



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-119-24-2
November 22, 2024

Paradise Valley Village Planning Committee Meeting Date: December 2, 2024
Planning Commission Hearing Date: January 2, 2025

Request From: RE-43 (One-Family Residence) (2.59 acres)
Request To: C-O/G-O (Restricted Commercial, General Office Option) (2.59 acres)

Proposal: Office
Location: Southeast corner of 56th Street and Shea Boulevard

Owner: Ronald Urman, 56 & Shea Holdings, LLC
Applicant/Representative: Jason Morris, Withey Morris Baugh, PLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Classification Map Designation</u>	Shea Boulevard	Major Arterial	40-foot south half street
	56th Street	Minor Collector	40-foot east half street
<p><i>CONNET PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal for an office use is a reasonable level of increased intensity and as stipulated, will be respectful of local conditions and surrounding neighborhoods. The building elevations will be residential in character, and there will be an enhanced buffer adjacent to the single-family residentially zoned properties.</p>			
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>As stipulated, the proposal will provide bicycle parking. This bicycle parking will provide employees and visitors with an alternative mode of transportation to the site.</p>			

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, the proposal will provide tree-shaded sidewalks along both street frontages, will plant trees within perimeter landscape setbacks and surface parking areas, and will shade bicycle parking, pedestrian walkways, the transit stop along Shea Boulevard, and surface parking areas.

Applicable Plan, Overlays, and Initiatives

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

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

[Transportation Electrification Action Plan](#): See Background Item No. 10.

[Phoenix Climate Action Plan](#): See Background Item No. 11.

[Conservation Measures for New Development](#): See Background Item No. 12.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Sports field, basketball court, and playground	RE-43
North (across Shea Boulevard)	Golf resort and single-family residence	RH and RE-35
South	Vacant	RE-43
East	Church and monopalm	RE-43
West (across 56th Street)	Church and private school	RE-43

C-O/G-O (Restricted Commercial, General Office Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Gross Lot Area	1 acre	2.59 acres (Met)
Maximum Lot Coverage	40%, exclusive of carports; 10% for open carports, not counted towards lot coverage	39.56% (Met)
Maximum Building Height	25 feet	25 feet (Met)
<i>Minimum Building Setbacks</i>		
Front Yard (North, Shea Boulevard)	20 feet	20 feet – approx. 27 feet (Met)
Street Side Yard (West, 56th Street)	10 feet	10 feet (Met)
Side Yard (East)	10 feet	80 feet, 6 inches – approx. 156 feet (Met)
Rear Yard (South)	25 feet	Approx. 29 feet – approx. 34 feet (Met)
Minimum Parking	136 spaces required 1 space per 200 square feet of gross floor area between exterior walls 27,107 square feet gross floor area proposed	136 spaces (Met)

**Site plan modification or variance required*

Background/Issues/Analysis

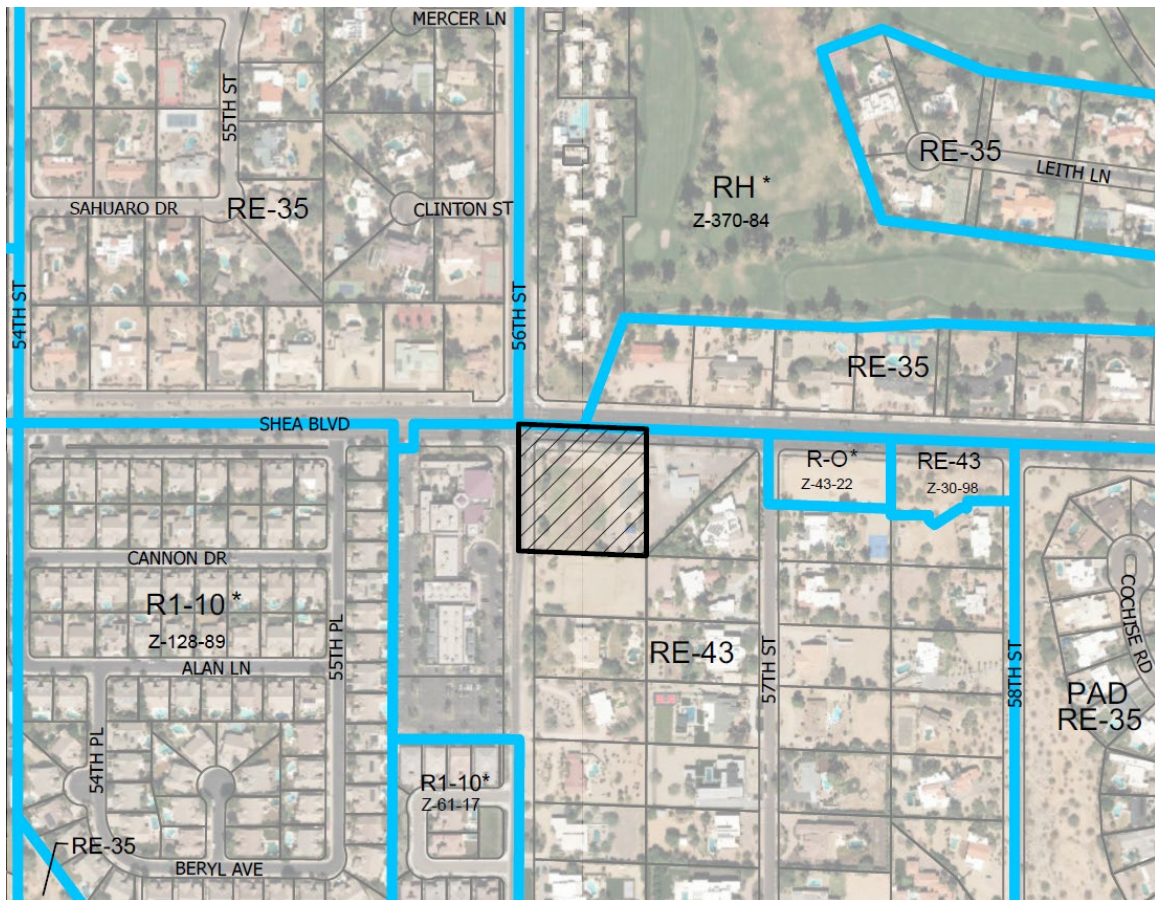
SUBJECT SITE

1. This request is to rezone 2.59 acres located at the southeast corner of 56th Street and Shea Boulevard from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The proposal is inconsistent with the General Plan Land Use Map designation; however, a minor General Plan Amendment is not required since the site is less than 10 gross acres in size.

The General Plan Land Use Map designation is also Residential 1 to 2 dwelling units per acre to the north, east, and south of the subject site.



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes two medical office buildings with a total building footprint of 34,957 square feet. Vehicular access is proposed along 56th Street and Shea Boulevard. A total of 136 parking spaces are proposed, including six accessible parking spaces and 44 underground parking spaces. Two pedestrian pathways are proposed to connect to the sidewalk along 56th Street and one pedestrian pathway to connect to the sidewalk along Shea Boulevard. An 18-foot-wide pedestrian walkway is proposed to connect the north and south buildings across the drive aisle. Bicycle parking is proposed near the north building.

To enhance the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that a minimum 20-foot landscape setback be provided along the north property line, adjacent to Shea Boulevard, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 2.

To enhance the streetscape along 56th Street to be consistent with the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that the west 25 feet of the property measured from the west property line (the 25-foot right-of-way easement) be landscaped with minimum two-inch caliper shade trees 20 feet on center and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 3.

To provide an enhanced buffer adjacent to single-family residentially zoned properties to the east and south, staff recommends that a minimum 10-foot landscape setback be provided along the south and east property lines, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 4.

To enhance surface parking lot area landscaping and shading, staff recommends that a minimum of 10 percent of surface parking areas, exclusive of landscape required/stipulated setbacks, be landscaped and achieve a minimum of 25 percent shade with minimum two-inch caliper shade trees. This is addressed in Stipulation No. 5.

To enhance pedestrian safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed with a material or pavement treatment that visually contrasts the pathway with the parking and drive aisle surfaces. This is addressed in Stipulation No. 6.

To enhance bicyclist, pedestrian, and transit rider comfort, staff recommends that all bicycle parking spaces, pedestrian pathways, and transit stops be shaded a minimum of 75 percent. This is addressed in Stipulation No. 7.

Since the existing landscape strip between the back of curb and detached sidewalk along Shea Boulevard has missing landscape plantings, staff recommends the streetscape be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage, in order to increase pedestrian comfort and safety. This is addressed in Stipulation No. 20.

5. **Elevations**

The building elevations and renderings, attached as an exhibit, proposes a contemporary building design with a maximum building height of 25 feet.

To ensure the proposal remains in character with the surrounding residentially zoned area, staff recommends that the elevations contain design elements of residential character. This is addressed in Stipulation No. 1.

PLANS, OVERLAYS, AND INITIATIVES

6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including perimeter landscape setbacks with minimum two-inch caliper shade trees 20 feet on center, surface parking lot areas to be planted with minimum two-inch caliper shade trees to achieve 25 percent shade, bicycle parking spaces, pedestrian pathways, and transit stops to be shaded a minimum of 75 percent, and detached tree-shaded sidewalks along both street frontages. These are addressed in Stipulation Nos. 2 through 5, 7, 20, and 21.

7. [Complete Streets Guiding Principles](#)

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. To support these principles and to enhance the streetscape, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces.
- All bicycle parking, pedestrian pathways (including sidewalks) and transit stops shall be shaded a minimum of 75 percent.
- The streetscape along the south side of Shea Boulevard be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip be constructed on the east side of 56th Street, adjacent to the development, planted with minimum two-inch caliper shade trees 20 feet on center and 75 percent live coverage.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.

These are addressed in Stipulation Nos. 6, 7, and 20 through 22.

8. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-

term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, located near building entrances and installed per the requirements in the City's Walkable Urban (WU) Code. This is addressed in Stipulation No. 8.

9. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the proposal will provide dedicated recycling containers in each refuse enclosure throughout the site and dedicated recycling bins in all common areas.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. The Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To enforce the goals of the Plan, staff recommends a minimum of 10 percent of the required bicycle parking spaces include electrical receptacles for electric bicycle charging capabilities, that a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure, and that a minimum of 20 percent of the vehicle parking spaces within the underground parking garage include EV Capable infrastructure. This is addressed in Stipulation Nos. 9 and 10.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation,

waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented in this development.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 11 through 17, which addresses the following:

- A minimum of two green stormwater infrastructure (GSI) elements to be implemented.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List are to be utilized.
- Natural turf is to only be utilized in required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization) and functional turf areas.
- Pressure regulating sprinkler heads and drip lines are to be utilized in any turf areas to reduce water waste.
- Landscaping is to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- A landscape irrigation plan to be provided that includes zoned to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation to be applied efficiently based on the maturity and need for the vegetation.
- Prior to final site plan approval, documentation is to be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff had not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

14. **Public Transit Department**

The Public Transit Department commented that the bus pad on eastbound Shea Boulevard shall be retained. This is addressed in Stipulation No. 18.

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- A minimum of 65 feet of right-of way be dedicated and constructed for the south half of Shea Boulevard.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape area be constructed on the east side of 56th Street, adjacent to the development.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.
- That all existing overhead utilities within the public right-of-way, adjacent to the development, and on-site be undergrounded.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced, and that all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 19 and 21 through 25.

OTHER

16. 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. 26.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 27.
18. 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 abandonments, may be required.

Findings

1. As stipulated, the proposal increases shade tree canopy coverage along public sidewalks, bicycle parking, pedestrian pathways, and transit stops.
2. As stipulated, the proposal is compatible with adjacent land uses and zoning and provides an increased buffer adjacent to single-family residential zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.

6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
26. 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.
27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

November 22, 2024

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

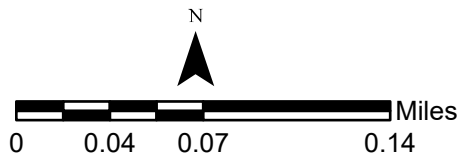
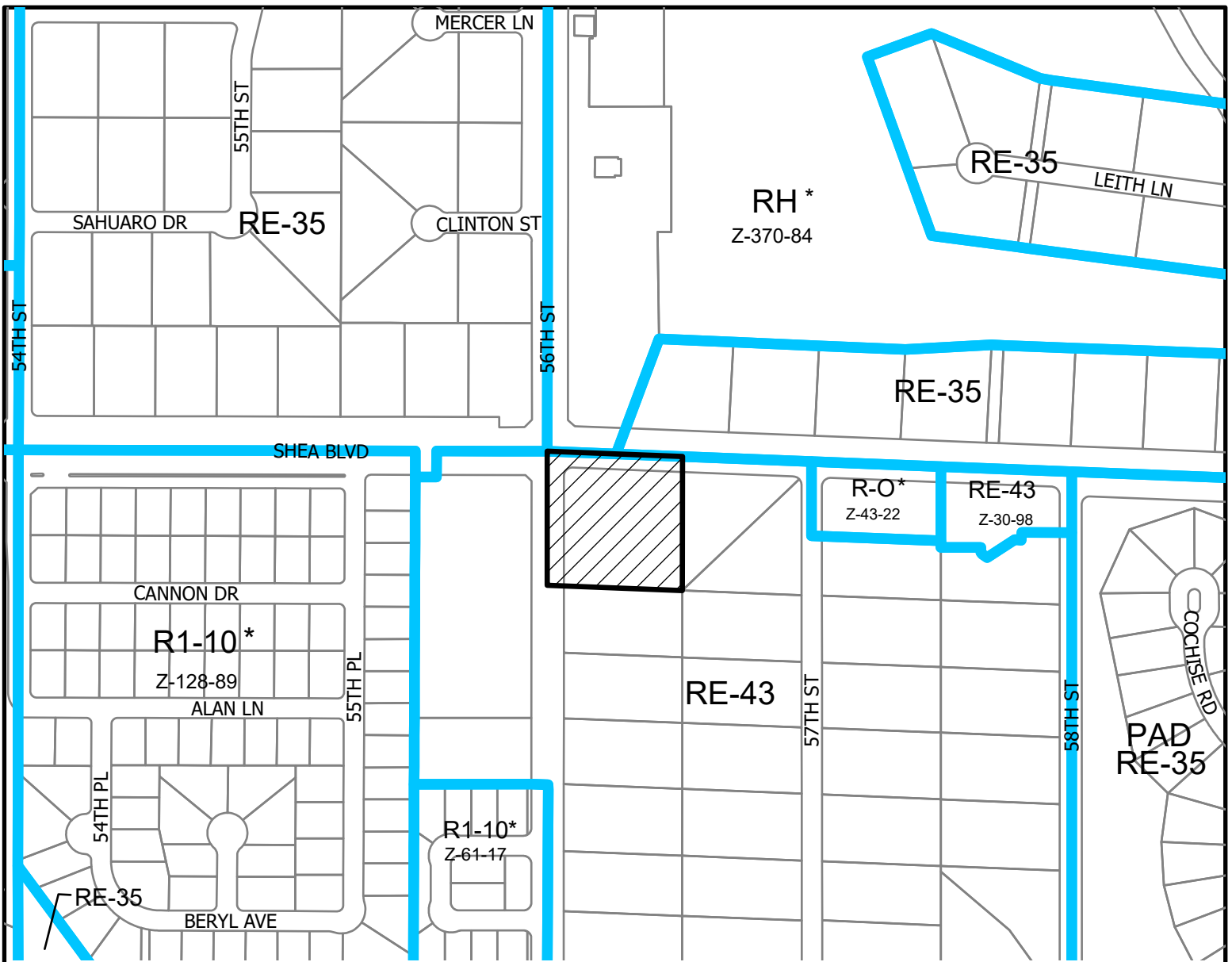
Aerial Sketch Map

Site Plan date stamped November 8, 2024

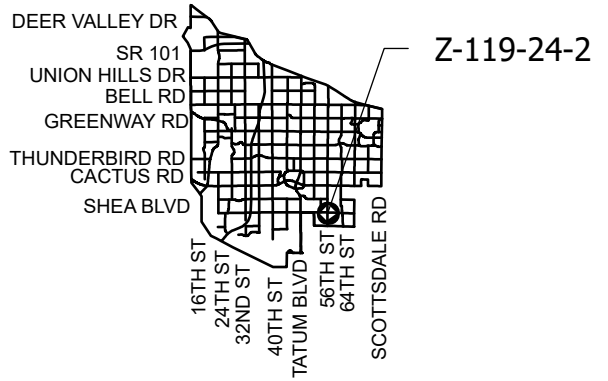
Elevations date stamped November 7, 2024 (3 pages)

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Rendering date stamped November 7, 2024

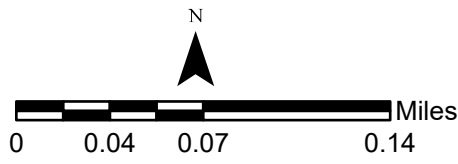
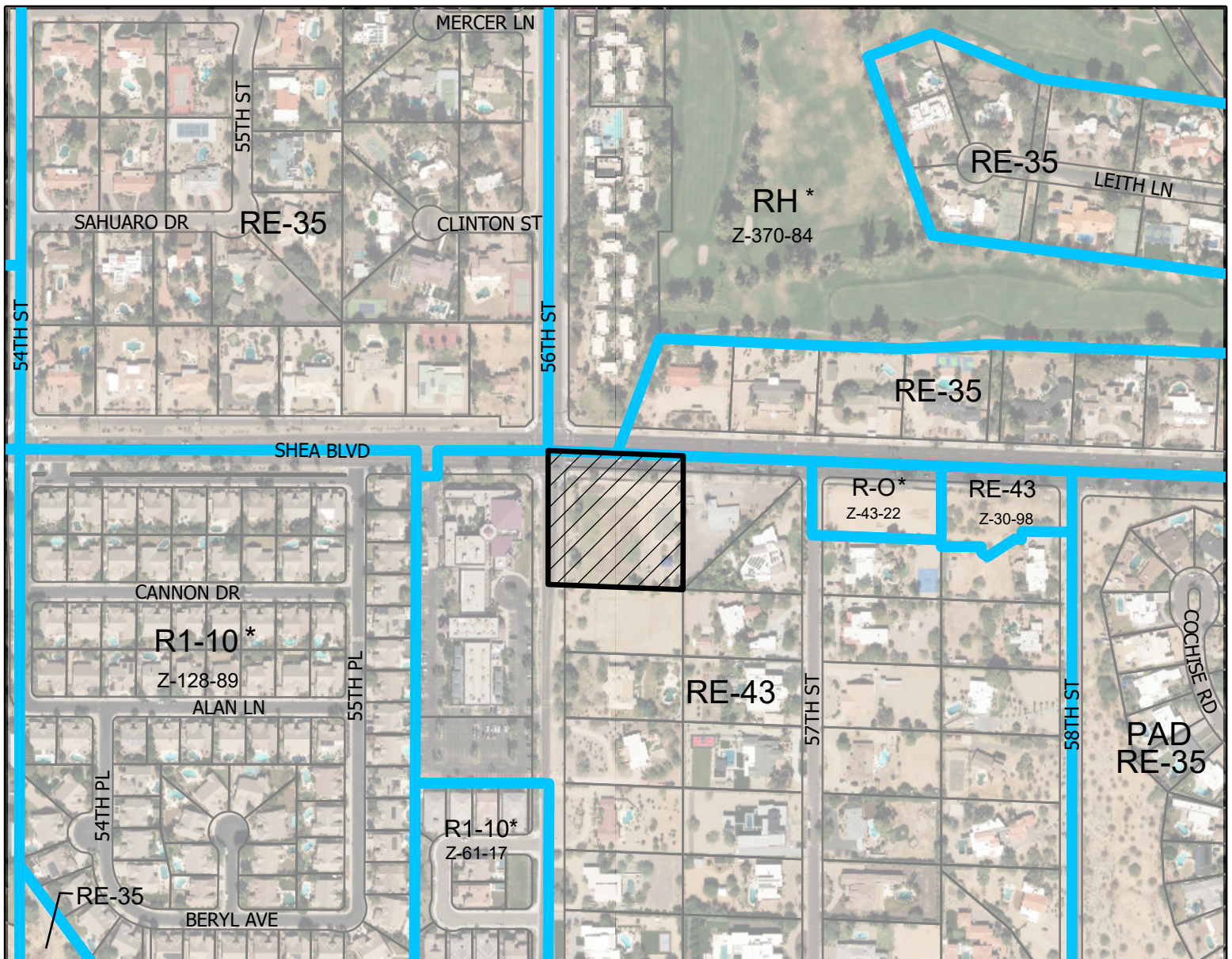


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

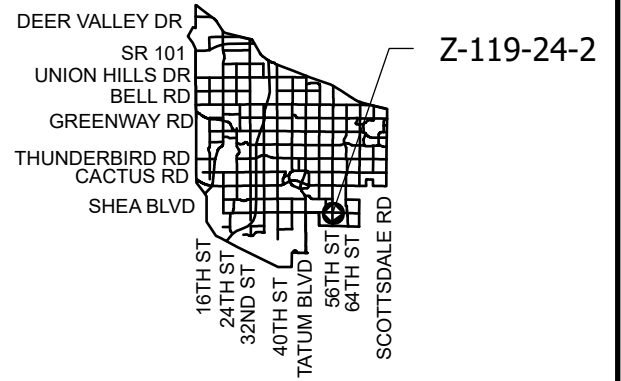


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-119-24-2	DATE: 8/28/2024	FROM: RE-43 (2.59 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.59 Acres	REVISION DATES:		TO: C-O/G-O (2.59 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 28-41	ZONING MAP K-11	
MULTIPLES PERMITTED RE-43 C-O/G-O	CONVENTIONAL OPTION 2 N/A		* UNITS P.R.D OPTION N/A N/A

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



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-119-24-2		FROM: RE-43 (2.59 ac.)	
DATE: 8/28/2024 <small>REVISION DATES:</small>		TO: C-O/G-O (2.59 ac.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.59 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 28-41		<small>ZONING MAP</small> K-11	
<small>MULTIPLES PERMITTED</small> RE-43 C-O/G-O		<small>* UNITS P.R.D OPTION</small> N/A N/A	
<small>CONVENTIONAL OPTION</small> 2 N/A			

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



OWNER
96 & SHEA HOLDINGS LLC
7900 N 19TH ST, SUITE 207
SCOTTSDALE AZ 85260
(602) 950-1048

DESIGN
DREWETT WORKS ARCHITECTURE
10497 N 56TH ST, SUITE 204
SCOTTSDALE AZ 85253
(480) 231-1761

PROJECT NARRATIVE
PROPOSED PROJECT CONSISTS OF ONE (1) SINGLE-FAMILY RESIDENTIAL HOME. THE INTENT IS TO PROVIDE A HIGH-END MEDICAL OFFICE WITH LUXURY SPACES AND MATERIALS.

LEGAL DESCRIPTION
A PORTION OF COUNTRY CLUB ACRES OFFICIAL RECORDS OF MARICOPA COUNTY AND PARTS OF SECTIONS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

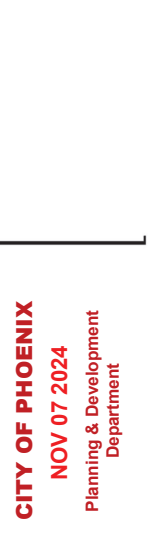
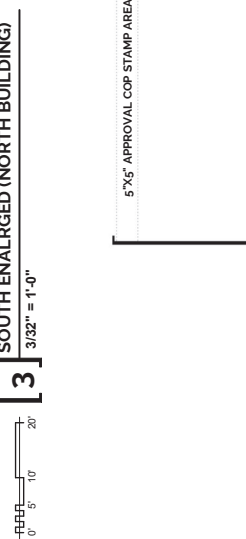
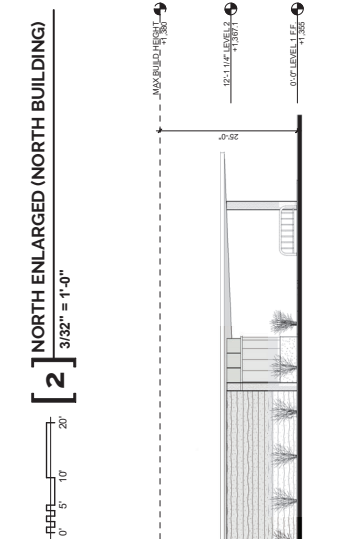
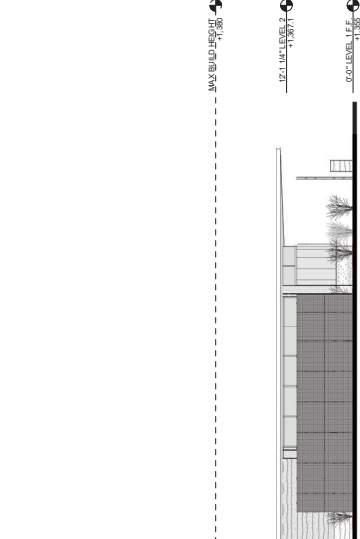
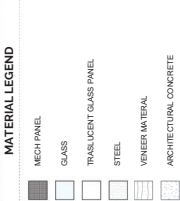
ELEVATION NOTES
1. MAG ONE-COAT STUCCO COMPLIANCE SYSTEM SHALL BE INSTALLED PER APPROVED INSTALLER'S APPROVED APPLIED OVERALL FRAMING AND WOOD SYSTEM (VCLER #807). THIS ONE-COAT SYSTEM SHALL BE INSTALLED OVER A WATER RESISTIVE BARRIER. CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODE SHALL BE MAINTAINED.
2. EXTERIOR WALL PENETRATIONS SHALL BE INSTALLED PER IRC SECTION R703.3.1. STUCCO SHALL BE INSTALLED PER IRC SECTION R703.2.1. STUCCO SHALL BE INSTALLED PER R703.2.1.
3. STUCCO SHALL BE INSTALLED PER IRC SECTION R703.2.1.
4. R703.2.1 SHALL BE INSTALLED PER IRC SECTION R703.2.1.
5. STUCCO SHALL BE INSTALLED PER R703.2.1.

DESCRIPTED PARCEL CONTAINING 2.614 ACRES
1. MAG ONE-COAT STUCCO COMPLIANCE SYSTEM SHALL BE INSTALLED PER APPROVED INSTALLER'S APPROVED APPLIED OVERALL FRAMING AND WOOD SYSTEM (VCLER #807). THIS ONE-COAT SYSTEM SHALL BE INSTALLED OVER A WATER RESISTIVE BARRIER. CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODE SHALL BE MAINTAINED.
2. EXTERIOR WALL PENETRATIONS SHALL BE INSTALLED PER IRC SECTION R703.3.1. STUCCO SHALL BE INSTALLED PER IRC SECTION R703.2.1. STUCCO SHALL BE INSTALLED PER R703.2.1.
3. STUCCO SHALL BE INSTALLED PER IRC SECTION R703.2.1.
4. R703.2.1 SHALL BE INSTALLED PER IRC SECTION R703.2.1.
5. STUCCO SHALL BE INSTALLED PER R703.2.1.

APN & LEGAL ADDRESS
1007 N 56TH ST
PARADISE VALLEY, AZ 85253

SITE INFORMATION
NET AREA: 88,338 SF (2.0 ACRES)
GROSS AREA: 113,046 SF (2.62 ACRES)

ZONING REQUIREMENTS
CURRENT ZONING: R6-03
PROPOSED REZONING: C-0
LOT COVERAGE: 45% REQUIRED
SETBACKS:
FRONT: 20'-0"
REAR: 25'-0"
BUILDING HEIGHT: 25'-0"



5'x5' APPROVAL COP STAMP AREA

CITY OF PHOENIX
NOV 07 2024
Planning & Development
Department

