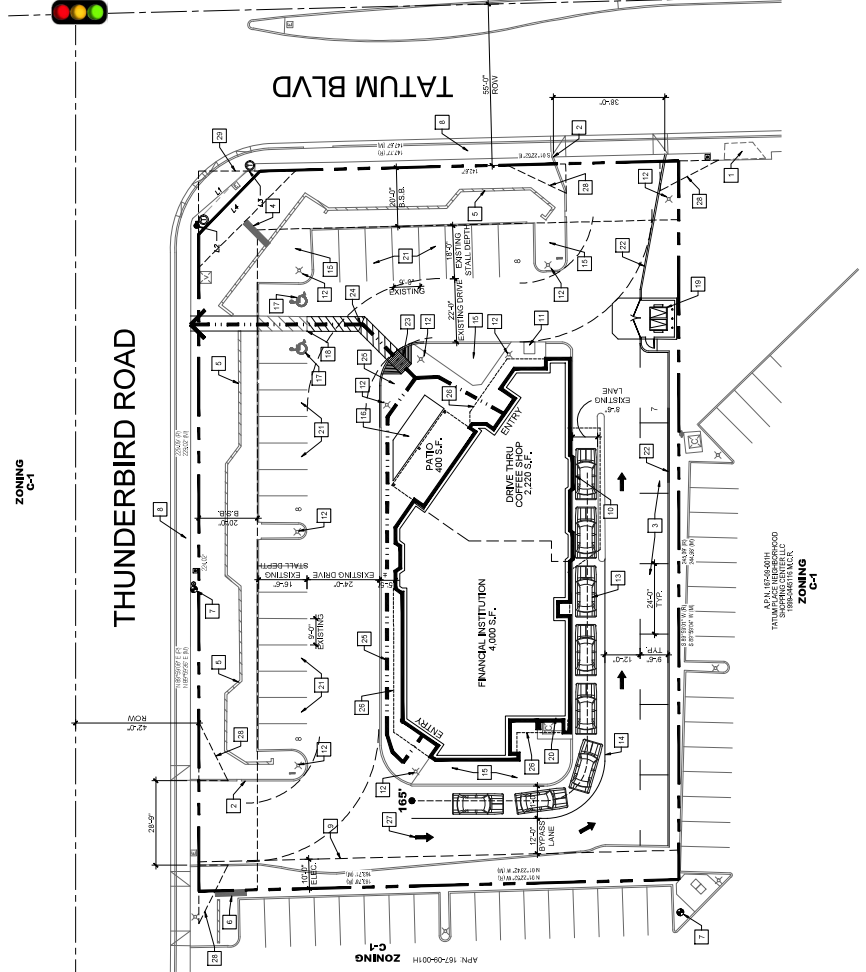
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.40 Acres</b>		<small>DATE:</small> 10/29/2019 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 32-38</b>		<small>ZONING MAP</small> <b>L-11</b>	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
C-O PCD		N/A	
C-2 PCD		24	
<b>TO:</b> C-2 PCD ( 1.40 a.c.)			

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

LINE	TYPE	LENGTH
L1	S	22.80'
L2	S	45.51' ±
L3	N	89.29' ±
L4	S	97.22' ±
L5	E	5.00'
L6	E	5.00'
L7	E	5.00'
L8	E	5.00'
L9	E	5.00'
L10	E	5.00'
L11	E	5.00'
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L15	E	5.00'
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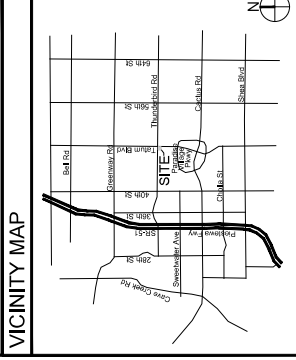
**SITE PLAN**  
 13648 North Tatum Boulevard  
 Phoenix, AZ  
 10.08.2019  
 PROJECT 19072



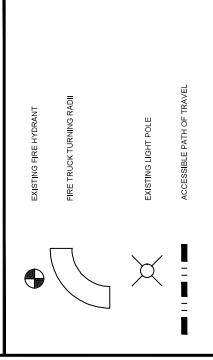
**GENERAL SITE PLAN NOTES**

1. THE LOCATION AND USE OF THIS SITE WILL COMPLY TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNLESS OTHERWISE SPECIFIED.
3. ALL EXISTING UTILITIES WILL BE MAINTAINED UNLESS OTHERWISE SPECIFIED.
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**VICINITY MAP**



**LEGEND**



**PROJECT TEAM**

**ARCHITECT**  
 VERTICAL DESIGN STUDIOS, LLC  
 6900 EAST TATUM STREET  
 PHOENIX, AZ 85041  
 PHONE: 602.395.1000  
 EMAIL: info@verticaldesignstudios.com  
 CONTACT: Justin Kishner

**OWNER**  
 SIMON CRE ARMBE LLC  
 6900 EAST TATUM STREET  
 PHOENIX, AZ 85041  
 PHONE: 602.395.1000  
 EMAIL: jk@simoncre.com  
 CONTACT: Peter Kishner

**PROJECT DESCRIPTION**

THIS PROJECT IS A PORTION OF AN EXISTING WASHINGTON FEDERAL BANK BUILDING AT THE INTERSECTION OF TATUM BLVD AND THUNDERBIRD RD. THE DRIVE THRU AND DRIVE THRU COFFEE SHOP ARE BEING RELOCATED.

**SITE DATA**

PARCEL NUMBER(S): 19-09-001G  
 39,877 S.F. ± (0.91 ACRES)  
 ZONING: C-1  
 COORDINATES: 6,220 (PROPOSED)  
 BUILDING LOT COVERAGE (ACTUAL): 16.6%  
 BUILDING LOT COVERAGE (ALLOWABLE): 19.4% (PROPOSED 25% ALLOWABLE)  
 BUILDING HEIGHT: 29'-0"  
 FRONT YARD SETBACK (REQUIRED): 29'-0" (NORTH)  
 FRONT YARD SETBACK (ACTUAL): 29'-0" (EAST)  
 SIDE YARD SETBACK (REQUIRED): 15'-0" (SOUTH)  
 SIDE YARD SETBACK (ACTUAL): 15'-0" (WEST)  
 SIDE YARD SETBACK (ACTUAL): 15'-0" (SOUTH)  
 LANDSCAPE SETBACK AT STREET: 29'-0" (AVERAGE 29'-0" MIN.)  
 LANDSCAPE SETBACK AT INTERIOR: 10'-0" MIN. (AT C-1)  
 PARKING REQUIRED: 100 SPACES  
 RESTAURANT: 1 SPACE FOR 50 S.F.  
 EXCLUSIVE OF KITCHEN, REST ROOMS,  
 1 SPACE PER 100 S.F. OF OUTDOOR  
 SEATING (OFFICE: 1 SPACE PER 50 S.F.)  
 PARKING PROVIDED: 100 SPACES  
 TOTAL PROVIDED: 100 SPACES  
 (SEE PARKING DETAIL SHEET)

**SITE KEY NOTES**

1. EXISTING BUS STOP
2. EXISTING SIDEWALK
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36. EXISTING SIDEWALK
37. EXISTING SIDEWALK
38. EXISTING SIDEWALK
39. EXISTING SIDEWALK
40. EXISTING SIDEWALK

**APPROVAL STAMPS**

**CITY OF PHOENIX**  
 OCT 11 2019  
 Planning & Development  
 Department

PROJECT # 19-09-001G  
 SHEET # 1  
 APP. 19-09-001G

**VERTICAL**  
 Architecture - Planning - Interior Design  
 6850 E. Cotton Center Boulevard Phoenix, AZ 85040  
 602.395.1000 www.verticaldesignstudios.com

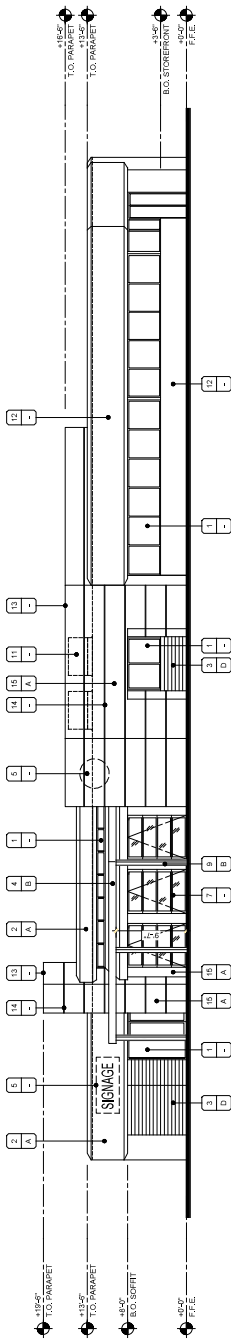
# MATERIAL/COLOR SCHEDULE

## MATERIALS

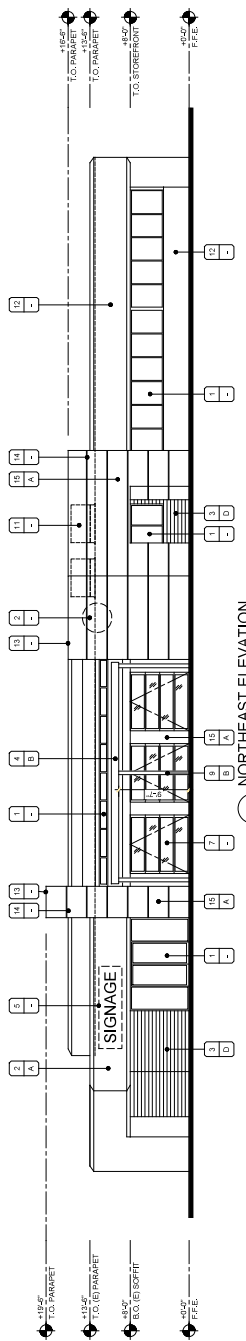
1. EXISTING STUCCO FINISH TO REMAIN
2. EXISTING STUCCO FINISH TO BE PATCHED AND PAINTED
3. STEEL STRUCTURE PAINT CANOPY ON BAY AREA
4. ALUMINUM GLASS ROLLOUP SECTIONAL OVERHEAD DOOR W/ INSULATED GLAZING
5. ALUMINUM GLASS ROLLOUP SECTIONAL OVERHEAD DOOR W/ INSULATED GLAZING
6. ALUMINUM GLASS ROLLOUP SECTIONAL OVERHEAD DOOR W/ INSULATED GLAZING
7. ALUMINUM GLASS ROLLOUP SECTIONAL OVERHEAD DOOR W/ INSULATED GLAZING
8. PREFINISHED METAL PARAPET CAP FLASHING
9. PREFINISHED METAL PARAPET CAP FLASHING
10. EXISTING DRIVE THRU WINDOW TO REMAIN
11. EXISTING DRIVE THRU WINDOW TO REMAIN
12. ADVISANT TEMA EXTERIOR TO REMAIN
13. PREFINISHED METAL PARAPET CAP FLASHING
14. STUCCO FINISH
15. STUCCO FINISH

## COLORS

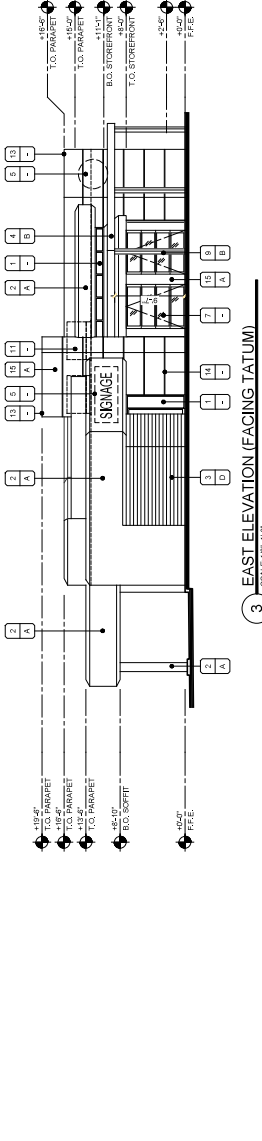
- B. COLORADO STONE  
 C. BARNWOOD STONE - OLD FRONTIER  
 D. DEWAR WHITE PCKET FENCE  
 E. DEWAR RED CONTRAST
- Material:  
 A. CLEAR COAT FINISH  
 B. BLACK ANODIZED
- Finish:  
 C. CLEAR COAT FINISH  
 D. BLACK ANODIZED



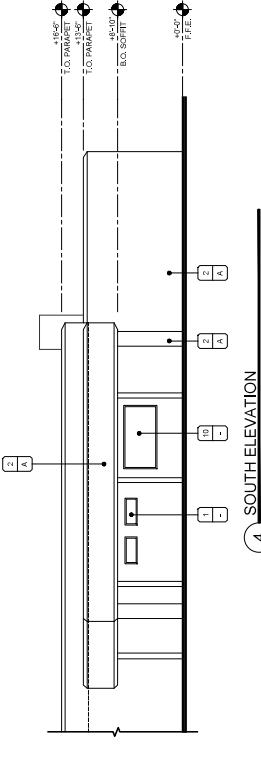
1 NORTH ELEVATION (FACING THUNDERBIRD)  
 SCALE 1/8"=1'-0"



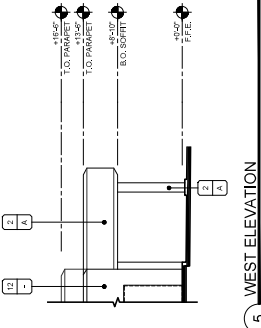
2 NORTHEAST ELEVATION  
 SCALE 1/8"=1'-0"



3 EAST ELEVATION (FACING TATUM)  
 SCALE 1/8"=1'-0"



4 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"



5 WEST ELEVATION  
 SCALE 1/8"=1'-0"

# APPROVAL STAMPS

**CITY OF PHOENIX**  
 OCT 1, 2019  
 Planning & Development  
 Department

1000 P  
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 APR 19-09-0010



# CONCEPTUAL ELEVATIONS

13648 North Tatum Boulevard  
 Phoenix, AZ  
 10.08.2019  
 PROJECT 19072

