



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: June 27, 2024

Subject: P.H.O. APPLICATION NO. PHO-1-24--Z-56-16-3 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **August 21, 2024**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **July 3, 2024**.

DISTRIBUTION

Mayor's Office (Tony Montola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Michael Pierce)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Chase Hales, North Mountain Village)
Village Planning Committee Chair (Stephanie Fogelson, North Mountain Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-24—Z-56-16-3

Council District: 3

Request For: Stipulation Modification

Reason for Request: Request to delete Stipulation 1 regarding minimum landscape setback along the east property line.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Mike Zipprich- PHNXLAND LLC	Owner	7144 East Stetson Drive # 350, Scottsdale, AZ 85251	602-882-7451		mzipprich@enrpi.com
Sean Hamill- United Engineering Group	Representative	3205 West Ray Road Suite 1, Chandler, AZ 85226			shamill@unitedeng.com
Sean Hamill- United Engineering Group	Applicant	3205 West Ray Road Suite 1, Chandler, AZ 85226			shamill@unitedeng.com

Property Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road

Acreage: 0.6

Geographic Information

Zoning Map	APN	Quarter Section
K7	159-04-004	Q30-25
Village:		
North Mountain		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	06/18/24	PHO (1-2 stipulations)



Planning Hearing Officer Request

Project: 19th Cove – Kiva # 23-1178
RE: Zoning Case: Z-56-16
Date: 5/28/2024

Please accept this request to for the deletion of Stipulation #1 within the approved Z-56-16 zoning case and subsequent Ordinance G-6244

United Engineering Group and land owners have completed three (3) pre-application meetings with the City of Phoenix to entitle and develop a 3.5-acre property located at the south east corner of 19th Ave and Cactus Road. The property is currently zoned C-2 and R-3 and we intend to develop 26 “Mini Homes” on a rental basis. As part of the pre-application process, it was disclosed to us on our third meeting, that there is a stipulation from a previous zoning case that calls out for a 40-foot landscape setback along the eastern property boundary of APN: 159-04-004. The stipulation reads:

~~1. A minimum 40-foot landscape setback shall be required along the easts property line and shall mimic natural desert landscape, as approved by the Planning and Development Departments.~~

Rational: This stipulation has been removed as a buffer has already been provide with the hillside / slope analysis limits.

It is our request to have this stipulation deleted. As you can see on the included site plan, we incorporated a large area of undeveloped hillside into the planning area creating the same buffer and the stipulation intends. The original zoning case included multiple APN's, however this parcel has since been broken off and is being developed separately from the commercial development, thus putting undue burden on this site.

Sincerely,
Sean Hamill
UNITED ENGINEERING GROUP



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

January 23, 2017

Wendy Riddell
Berry Riddell LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Dear Applicant:

RE: Z-56-16-3 – Approximately 320 feet east of the southeast corner of 19th Avenue
and Cactus Road

Please be advised that the Phoenix City Council, in accordance with the provisions of
Section 601 of the Zoning Ordinance, as amended, has on December 7, 2016,
approved Zoning Ordinance # G-6244.

Development and use of the site is subject to compliance with all applicable codes and
ordinances.

Sincerely,

Sandra Hoffman
Deputy Director

Attachment: Signed Ordinance

c: Lorraine Joan Randle Living Trust, 6130 W. Irma Ln., Glendale, AZ 85308
Todd Kimling, 736 Cherry Street, Chattanooga, TN 37402
File
Tricia Gomes, PDD – Planning-Principal Planner (Electronically)
Teresa Hillner, PDD–Planning–Planner III (Electronically)
Lilia Olivarez, PDD–Planning–PC Secretary (Electronically)
Hannah Oliver, PDD–Planning–Village Planner (Electronically)
David Miller, PDD–GIS (Electronically)
Randy Weaver, PDD–Development (Electronically)
Penny Parrella, City Council (Electronically)

ORDINANCE G-6244

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-56-16-3) FROM R-3 (MULTIFAMILY RESIDENCE ZONING DISTRICT), TO C-2 (INTERMEDIATE COMMERCIAL).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 0.60 acre property located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road in a portion of Section 19, Township 3 North, Range 3 East, as described more specifically in Attachment "A," is hereby changed from "R-3" (Multifamily Residence District), to "C-2" (Intermediate Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

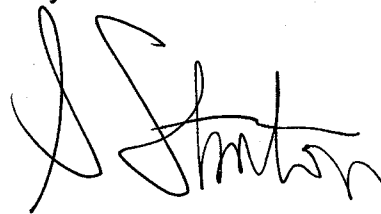
violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

- Del **1.** A minimum 40-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Department.
2. The applicant shall submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
3. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. 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.

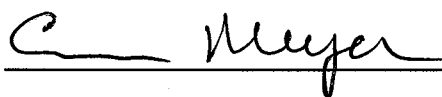
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of December, 2016.



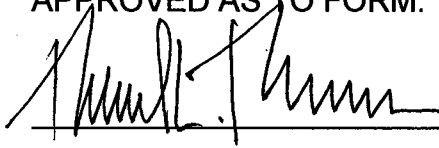
MAYOR

ATTEST:

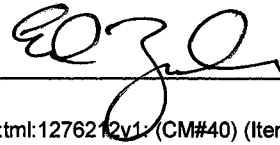
 City Clerk



APPROVED AS TO FORM:


Acting City Attorney *pml*

REVIEWED BY:


City Manager

PL:tml:1276212v1 (CM#40) (Item #38) - 12/7/16

Attachments:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-56-16-3

THE WEST 690 FEET OF THE NORTH HALF (1/2) OF THE G.L.O. LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 280 FEET; AND

EXCEPT THE WEST 65 FEET THEREOF; AND

EXCEPT THAT PART OF SAID WEST 690 FEET, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 280 FEET OF SAID NORTH HALF OF LOT 1, WHICH IS 490 FEET EAST OF THE WEST LINE THEREOF;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE EAST LINE OF THE WEST 430 FEET OF SAID LOT 1 WITH THE SOUTH LINE OF THE NORTH 140 FEET THEREOF;

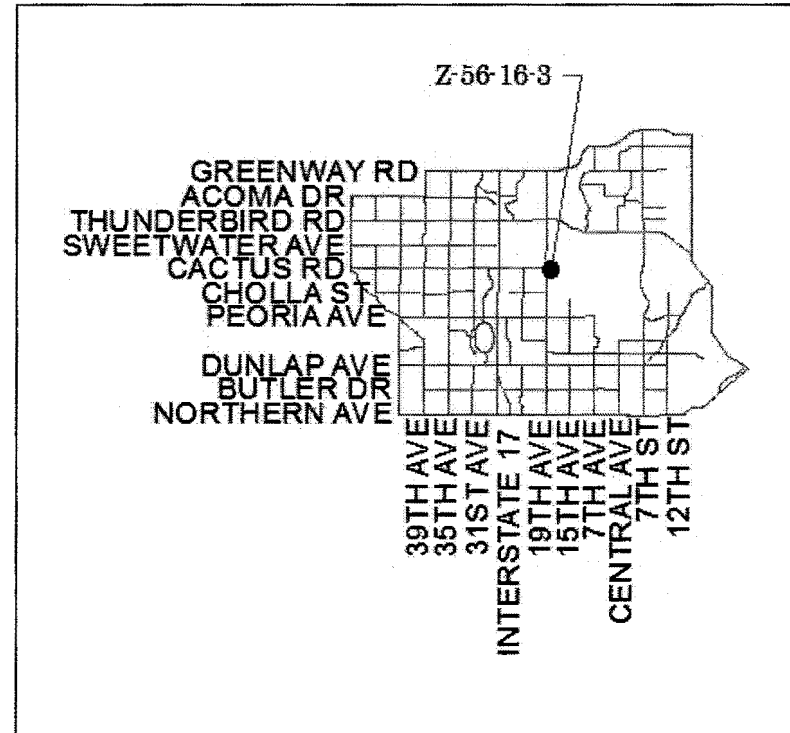
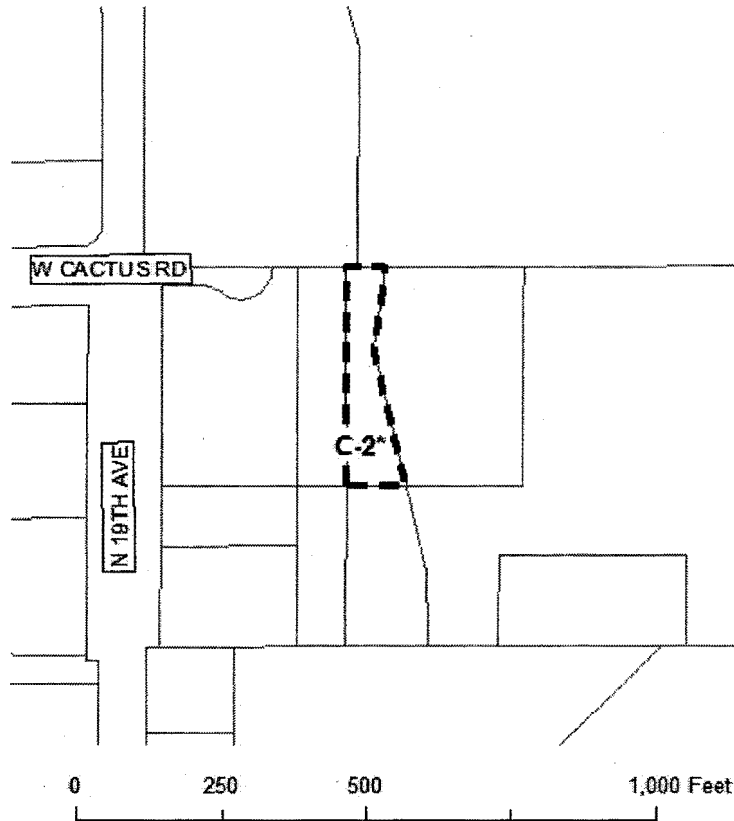
THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 450 FEET EAST OF THE NORTHWEST CORNER THEREOF AND THE TERMINUS OF SAID LINE.

ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-56-16-3
Zoning Overlay: N/A
Planning Village: North Mountain

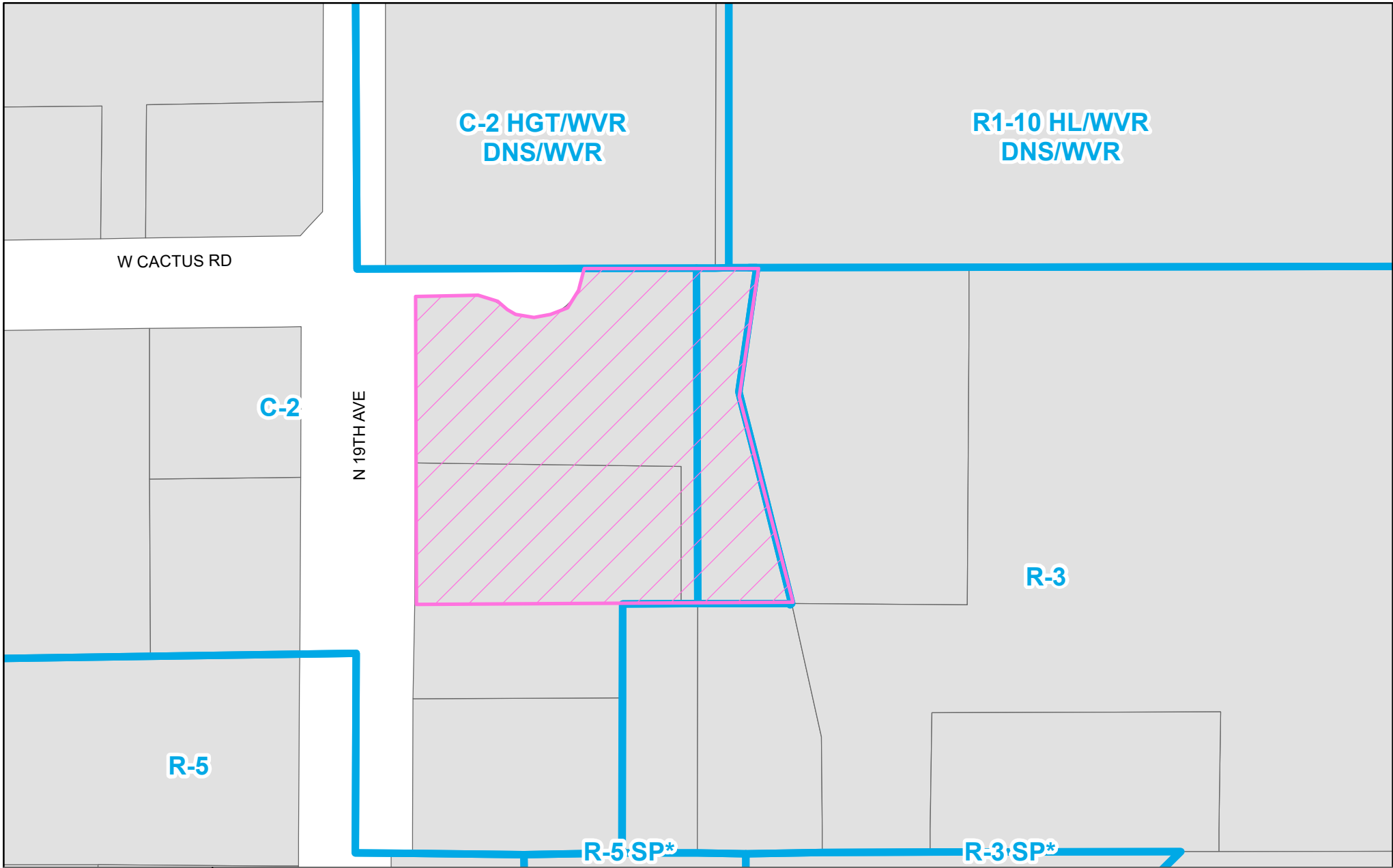


NOT TO SCALE



Drawn Date: 11/14/2016

R:\IS_Team\Core_Functions\Zoning\SuppMaps_Ord\Maps\2016 Ord\12_7_16\Z-56-16-3.mxd



PHO-1-24--Z-56-16-3

Property Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road

**C-2 HGT/WVR
DNS/WVR**

**R1-10 HL/WVR
DNS/WVR**

W CACTUS RD

**N 19TH AVE
C-2**

R-3

R-5

PROJECT NARRATIVE DESCRIPTION:

THE REZONE AND REDEVELOPMENT OF A 3.5019 ACRE PROPERTY CURRENTLY ZONED C-2/R-3 TO R-3 (TABLE B, OPTION C) AND CONSISTING OF 26 MINI HOMES.

LEGEND:

- EXISTING BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- SECTION LINE
- 10% AVERAGE SLOPE LINE
- S-O-S PROPOSED SEWER LINE & MANHOLE
- W-W PROPOSED DOMESTIC WATER LINE
- FL-FL PROPOSED FIRE LINE
- 30-30 PROPOSED FIRE HYDRANT
- EX. EASEMENT
- (1285) EX. MAJOR CONTOUR
- (1286) EX. MINOR CONTOUR
- SD-SD EX. STORM DRAIN LINE
- W-W EX. WATER LINE
- S-S EX. SANITARY SEWER LINE
- OHE EX. OVERHEAD ELECTRIC LINE
- EX. EDGE OF PAVEMENT
- EX. CATCH BASIN
- EX. WATER CHECK VALVE
- EX. DOWN GUY
- EX. DRY WELL
- EX. ELECTRIC JUNCTION BOX
- EX. FIRE HYDRANT
- EX. STORM DRAIN MANHOLE
- EX. SEWER MANHOLE
- EX. WATER METER
- EX. WATER VALVE
- EX. FIRE DEPARTMENT CONNECTION
- EX. LIGHT POLE
- EX. SIGN
- EX. TRAFFIC SIGNAL
- EX. TRAFFIC SIGNAL W/MAST
- EX. TRAFFIC SIGNAL JUNCTION BOX
- EX. UTILITY POLE
- P.A.W. PRIVATE ACCESSWAY
- BSL BUILDING SETBACK LIMITS
- LSL LANDSCAPE SETBACK LIMITS

NOTES:

- TRACT "A" IS A PROPOSED MINIMUM 29.16' PRIVATE ACCESSWAY, UTILITY, INGRESS/EGRESS, REFUSE COLLECTION, EMERGENCY VEHICLE, & PARKING EASEMENT.
- NET ACREAGE IS GROSS ACREAGE MINUS THE EXISTING 25' ROADWAY EASEMENT ALONG THE SOUTH PROPERTY LINE. SAID 25' ROADWAY EASEMENT IS TO BE ABANDONED.
- BUILDINGS REQUIRE NFPA 13D SPRINKLER SYSTEMS.

REQUIRED PARKING:

DWELLING UNIT, MULTI-FAMILY
 1.5 SPACES PER UNIT (25 x 1.5) = 38 PARKING SPACES
 (RESERVED ON INDIVIDUAL DRIVEWAY)
 + 0.5 SPACES PER UNIT (25 x 0.5) =
 13 GUEST PARKING SPACES PROVIDED WITH
 ONE BEING AN ACCESSIBLE PARKING SPACE

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOT ONE (1), OF CACTUS ROAD & 19TH AVENUE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1297 OF MAPS, PAGE 38.
 PARCEL NO. 2:
 THE EAST 85 FEET OF THE WEST 385 FEET OF THE NORTH HALF (N 1/2) OF G.L.O. LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 EXCEPT THE NORTH 380 FEET THEREOF.
 PARCEL NO. 3:
 THE NORTH ONE-HALF OF LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPTING THE WEST 300 FEET THEREOF, AND, ALSO DESCRIBED AS MARICOPA COUNTY AND, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19 BEING MARKED WITH A BRASS CAP IN A HAND HOLE;
 THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19, SAID LINE BEING THE BASIS OF BEARING, A DISTANCE OF 658.17 FEET;
 THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS EAST 384.96 FEET TO THE TRUE POINT OF BEGINNING BEING MARKED WITH A 1/4 INCH REBAR;
 THENCE NORTH 00 DEGREES 03 MINUTES 51 SECONDS EAST 280.16 FEET TO THE NORTHWEST CORNER OF THIS PARCEL BEING MARKED WITH A HEXAGONAL IRON BAR MARKED "A-TEAM L.S. 21765";
 THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 105.02 FEET TO THE NORTHEAST CORNER OF THIS PARCEL BEING MARKED WITH AN ALUMINUM CAP FLUSH WITH THE EARTH MARKED "95";
 THENCE SOUTH 13 DEGREES 06' MINUTES 10 SECONDS EAST 153.86 FEET TO AN ANGLE POINT OF THE EASTERLY PROPERTY LINE TO AN ALUMINUM CAP FLUSH WITH THE EARTH MARKED "CITY OF PHOENIX MOUNTAIN PRESERVE";
 THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 130.07 FEET TO THE SOUTHEAST CORNER OF THIS PARCEL BEING MARKED WITH AN ALUMINUM CAP FLUSH WITH THE EARTH;
 THENCE SOUTH 89 DEGREES 46 MINUTES 18 SECONDS WEST 140.12 FEET TO THE TRUE POINT OF BEGINNING.

**PRELIMINARY SITE PLAN
 FOR
 19TH COVE**

(12021 & 12115 N. 19th AVENUE)
 APN: 159-04-004, 159-04-002M, & 159-04-002Q

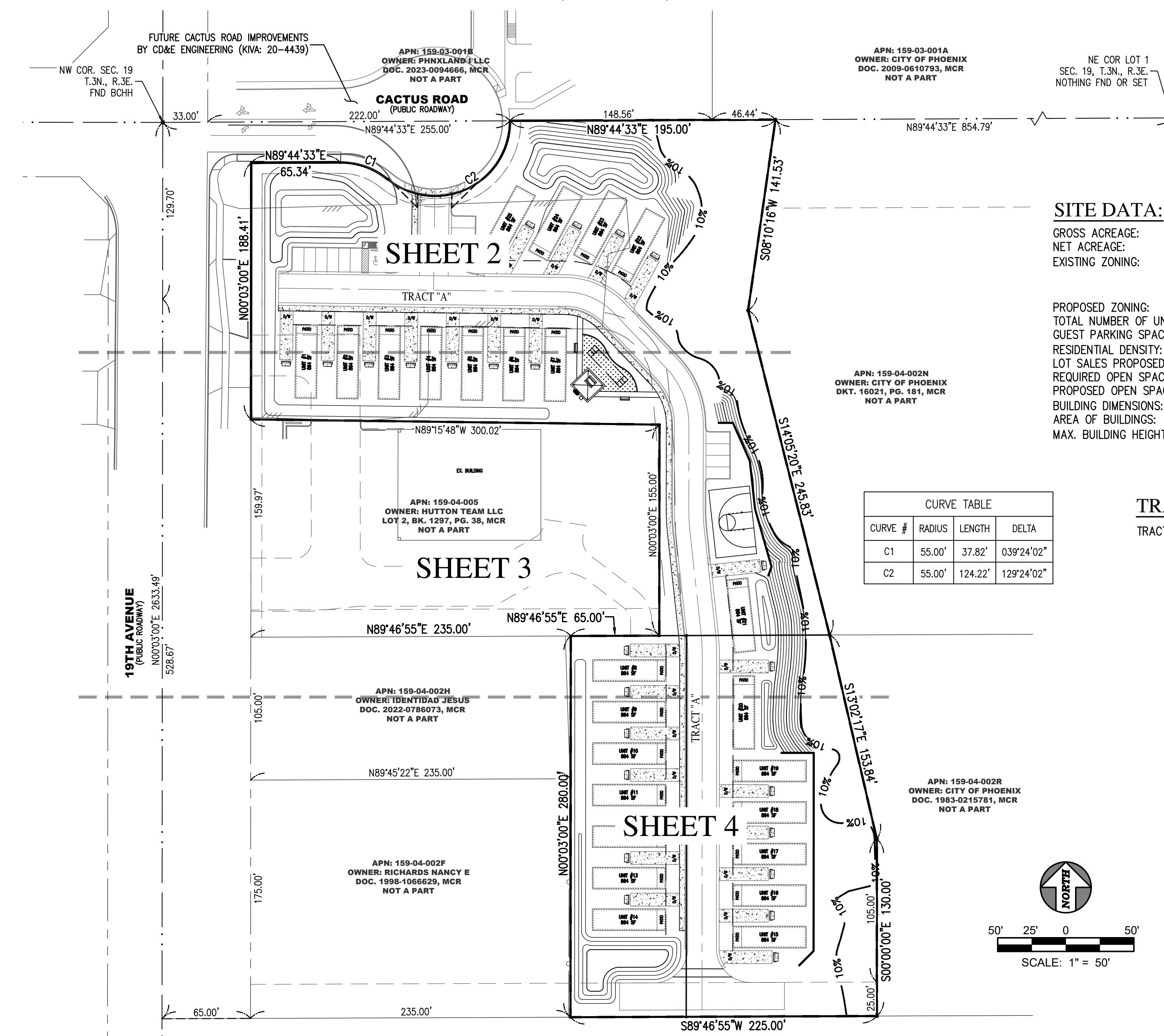
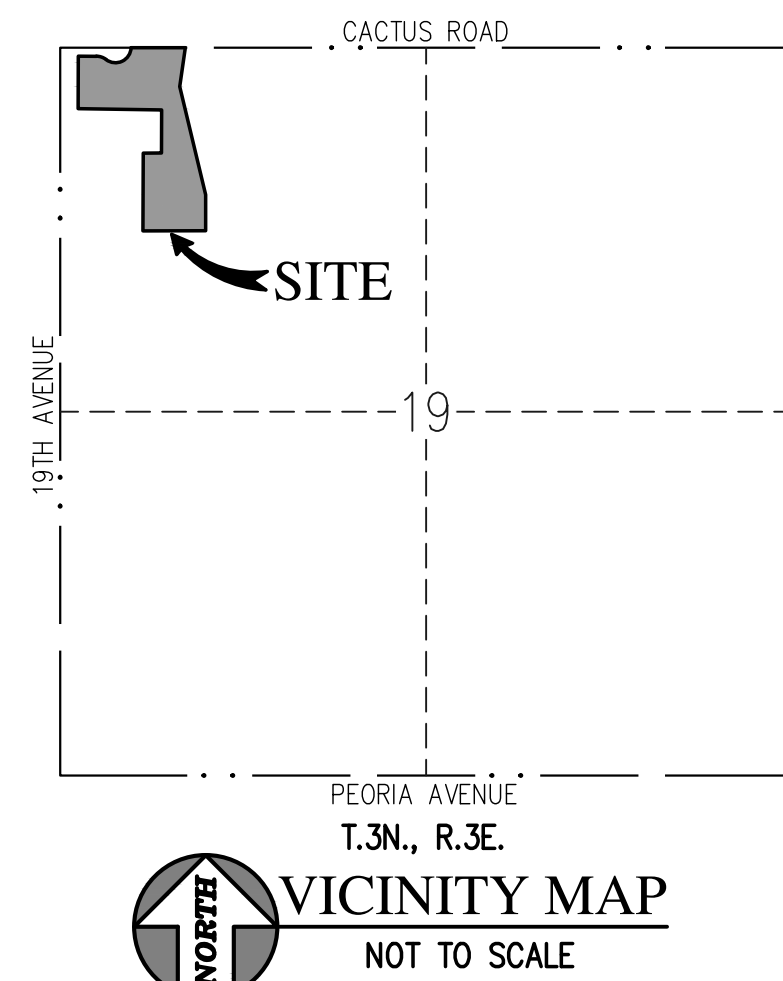
A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APPLICANT:

PHNXLAND, LLC
 7114 E. STETSON DRIVE, #350
 SCOTTSDALE, ARIZONA 85216
 PHONE: (480) 707-8422
 CONTACT: GARY JONES

ENGINEER:

UNITED ENGINEERING GROUP
 3205 WEST RAY ROAD, SUITE 1
 CHANDLER, ARIZONA 85226
 PHONE: (480) 705-5372
 FAX: (480) 705-5376
 CONTACT: CHRISTOPHER F. LENZ, P.E.
 EMAIL: clen@unitedeng.com



SITE DATA:

GROSS ACREAGE: 152,544 SF, 3.5019 ACRES
 NET ACREAGE: 146,919 SF, 3.3728 ACRES
 EXISTING ZONING: C-2 (APN: 159-04-004) & R-3 (APN: 159-04-002M & 159-04-002Q)
 PROPOSED ZONING: R-3 (TABLE B - OPTION C)
 TOTAL NUMBER OF UNITS: 25
 GUEST PARKING SPACES: 13
 RESIDENTIAL DENSITY: 7.42 DU/AC
 LOT SALES PROPOSED: YES ___ NO
 REQUIRED OPEN SPACE: 7,627.14 SF, 0.1751 ACRES
 PROPOSED OPEN SPACE: 87,111.29 SF, 1.9998 ACRES
 BUILDING DIMENSIONS: 47.5' x 16'
 AREA OF BUILDINGS: 19,760 SF
 MAX. BUILDING HEIGHT: 2 STORIES OR 30'

LOT COVERAGE:

MAXIMUM COVERAGE = 80,805 SF
 BUILDING FOOTPRINT = 864 SF
 NUMBER OF BUILDINGS = 25
 TOTAL BUILDING AREA = 21,600 SF
 PERCENT OF BUILDING COVERAGE = 14.7%

COMMON AREA:

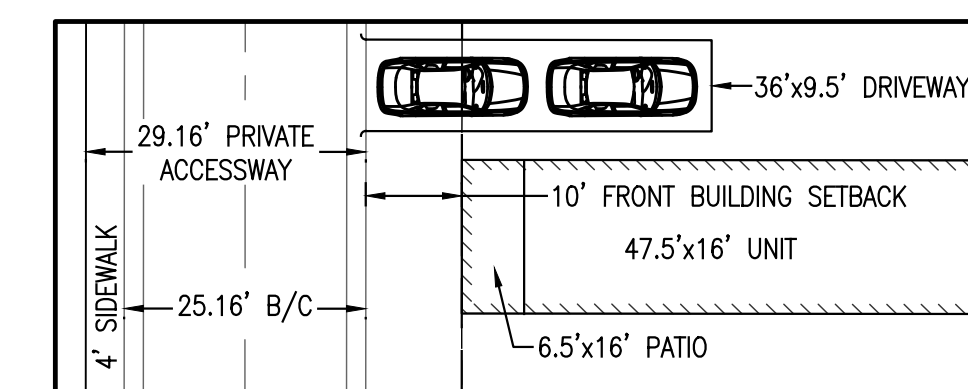
AREA REQUIRED = 7,627 SF
 AREA PROVIDED = 7,726 SF
 USAGE = RECREATION, PERGOLA/BBO GRILL/PICNIC TABLE AREA

PARKING LOT LANDSCAPE CALCULATION:
 PARKING AREAS = 2,061 SF
 5' LANDSCAPE BUFFERS AROUND PARKING AREAS PROVIDED = 1,258 SF

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	55.00'	37.82'	039°24'02"
C2	55.00'	124.22'	129°24'02"

TRACT USAGE:

TRACT A 0.6206 AC. PRIVATE ACCESSWAY, SEWER, WATER, REFUSE COLLECTION, DRAINAGE, EMERGENCY SERVICE VEHICLE AND PARKING EASEMENT



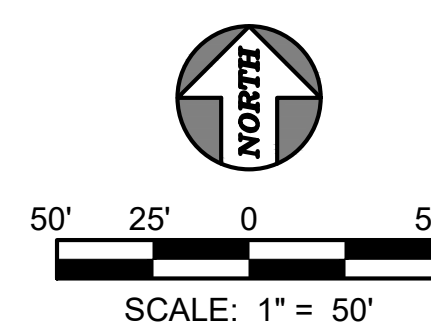
TYPICAL UNIT LAYOUT
 SCALE: 1"=20'

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

Christopher F. Lenz
 SIGNATURE OF COPYRIGHT OWNER

CHRISTOPHER F. LENZ, P.E.
 PRINTED NAME OF COPYRIGHT OWNER

3-5-2024
 DATE



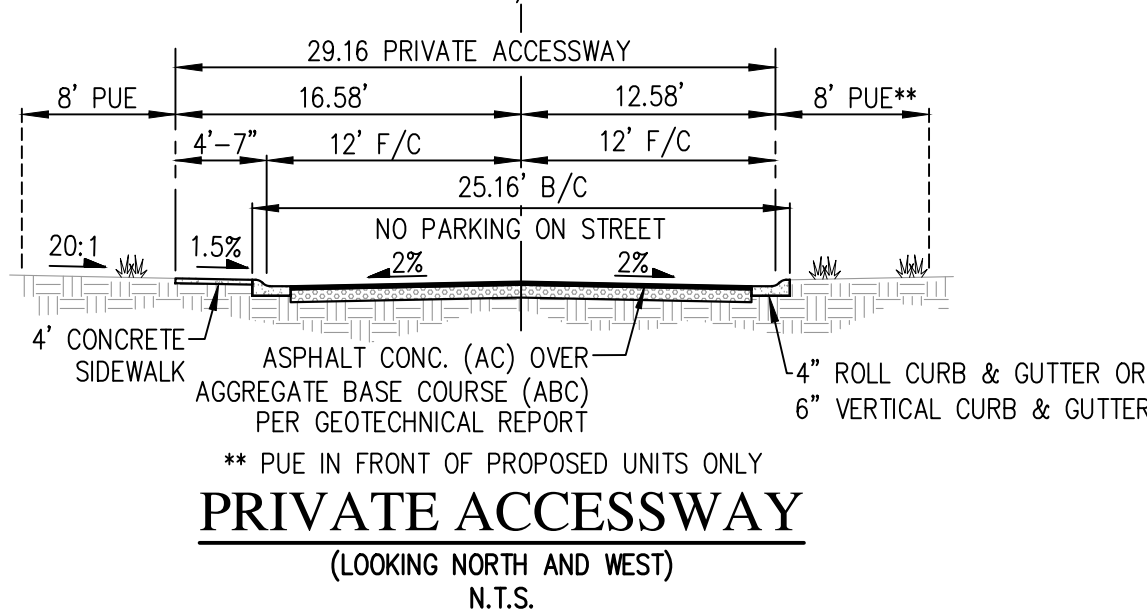
SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF ___ AND ___.

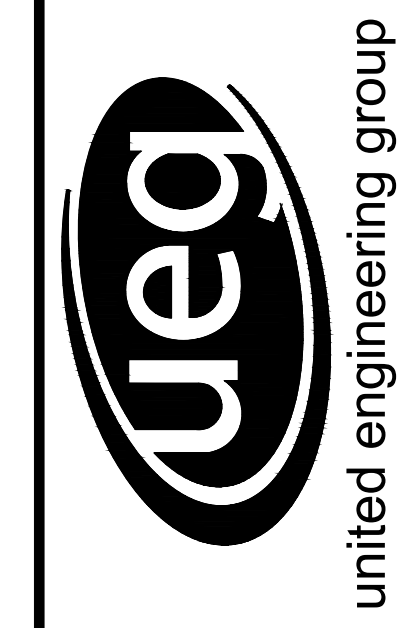
PROPOSED DRAINAGE:

THIS DEVELOPMENT WILL COMPLY WITH THE 100-YEAR, 2-HOUR REQUIREMENT, AS WELL AS THE DRAINAGE REQUIREMENTS FOR REDEVELOPMENT AREAS AND HILLSIDE AREAS.

HILLSIDE PRESERVATION#: H23026
 KIVA#: 23-1178
 SPAD#: 2303014
 PAPP#: 2304330
 SDEV#: 2300290
 L.S.L.O#: 2306026
 CITY Q.S.#: Q30-25
 CURRENT ZONING: C-2 / R-3
 REZONE CASE NUMBERS: Z-59-08, ZA-733-03



PRIVATE ACCESSWAY
 (LOOKING NORTH AND WEST)
 N.T.S.



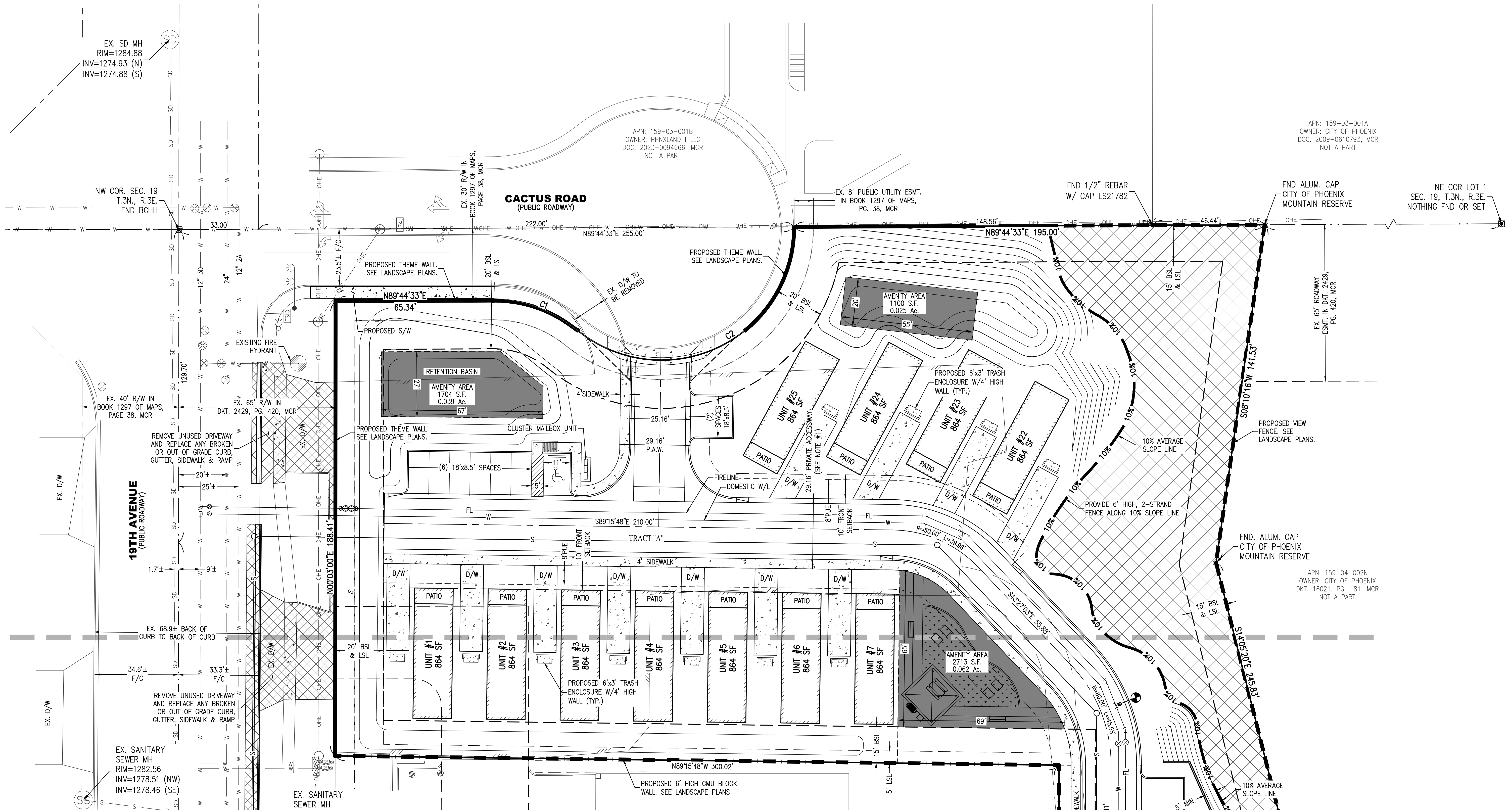
NO.	REVISIONS	DESCRIPTION	DATE

PRELIMINARY SITE PLAN
 19TH COVE
 PHOENIX, ARIZONA 85014

DESIGNED BY:	SRT
DRAWN BY:	SRT
CHECKED BY:	DMJ

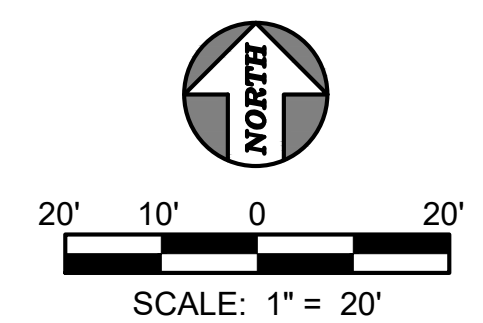


1
 SHEET 1 OF 4
 PROJECT NUMBER
 20429



MATCH SHEET 3

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	55.00'	37.82'	039°24'02"
C2	55.00'	124.22'	129°24'02"



APN: 159-03-001B
OWNER: PHXLAND I LLC
DOC. 2023-0094666, MCR
NOT A PART

APN: 159-03-001A
OWNER: CITY OF PHOENIX
DOC. 2009-0610793, MCR
NOT A PART

APN: 159-04-002N
OWNER: CITY OF PHOENIX
DKT. 16021, PG. 181, MCR
NOT A PART



NO.	REVISIONS	DESCRIPTION	DATE

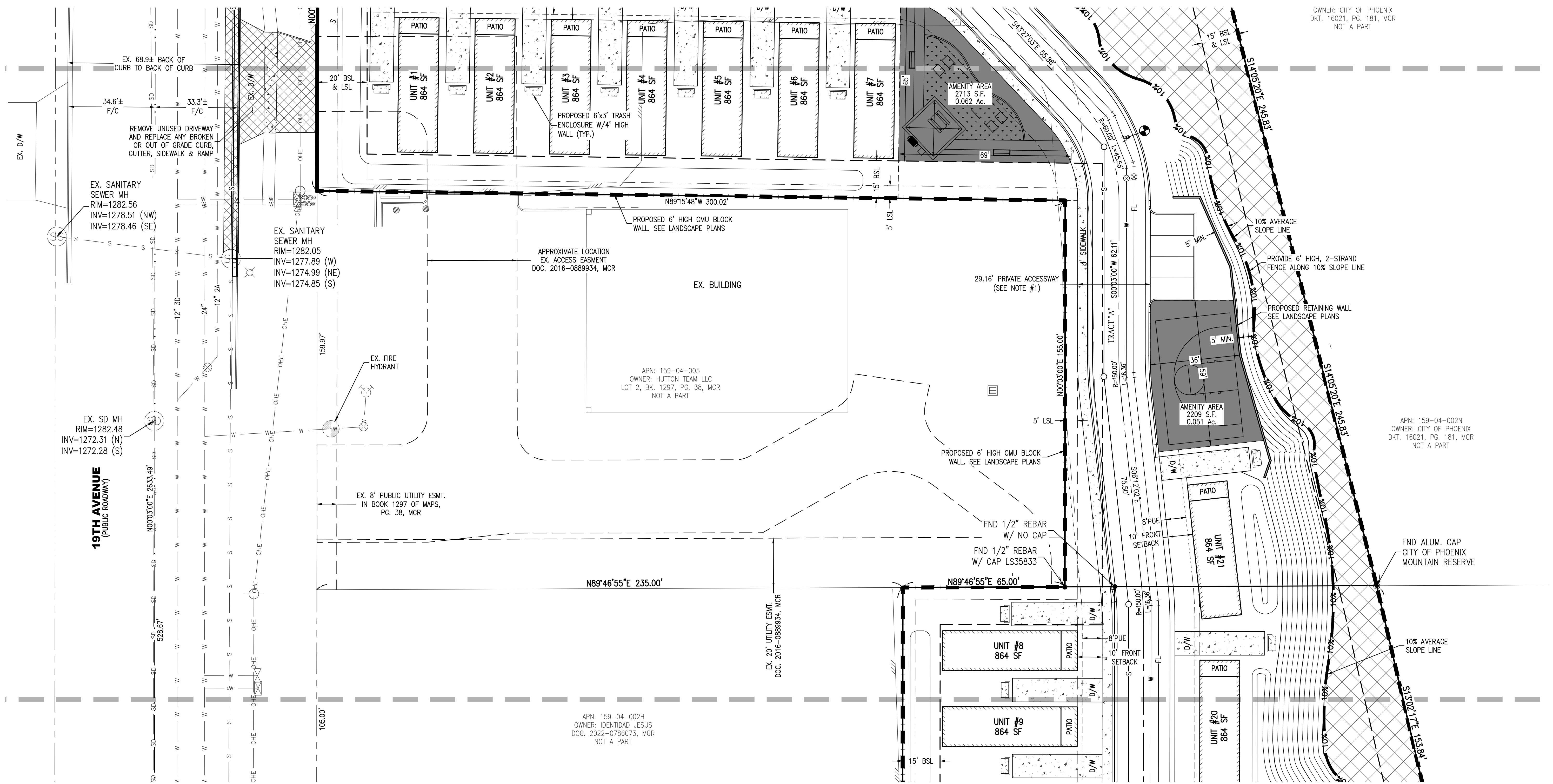
PRELIMINARY SITE PLAN
19TH COVE
PHOENIX, ARIZONA 85014

SUBMITTALS:
DESIGNED BY: SRT
DRAWN BY: SRT
CHECKED BY: DMJ



2
SHEET 2 OF 4
PROJECT NUMBER
20429

MATCH SHEET 2



OWNER: CITY OF PHOENIX
DKT. 16021, PG. 181, MCR
NOT A PART

APN: 159-04-005
OWNER: HUTTON TEAM LLC
LOT 2, BK. 1297, PG. 38, MCR
NOT A PART

APN: 159-04-002N
OWNER: CITY OF PHOENIX
DKT. 16021, PG. 181, MCR
NOT A PART

APN: 159-04-002H
OWNER: IDENTIDAD JESUS
DOC. 2022-0786073, MCR
NOT A PART

MATCH SHEET 4



united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

PRELIMINARY SITE PLAN

19TH COVE

PHOENIX, ARIZONA 85014

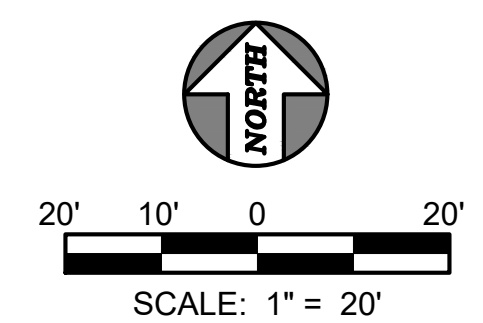
SUBMITTALS:	
DESIGNED BY:	SRT
DRAWN BY:	SRT
CHECKED BY:	DMJ



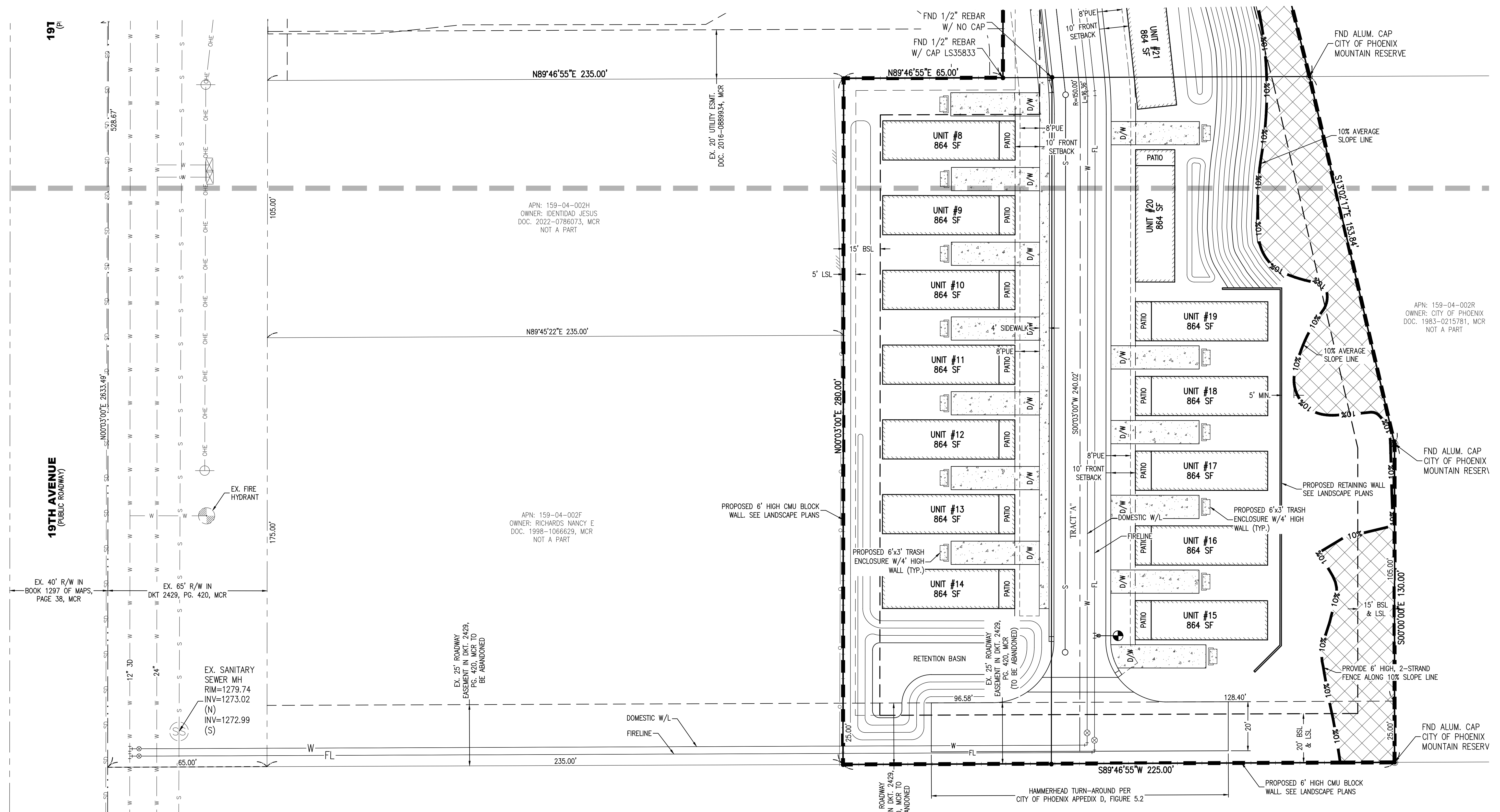
Exp. 12/31/2023

3

SHEET 3 OF 4
PROJECT NUMBER
20429



MATCH SHEET 3



191

19TH AVENUE
(PUBLIC ROADWAY)



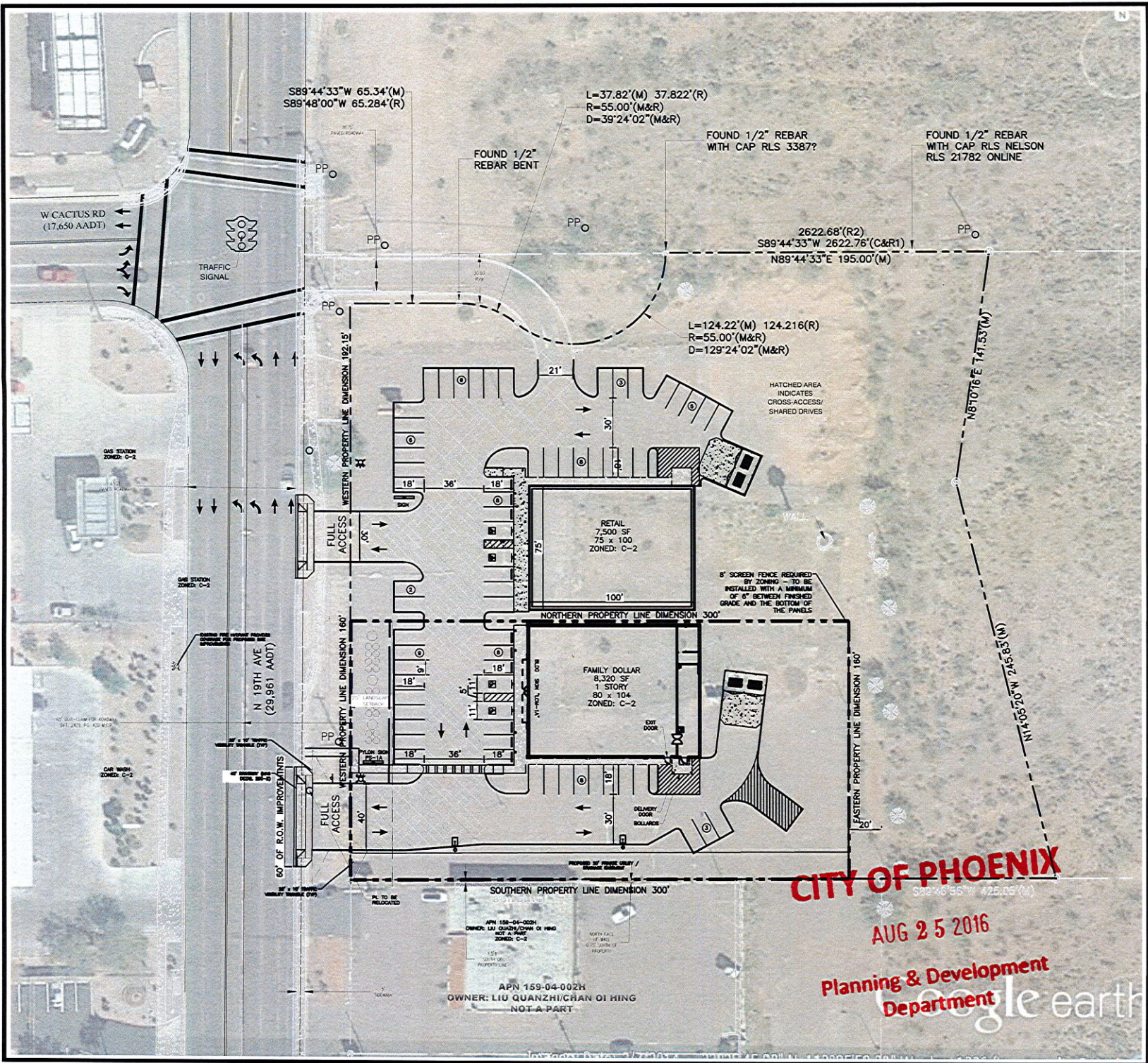
NO.	REVISIONS	DESCRIPTION	DATE

PRELIMINARY SITE PLAN
19TH COVE
PHOENIX, ARIZONA 85014

SUBMITTALS:
DESIGNED BY: SRT
DRAWN BY: SRT
CHECKED BY: DMJ



3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5376
Fax: 480.705.5376
www.unitedeng.com



APPROVAL STAMP

SCALE: 1" = 80'

**AZ - Phoenix
Cactus Rd & 19th Ave**

SITE PLAN

Site Data Summary

Existing Zoning: C-2

Area Summary:

Site Area FD: 47,579 SF 1.09 AC
 FD Building: 8,320 SF
 Spaces: 28

Site Area Retail: 92,707 SF 2.13 AC
 Retail Building: 7,500 SF
 Spaces: 38

Landscape Requirements / Notes:

(If Necessary)

Notes:

Date Prepared: 08/10/2016
 Rev #1: 00/00/2016
 Rev #2: 00/00/2016
 Rev #3: 00/00/2016

Drawn By:
 VH

Prepared For:


Hutton
 REAL ESTATE DEVELOPMENT CONSTRUCTION
 736 Cherry St.
 Chattanooga, TN 37402



APPROVAL STAMP

SCALE: 1" = 80'

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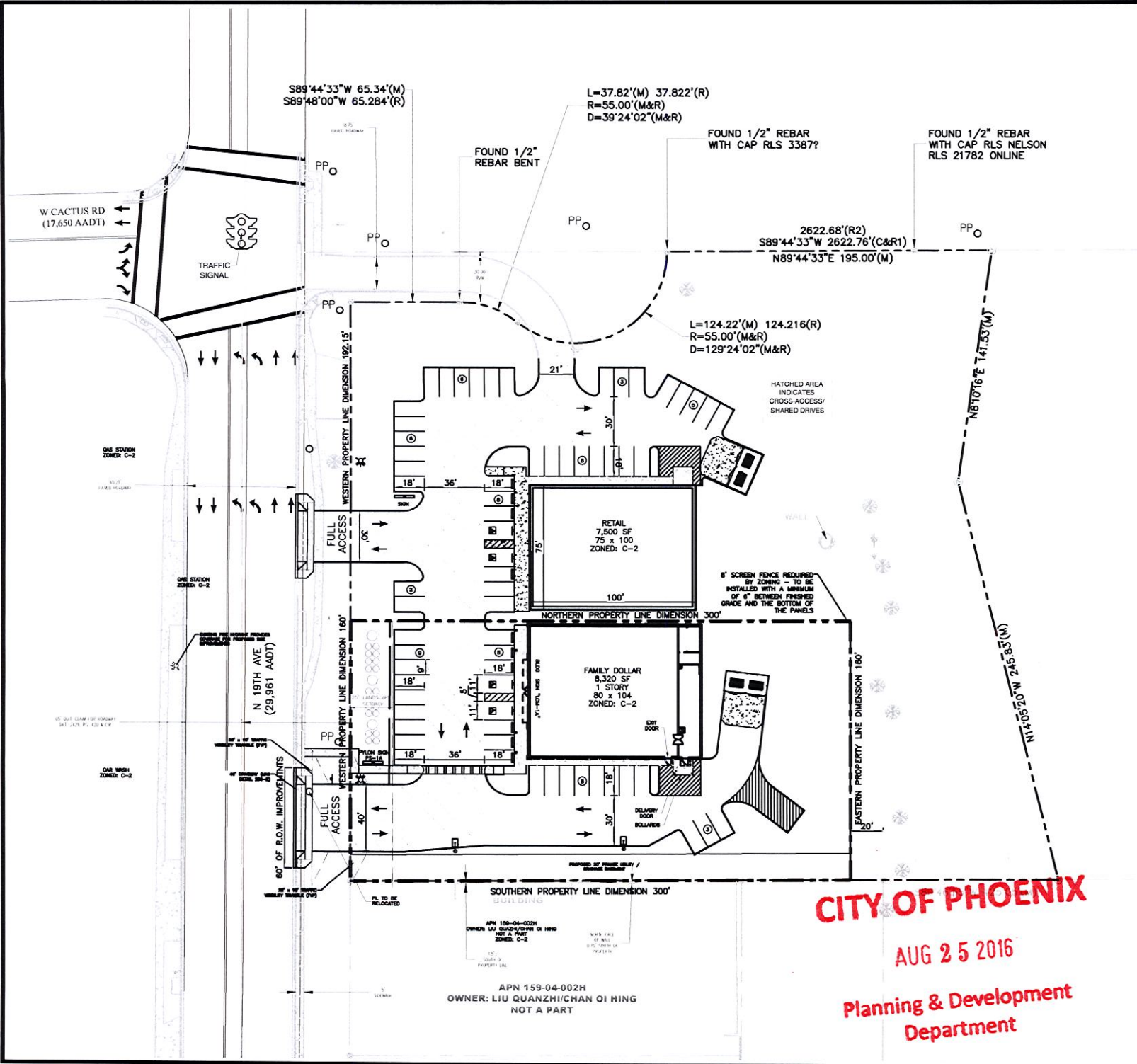
Prepared For:

CITY OF PHOENIX

AUG 25 2016

**Planning & Development
Department**

SITE
Hutton
 REAL ESTATE DEVELOPMENT CONSTRUCTION
 736 Cherry St.
 Chattanooga, TN 37402



December 7, 2016

MOTION was made by Vice Mayor Gallego, **SECONDED** by Councilwoman Pastor, that Items 13-46 be adopted, except Items 13(B), 13(R), 13(S), 13(AB), 14, 15, 18, 20, 27 and 46; and noting that Item 23 be adopted as corrected, Items 33 and 44 were withdrawn, Item 43 was continued to 6/7/17, and Item 45 was previously heard.

The following individuals submitted speaker comment cards on the following items, not wishing to speak:

In favor:

Marty Aronson	Item 23
Ben Patton (Applicant)	Item 39
Nick Wood – Snell & Wilmer	Item 42
Wesley James	Item 43

Neutral:

Leonard Clark	Item 43
---------------	---------

Roll Call:	Ayes:	Nowakowski, Pastor, Stark, Valenzuela, Waring, Williams, Vice Mayor Gallego, Mayor Stanton
	Nays:	None
	Absent:	DiCiccio

MOTION CARRIED UNANIMOUSLY, noting Item 13 was adopted in part.

ITEM 13

CITYWIDE

**ORDINANCE S-43058 -
PAYMENT ORDINANCE
\$13,930,588.53**

The Council heard request to authorize the City Controller to disburse funds in an aggregate amount not to exceed \$13,930,588.53 for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts.

December 7, 2016

ITEM 37 **DISTRICT 1** **ORDINANCE G-6243 -
REZONING APPLICATION
Z-SP-7-16-1 –
APPROXIMATELY 255 FEET
NORTH AND 374 FEET WEST
OF THE NORTHWEST CORNER
OF 17TH AVENUE AND HAPPY
VALLEY ROAD**

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-7-16-1 for the C-2 SP (Intermediate Commercial, Special Permit) zoning district located approximately 255 feet north and 374 feet west of the northwest corner of 17th Avenue and Happy Valley Road to allow self-storage facility and all underlying C-2 uses.

ITEM 38 **DISTRICT 3** **ORDINANCE G-6244 -
REZONING APPLICATION
Z-56-16-3 – APPROXIMATELY
320 FEET EAST OF THE
SOUTHEAST CORNER OF
19TH AVENUE AND CACTUS
ROAD**

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-16-3 for the C-2 (Intermediate Commercial) zoning district located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road to allow commercial retail.

ITEM 39 **DISTRICT 6** **ORDINANCE G-6245 -
REZONING APPLICATION
Z-42-16-6 – SOUTHEAST
CORNER OF 44TH STREET
AND DEVONSHIRE AVENUE**

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-42-16-6 for the R-O (Residential Office) zoning district located at the southeast corner of 44th Street and Devonshire Avenue to allow an office.

Item #: 5
Application #: Z-56-16-3
From: R-3
To: C-2
Acreage: 0.60
Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road
Proposal: Commercial Retail
Applicant: Todd Kimling
Owner: Lorraine Joan Randle Living Trust
Representative: Berry Riddell LLC; Wendy Riddell, Esq

Mr. Xandon Keating presented Z-56-16-3, a request to rezone 0.60 acres located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road from R-3 to C-2 for commercial retail. The North Mountain Village Planning Committee recommended approval 10-0 per staff stipulations with a modification. Staff recommended approval per the recommendation of the North Mountain Village Planning Committee with an additional stipulation as follows:

3. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

Commissioner Johnson made a MOTION to approve Z-56-16-3 as recommended by the North Mountain Village Planning Committee with an additional stipulation as read into the record.

Commissioner Shank SECONDED.

There being no further discussion, Chairwoman Katsenes called for a vote and the MOTION PASSED 6-0. (Whitaker, Montalvo and Davis absent)

Stipulations:

1. A minimum 50 40-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Department.
2. The applicant shall submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

3. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.**

**NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE
MEETING MINUTES**

October 19, 2016
Sunnyslope Community Center
802 E Vogel Avenue Phoenix, Arizona

2016 NOV 17 AM 8: 51
CITY CLERK DEPT.

PRESENT

Larry Herrera, Chair
Bret Aldieri
Ted Donley
Jennifer Harris
Fred Hepperle
Jim Larson
Shannon McBride
Barbara Snyder
Marcia Veidmark
Jeff Winney
Glennis Zeeb

ABSENT

Jason Barraza, Vice Chair (excused)
Tyler Carrell (excused)
Randy McLaughlin (excused)
Warren Whitney (excused)
Candy Berkner-Frogozo
Pam Doan
Donna Wiedoff

STAFF

Hannah Oliver

1. Call to Order.

Chairman Larry Herrera called the meeting to order at 6:05 PM with a quorum of ten members present (10 needed for a quorum).

2. Review and approval of the September 21, 2016 meeting minutes.

Ms. Shannon McBride motioned to approve the September 21, 2016 minutes. **Mr. Ted Donley** seconded. The motion was approved by a vote of **10-0**.

3. Z-56-16-3: Presentation, discussion and possible recommendation regarding a request to rezone a 0.6 acre site located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road. The request is to rezone from R-3 to C-2 to allow for commercial. Presentation by Wendy Riddell, Berry Riddell LLC.

Ms. Hannah Oliver provided an overview of the request and surrounding land use and zoning. In addition, she noted that staff is supportive of reducing the stipulation regarding the landscape setback from 50 feet to 40 feet, as it still provides a significant buffer for the preserve.

Ms. Wendy Riddell, the representative of the applicant, provided an overview of the rezoning request, the proposed use, and the surrounding land uses and zoning designations.

DISCUSSION:

Chairman Herrera opened up the floor to committee questions.

Ms. Barbara Snyder asked about the heights allowed in R-3 and C-2. **Ms. Oliver** noted that the maximum heights are 2 stories or 30 feet for both zoning districts.

Chairman Herrera asked about the drainage in the location with the hillside location. **Ms. Riddell** explained that would be discussed and worked out in the site plan review.

Ms. Marcia Veidmark asked if there is opposition from the adjacent property owners or businesses. **Ms. Riddell** noted they had any opposition on the case.

MOTION:

Ms. Marcia Veidmark made a motion to approve the rezoning request with the modification of the stipulation regarding landscape setbacks to be reduced from 50 feet to 40 feet.

Ms. Glennis Zeeb seconded.

VOTE:

The motion was approved by a vote of **10-0**.

At this point in the meeting, Fred Hepperle arrived bringing the quorum to 11 members.

4. Discussion and possible recommendation regarding the 2017 meeting schedule for the North Mountain Village Planning Committee.

The committee discussed the 2017 meeting schedule and the location of the meetings.

MOTION:

Ms. Marcia Veidmark made a motion to approve the meeting schedule as presented.

Ms. Glennis Zeeb seconded.

VOTE:

The motion was approved by a vote of **11-0**.

5. Presentation and discussion on the North Mountain Village Character Plan. Presentation by staff.

Ms. Oliver provided a presentation on the North Mountain Village Character Plan and reviewed the content that was added from the last meeting.

The committee discussed the General Plan land use and design principles.

6. Announcements and public comments. (NOT FOR DISCUSSION)

No announcements or public comments were made.

7. Staff update on cases recently reviewed by the committee. (NOT FOR COMMITTEE DISCUSSION)

Ms. Oliver gave an update about recently reviewed cases.

8. Committee member requests for information, follow up or future agenda items. (NOT FOR COMMITTEE DISCUSSION)

The committee requested information regarding the water pipeline and its status.

9. Adjournment.

The meeting adjourned at 6:49pm.