



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-8-22-8
December 2, 2022

[Camelback East Village Planning Committee Meeting Date:](#) December 6, 2022
[Planning Commission Hearing Date:](#) January 5, 2023

Request From: [C-2](#) (Intermediate Commercial) (0.97 acres)
Request To: [C-2](#) [SP](#) (Intermediate Commercial, Special Permit) (0.97 acres)
Proposed Use: Special Permit to allow used automobile sales, and all underlying C-2 uses
Location: Approximately 170 feet west of the northwest corner of 43rd Street and McDowell Road
Owner: Elio Geagea
Applicant/Representative: Kevin Zenk, Z Associates, LLC
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>	McDowell Road	Arterial	40-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The subject site is currently vacant and the proposed development is compatible with the existing nearby commercial uses.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESSES; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes the adaptive reuse of a former restaurant building and will promote economic development in the Village.

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

The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[44th Street Corridor Specific Plan](#) – See Background Item No. 6.

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant, former restaurant	C-2
North	Condominiums	R-4
South (across McDowell Road)	Multifamily residential	C-2, R-5
East	Tire shop, vacant lot	C-2, R1-6
West	Office	C-2

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Approximately 4 feet** (Not Met) 25 feet provided west of existing building
Side (East, adjacent zoning C-2)	0 feet	Approximately 2 feet (Met)
Side (East, adjacent zoning R1-6)	25 feet	25 feet (Met)
Side (West, adjacent zoning C-2)	0 feet	Approximately 120 feet (Met)
Rear (North, Adjacent zoning R-4)	10 feet	25 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Approximately 4 feet** (Not Met), 25 feet provided west of existing building
East (adjacent zoning C-2)	0 feet	0 feet (Met)
East (adjacent zoning R1-6)	10 feet	25 feet (Met)
West	0 feet	0 feet (Met)
North	10 feet	10 feet (Met)
Maximum Lot Coverage	Not to exceed 50%	8.2% (Met)
Maximum Building Height	2 stories, 30 feet	17 feet (Met)
Minimum Parking	14 spaces, 1 space per 300 square feet of office and covered sales area and 1 space per 10,000 square feet of outdoor display or portion thereof and 1 space per 10,000 square feet thereafter and 1 space per 3 employees	58 spaces (Met)

** existing condition

Background/Issues/Analysis

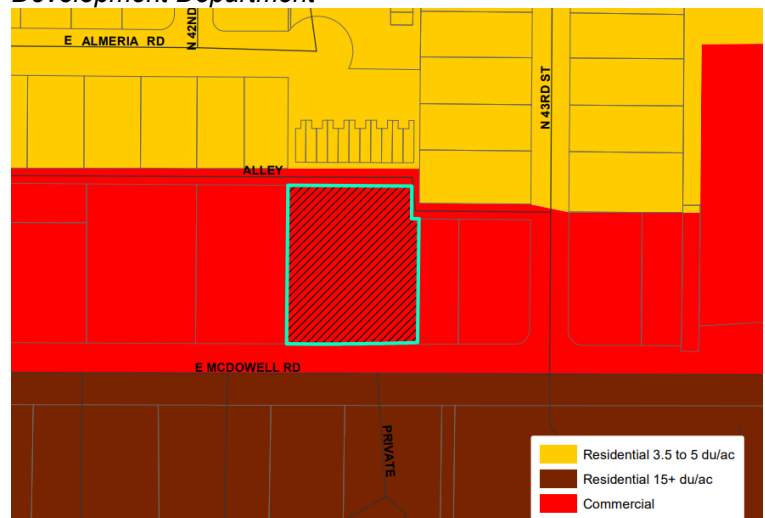
SUBJECT SITE

1. This request is to rezone 0.97 acres located approximately 170 feet west of the northwest corner of 43rd Street and McDowell Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow used automobile sales, and all underlying C-2 uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the site is Commercial. *General Plan Land Use Map, Source: Planning and Development Department*

The Commercial land use category accommodates office, retail, service and multifamily development at varying scales and intensity of uses. The proposal for C-2 SP zoning is consistent with the Commercial General Plan Land Use Map designation. The designations to the east and west are also Commercial. The property to the north is designated as Residential 3.5 to 5 dwelling units per acre and to the south is Residential 15+ dwelling units per acre.



EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is currently vacant and was formerly a restaurant, as shown in the aerial sketch map included as an exhibit. To the north are condominiums zoned R-4 (Multifamily Residence District). To the south is multifamily residential zoned C-2 and R-5. To the east is a tire shop zoned C-2 and a vacant lot zoned R1-6 (Single-Family Residence District). To the west is an office zoned C-2. The request for C-2 SP is generally consistent and compatible with the surrounding entitlements and land uses in the vicinity of the subject site.

PROPOSAL

4. The conceptual site plan attached as an exhibit proposes to reuse the existing building for a used automobile sales facility. Stipulation No. 1 calls for general conformance to the site plan date stamped November 1, 2022 and elevations date stamped August 19, 2022 to ensure that the site develops as presented using the existing building on site, with enhanced architectural features such as perforated metal panels and storefront

windows. To provide a coherent architectural theme to the site, Stipulation No. 4 requires that the parking screen wall adjacent to McDowell Road exhibit design continuity with the architectural features of the main building.

To increase shading and to reduce the urban heat island effect, Stipulation No. 2 requires 25% shading within the surface parking lot, including minimum 2-inch caliper trees. Stipulation No. 3 requires enhanced planting standards along the north property line, to provide a buffer between the site and the existing condominiums to the north.

Stipulation Nos. 6 and 7 require a sidewalk easement, a detached sidewalk and enhanced landscaping standards within the detachment adjacent to McDowell Road, to enhance pedestrian connectivity and safety. The site will be accessed from one driveway along McDowell Road, per Stipulation No. 8, which limits the instances where pedestrians and automobiles cross paths. To encourage multimodal travel, Stipulation No. 5 requires four bicycle parking spaces be installed on site.

5. Automobile retail sales is allowed in the C-2 district with a Special Permit (Section 647.A.2.e), subject to the following conditions:

(1) Body repair and painting done on the lot shall be confined to a closed building.

(2) The area used for parking, display, storage or circulation shall be dust-free.

(3) Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof having a minimum height of ten inches above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the ten-inch wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.

(4) Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets.

The request does not propose to perform any body repair or painting outdoors, and the existing site is paved. Existing walls surrounding the site will remain, and the applicant proposes the addition of new CMU walls along the north and east property lines. Further, the applicant proposes a parking screen wall adjacent to McDowell Road which will exhibit design continuity with the existing building (Stipulation No. 4).

STUDIES AND POLICIES

6. [44th Street Corridor Specific Plan](#)

44th Street Corridor Land Use Map, Source: Planning & Development Department

The site is located within the boundaries of the 44th Street Corridor Specific Plan. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan within the Specific Plan designates the subject site as Retail, which calls for general retail sales, auto-oriented commercial, banks, and restaurants. The proposal is consistent with this designation.



7. [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. Stipulation No. 3 requires enhanced landscaping standards along the north property line and Stipulation No. 7 requires enhanced planting standards along McDowell Road to contribute to the urban forest and increase thermal comfort for pedestrians.

8. [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. Stipulation No. 5 requires bicycle parking on site and Stipulation No. 7 requires planting standards along the public sidewalk. Stipulation No. 9 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements.

9. [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. Stipulation No. 5 requires bicycle parking on site to help encourage alternate means of transportation.

10. [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 stated in their application materials that recycling is not proposed for the site.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff has received four letters of opposition. Stated concerns were safety, blight, impact to surrounding businesses, and devaluation of nearby property values. Staff also received a letter with recommended stipulations, which are either addressed in the proposed stipulations or within base Zoning Ordinance standards.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested that the applicant dedicate a sidewalk easement, construct a detached sidewalk along McDowell Road, that one driveway be provided along McDowell Road, and that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. These are addressed in Stipulation Nos. 7 through 9.
13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer services are determined during the site plan application review.

OTHER

14. 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. 10.
15. 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 preliminary site plan approval. This is addressed in Stipulation No. 11.
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 abandonments may be required.

Findings

1. The proposal to reuse the existing building on site will activate an underutilized property that is compatible with the surrounding area and uses.
2. This proposal provides for additional employment options in the Village and is consistent with the 44th Street Corridor Specific Plan.
3. The stipulated planting standards along McDowell Road will increase pedestrian safety and comfort.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 1, 2022 and elevations date stamped August 19, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
3. The landscape setback along the north property line shall be planted with large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. The perimeter wall adjacent to McDowell Road and the building shall exhibit a cohesive architectural theme and style with regard to color, texture, and materials, as approved by the Planning and Development Department.
5. The development shall provide a minimum of four bicycle parking spaces. The racks shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
6. The developer shall dedicate a minimum 10-foot-wide sidewalk easement on the north side of McDowell Road, as approved by the Planning and Development Department.

7. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape strip located between the back of curb and sidewalk along the north side of McDowell Road, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
8. The development shall be restricted to one driveway along McDowell Road, as approved by the Planning and Development Department.
9. 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.
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.
11. Prior to preliminary 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

Sarah Stockham

December 2, 2022

Team Leader

Racelle Escolar

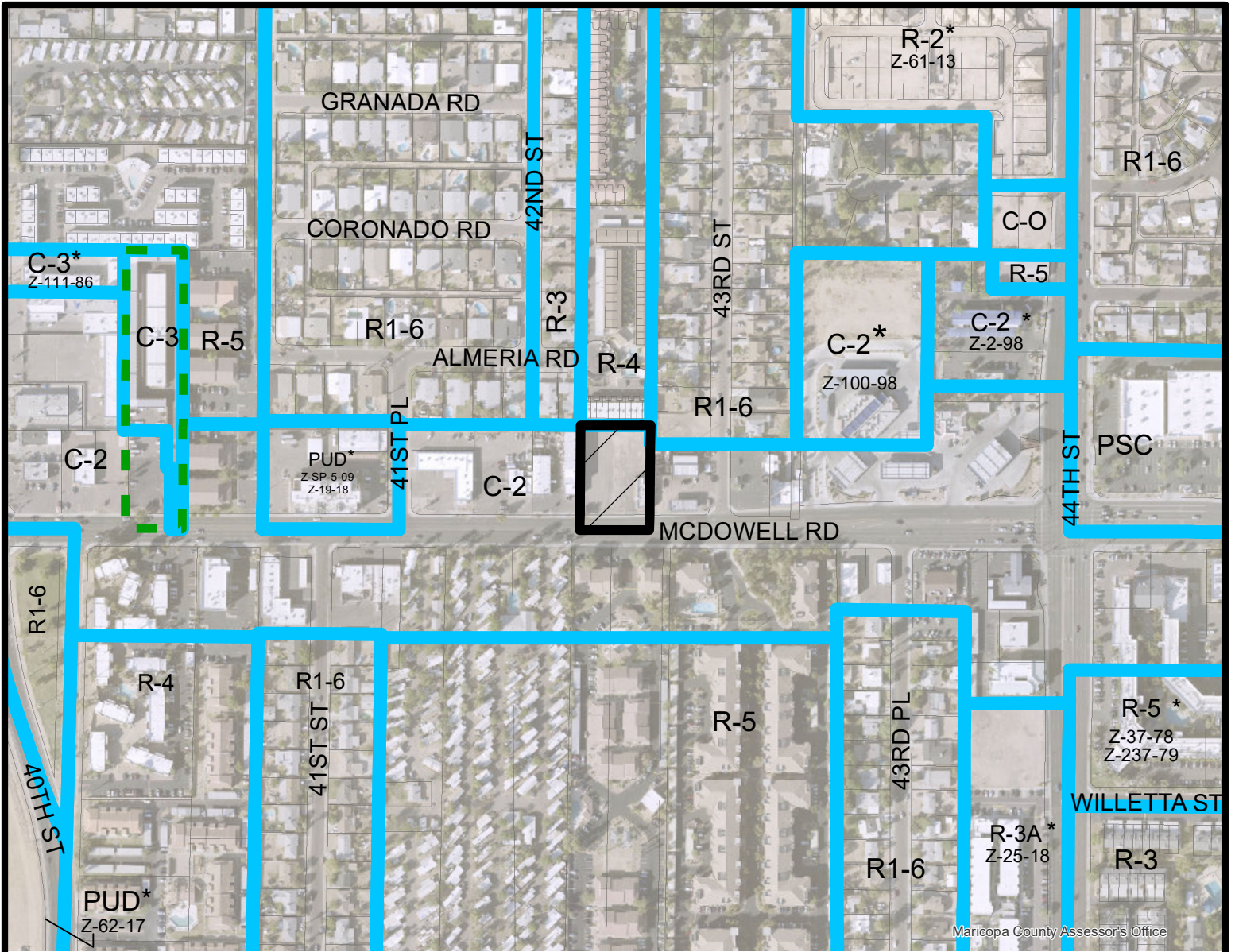
Exhibits

Zoning Sketch Map

Aerial Sketch Map

Staff Report: Z-SP-8-22-8
December 2, 2022
Page 10 of 10

Conceptual Site Plan date stamped November 1, 2022
Conceptual Elevations date stamped August 19, 2022
Community Correspondence (6 pages)



Maricopa County Assessor's Office



Miles

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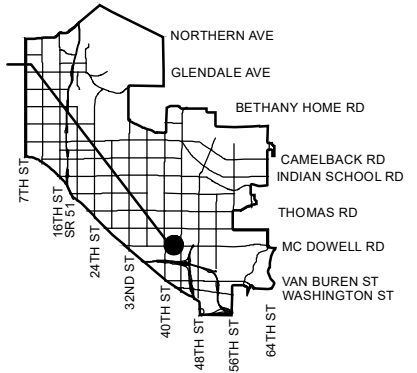
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-SP-8-22



APPLICANT'S NAME: Z Associates LLC, attn Kevin Zenk

REQUESTED CHANGE:

FROM: C-2 (0.97 a.c.)

APPLICATION NO. Z-SP-8-22

DATE: 9/13/2022
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.97 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 13-37

ZONING MAP G-10

TO: C-2 SP (0.97 a.c.)

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

14

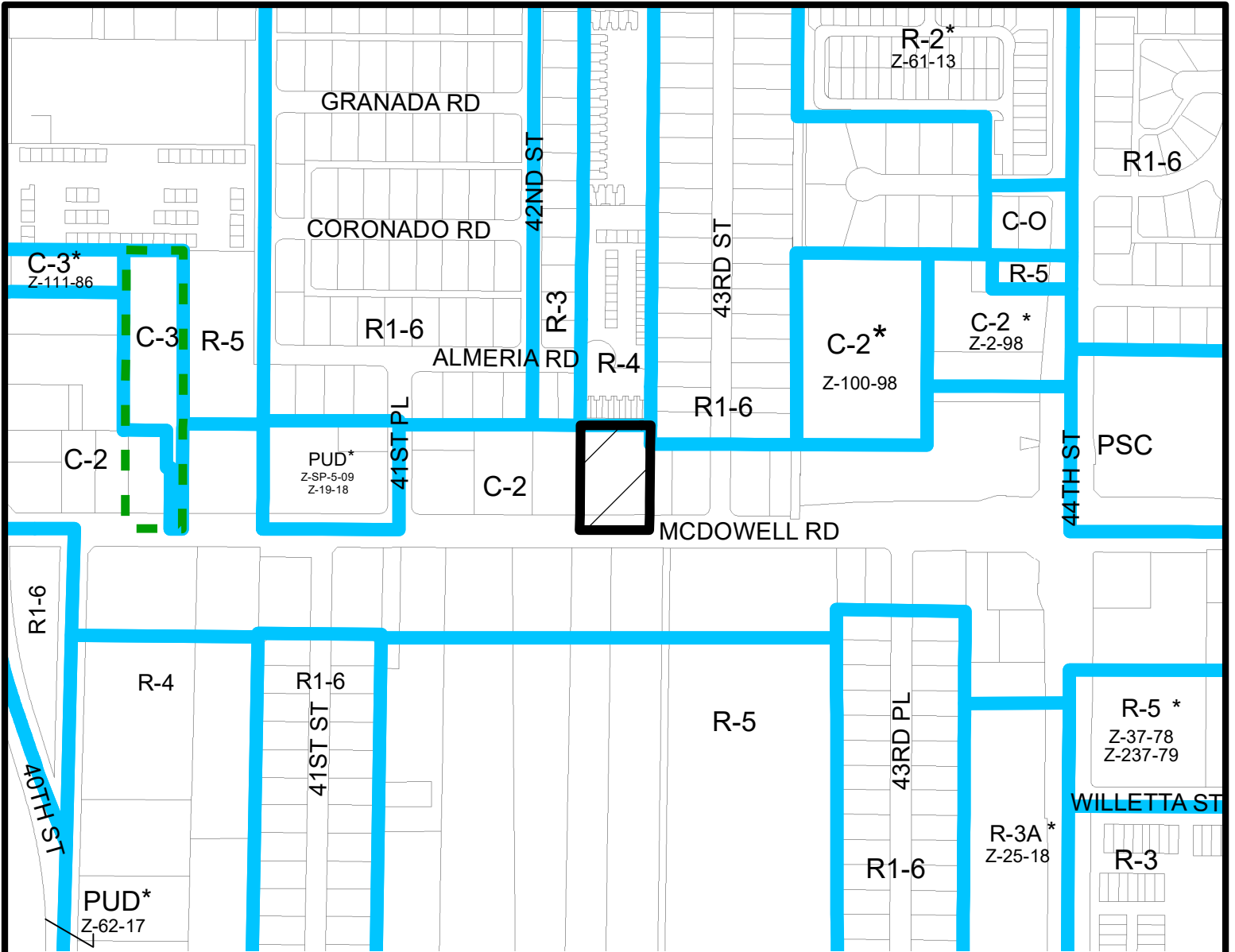
14

* UNITS P.R.D. OPTION

17

17

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



Miles

0.065 0.0325 0 0.065

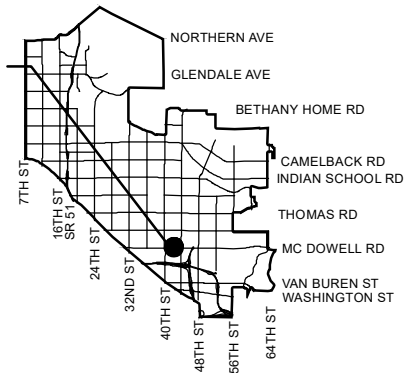
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ZONING MAP G-10

TO: C-2 SP (0.97 a.c.)

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

14

14

*** UNITS P.R.D. OPTION**

17

17

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

FIRE DEPT. NOTES

- 503.2.1.1 DIMENSIONS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATED IN ACCORDANCE WITH SECTION 511, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET.
- 507.2.2.9 HYDRANT SPACING. FIRE HYDRANTS SHALL BE SPACED APPROXIMATELY 500 FEET APART IN SINGLE FAMILY RESIDENTIAL DEVELOPMENTS AND SHALL BE APPROXIMATELY 300 FEET APART IN ALL OTHER DEVELOPMENT TYPES. THE DISTANCE BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD.
- 505.2.1.4 TURNING RADIUS. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM 45 FOOT CENTERLINE RADIUS (25 FOOT INSIDE RADIUS, 55 FOOT OUTSIDE RADIUS) ON CURVES (SEE APPENDIX D)
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL.
- AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL.

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.
- 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, VIBRATION OR POLLUTION WILL BE LIMITED AT ANY LEVEL EXCEEDING THE GENERAL LEVELS OF NOISE, VIBRATION OR POLLUTION LIMITED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

AUTHORIZATION NOTE

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.

SIGNATURE OF COPYRIGHT OWNER

TONY K.C. TANG

PRINTED NAME OF COPYRIGHT OWNER

PROJECT NARRATIVE

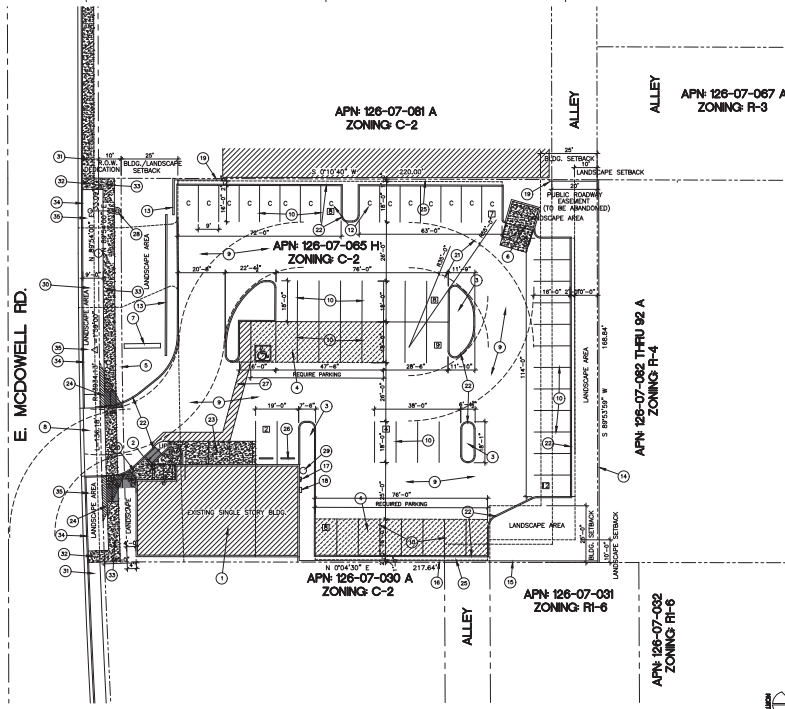
THIS PROJECT IS TO UTILIZE AN EXISTING SINGLE STORY BUILDING TO BE A CAR DEALERSHIP SHOWROOM AND SALES OFFICE. MINOR EXTERIOR MODIFICATION SHALL BE DONE TO BRING THE MODEL TO BE MORE VISIBLE AND ENHANCED. THE SITE SHALL BE ENHANCED WITH NEW LANDSCAPE PLANTING ISLANDS. ALL PAVEMENT AREA WILL BE PATCHED, AND REFINISH WITH SLURRY SEAL. NEW NEW PARKING STRIPING. ALSO, NEW SITE SCREEN WALLS WILL BE CONSTRUCTED TO SCREEN PARKING FROM STREET AND FROM NEIGHBORS.

PROJECT DATA

PROJECT ADDRESS: 4220 E. MCDOWELL ROAD
 EXISTING ZONING: C-2
 PROPOSED ZONING: C-2 2P
 LOT PARCEL NUMBERS: 126-07-068 H
 SITE AREA: 34,242 S.F. (0.832 AC)
 LOT SALES: NO
 EXISTING BUILDING AREA: 2,918 S.F.
 BUILDING USE: USED CAR SALES
 EXIST'G BLDG HGT.: SINGLE STORY, 20' TO TOP OF ROOF
 SITE COVERAGE: 2976 S.F. (BLDG. AND COVER ENTRANCE)/ 36242 = 8.21 %
 RED. PARKING: 1/300 OFFICE 10 SPACES
 1/10,000 S.F. 4 SPACES
 OUTDOOR SALE AREA: 4 SPACES
 TOTAL REQ. 14 SPACES
 PROPOSED PARKING: STANDARD: 97 SPACES
 ADA: 1 SPACES
 TOTAL: 98 SPACES
 PLANNING FUTURE CALL:
 PER 2018 BC TAB 1004.5
 OCC. LOAD (1/150 BUSINESS): 19.44 (20)
 PER 2018 BC TAB 2901
 UNDER BUSINESS, 1 PER 25 FOR 1ST 50
 1 TOILET
 1 LAUNDRY
 1 SPRINKLING FOUNTAIN (BOTTLE WATER INSTEAD)
 1 SERVICE SINK

KEYNOTES

- EXISTING SINGLE STORY BUILDING TO REMAIN, MODIFY EXTERIOR WITH ENHANCEMENT AND NEW PAINT.
- NEW EXTERIOR CANOPY BUILDING OUT OF STEEL CHANNEL AND COVER WITH PERFORATED METAL PANEL.
- NEW LANDSCAPE ISLANDS.
- SHADED PARKING AREA TO INDICATE THE REQUIRED PARKING SPACES FOR THE BUILDING AND OUTDOOR DISPLAY AREA.
- NEW 10'-0" R.O.W. DEDICATION AS REQUIRED BY THE CITY.
- NEW SINGLE TRUSS ENCLOSURE WITH SOLID PANEL MANUAL GATE.
- NEW PROPOSED MONUMENT SIGN LOCATION, WILL REDUCE SEPARATE PERMIT AND REVIEW.
- EXISTING DRIVEWAY ENTRANCE, REPAIR AS NECESSARY.
- EXISTING PARKING STRIPING AND FRESH WITH SLURRY SEAL.
- NEW PARKING STRIPING.
- INDICATION OF BUILDING ACCESS LOCATION.
- COMPACT CAR PARKING LOCATION.
- EXISTING CURB WALL TO REMAIN.
- NEW 8'-0" CMU WALL ADJACENT TO RESIDENTIAL ZONING.
- EXISTING GAS METER TO REMAIN.
- EXISTING ELECTRICAL PANEL TO REMAIN.
- NEW 8'-0" CMU SCREEN WALL TO EXTEND TO ADJACENT BUILDING CORNER.
- NEW CONCRETE SIDEWALK TO EXTEND TO CITY SIDEWALK, MIN. WIDTH SHALL BE 4'-0".
- SERVICE VEHICLE TURNING RADIUS.
- 4'-0" RASSED CONCRETE CURBING TYPICAL.
- CONCRETE APPROX IN FRONT OF GARAGE DOOR ACCESS.
- 10'-0" VISIBILITY TRIANGLE.
- VEHICLE OVERLAP.
- FRESHEN CONCRETE VEHICLE BUMPER.
- MIN. 44" WIDTH ADA ACCESS PATH FROM ADA PARKING SPACE TO BUILDING ENTRANCE.
- NEW FDC LOCATION.
- NEW NEW FDC LOCATION.
- MINOR EXISTING DRIVEWAY ENTRANCE, AND CONNECT CITY SIDEWALK.
- EXISTING SIDEWALK IN ADJACENT PROPERTY TO REMAIN.
- NEW CONCRETE SIDEWALK CONNECTION, SHALL HAVE LESS THAN 1" ELEVATION DIFFERENCE.
- NEW 3'-0" CONCRETE SIDEWALK.
- EXISTING CONCRETE CURB ADJACENT TO STREET REMAIN.
- NEW 8'-0" WIDE LANDSCAPE AREA ADJACENT TO EXISTING CONCRETE CURB.



SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1"=20'-0"

OWNER
 CARL LAND
 7332 E. FARLL DR.
 SCOTTSDALE, AZ 85051
 PHONE: 602-881-3569
 EMAIL: carl@carl.com
 CONTACT: ELIO GEAGEA

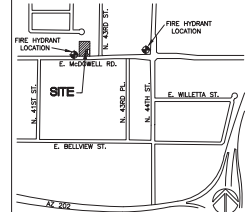
CONTRACTOR
 RUI DESIGN & BUILD
 7025 E. VA SOLIER DRIVE
 SCOTTSDALE, AZ 85051
 PHONE: 602-568-7596
 EMAIL: rui@ruidesignandbuild.com
 CONTACT: YOUSSEF HOKAYEM

ZONING CONSULTANT
 Z ASSOCIATES, LLC
 7810 S. 13TH PLACE
 PHOENIX, AZ 85042
 PHONE: 480-742-8950
 EMAIL: z@zassociates.com
 CONTACT: KEVIN ZENK

ARCHITECT
 TONY TANG ARCHITECT LTD.
 3304 N. VALENCIA LANE
 PHOENIX, AZ 85018
 PHONE: 602-295-9851
 EMAIL: tony@ttarchitect.com
 CONTACT: TONY TANG

ELBORNICU
 RUI DESIGN LLC
 820 S. BRIDGER DRIVE
 CHANDLER, ARIZONA 85225
 TEL: 602-741-1047
 CONTACT: BOBBY MARRIN
 EMAIL: rui@ruidesignandbuild.com

LANDSCAPE ARCHITECT
 WERK RUSAN DESIGN
 7850 E. 2ND ST., #104
 SCOTTSDALE, AZ 85051
 TEL: 602-429-9922 X700
 CONTACT: KEVIN MCFARAD
 EMAIL: jmc@werkrusandesign.com



PROJECT TEAM

VICINITY MAP

N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF PHOENIX

NOV 01 2022

Planning & Development Department

CITY APPROVAL BLOCK

PAPP# 2203410 8DEV# 2200210 KVA# 22-1847

3304 N. VALENCIA LN.
 PHOENIX, AZ 85018
 TEL: (602) 295-9851
 kctt55@gmail.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THIS DRAWING SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NUMBER: 22032002
 NO. NO.: 2202001
 REVISION:

2022
 TONY TANG ARCHITECT

2022003



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

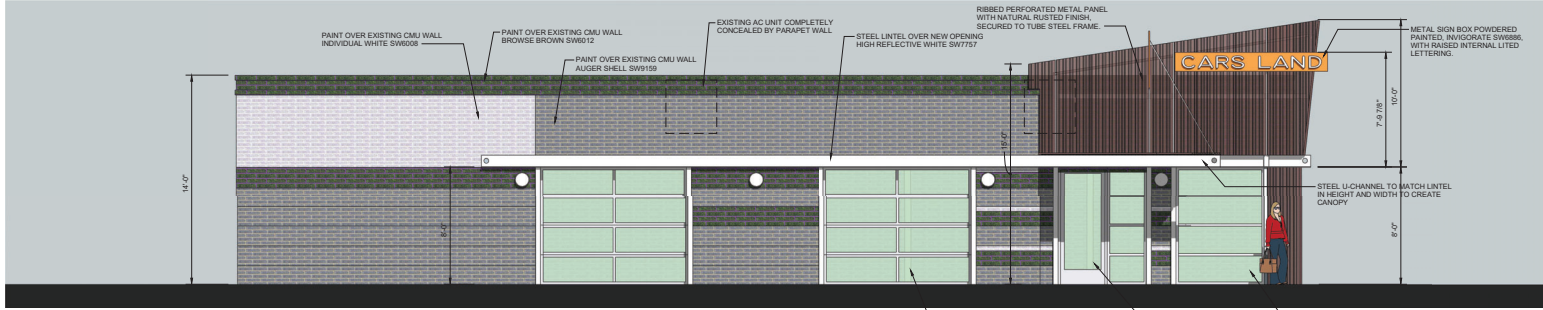
COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS SYSTEMS

INDIVIDUAL WHITE SW6008	HIGH REFLECTIVE WHITE SW7757
AUGER SHELL SW9159	RIBBED PERFORATED METAL PANEL - ATAS GATEN SERIES A24 BELVERDERE 6" RIB WITH NATURAL RUSTED AND 51% OPENING
BROWSE BROWN SW6012	
INVIGORATE SW6886	
CLEAR ANODIZED FRAME	
GLAZING PPG SOLEXIA	

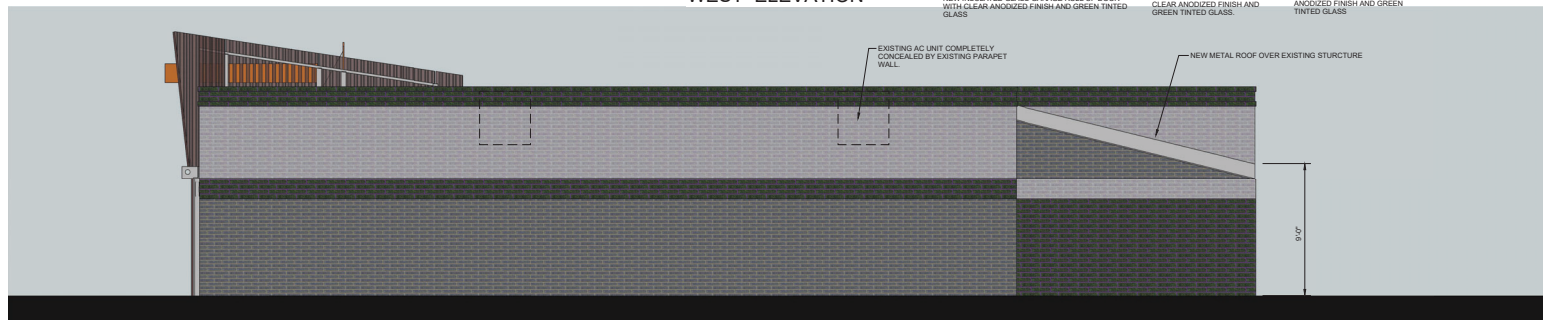
CONTRACTOR SHALL PROVIDE 4" WIDE SECTION SAMPLE ON ACTUAL WALL. FOR ALL EXTERIOR WALL COLOR ON SITE FOR APPROVAL PRIOR TO ORDER ALL PAINT

CARS LAND ON McDOWELL
tony tang architect ltd.



WEST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

CARS LAND ON McDOWELL

CITY OF PHOENIX

AUG 19 2022

Planning & Development Department



TONY TANG ARCHITECT LTD.
3304 N. VALENCIA LANE
PHOENIX, AZ 85018
602-295-9651 tcti55@gmail.com

CLIENT
CARS LAND
7332 E. EARL DR.
SCOTTSDALE, AZ 85251

COLOR BUILDING ELEVATIONS

ISSUE 2022 AUG 15
REVISION:
DRAWN BY TONY TANG



EXP. 2023 JUN 28

A3.1C

From: [Kristin Heggli](#)
To: [Sarah Stockham](#)
Subject: Rezoning Case Z-SP-8-22
Date: Sunday, September 18, 2022 11:16:57 AM

Ms. Stockham,

Hello! As a home owner located near 4220 E. McDowell Road (rezoning case Z-SP-8-22), I wanted to share my thoughts on the proposed redevelopment. My property is at 4132 E. Almeria Rd., roughly a 2-minute walk from the currently vacant property.

My husband and I bought our home six years ago. We've had hope that McDowell Road might slowly improve over time as there is more investment and development in Camelback East. It's made some very small strides in that direction, but there hasn't been a lot of progress yet. Most (if not all) of the people who've moved into our small neighborhood of 1950s Haver homes since we bought our house have been professionals in their 30s to 40s -- people who enjoy going out and patronizing local businesses.

There is very little in the way of consumer-facing businesses along McDowell, west of 44th Street all the way to about 16th Street. There are a ton of residents that live in this area, and in my experience almost everyone has to travel north to visit restaurants, shops, etc. Thomas and Indian School, for example, have way more businesses along them, and almost none of the new development happens along McDowell, while those other streets continue to improve.

My husband and I love using alternate methods of transit and being able to visit local businesses without driving. The concept of the 15-minute city (or 5-minute city), where you can walk to everything you need within that time span, definitely eludes us in the neighborhood. Adding a used car dealership on McDowell would not only be a business that would be of little use to the neighborhood, it would likely also discourage other businesses such as restaurants, coffee shops, etc. from opening near it (since it would discourage foot traffic and also not be very visually appealing). Adding a car dealership in this spot feels like a step in the wrong direction in terms of walkability and livability for the residents in the area.

I would love for the city to consider keeping the current C-2 zoning and not allow the used car dealership to be added to McDowell. We already have quite a few tire shops, car washes, and similar businesses here, and could really benefit from a restaurant, shop, or other business that neighbors could enjoy more frequently.

Thank you for taking the time to read this, I appreciate it!

Sincerely,
Kristin Heggli

From: papagovistana@yahoo.com
To: [Sarah Stockham](#)
Cc: [Rick Sain](#); [Mike Shell](#)
Subject: Special Permit Application Z-SP-8-22
Date: Wednesday, September 28, 2022 9:16:26 AM

Dear Sarah Stockham,

Please consider this email in opposition to the Special Permit Application for re-zoning at 4220 E. McDowell Road, Phoenix.

I have reviewed the materials I received regarding this application, and provided same to our board members and interested neighbors. After careful consideration and discussion, we unanimously oppose the application to operate a used car dealership at that location. That use is prohibited by current zoning, and we believe that zoning is in place to protect the neighborhood from businesses that generally and typically detract from the goals of maintaining property values and mitigating blight.

We work diligently, dedicating many, many volunteer hours to keeping crime, blight, and community health issues at bay in our area. We are doing our best to protect and enhance what we consider to be a liveable neighborhood and we do not see this application to be in line with our goals and our efforts.

We also believe that granting this permit would open the door to others who would then begin to populate the McDowell Rd. corridor with used car dealerships, similar to what we already see on east Van Buren Street, running parallel to McDowell Rd., but to the south. We see no positive reason to extend that zoning northward to the McDowell corridor.

We have consistently maintained this position and are now, or have been in the past, involved in keeping businesses that sell used vehicles doing so within the zoning that allows such activity, and we are adamant about doing so.

Papago Vista Neighborhood Association boundaries extend to the corner of 40th Street and McDowell, and I live at 3612 E. Palm Lane.

Michael Rodgers
Chairman
Papago Vista Neighborhood Association

Email: papagovistana@yahoo.com
Mobile: 602-549-0967

From: mshell.phoenix
To: [Sarah Stockham](#)
Cc: [Michael Rodgers](#)
Subject: Special Permit Application Z-SP-8-22
Date: Wednesday, September 28, 2022 9:49:42 AM

Dear Sarah Stockham,

Please consider this email in opposition to the Special Permit Application for re-zoning at 4220 E. McDowell Road, Phoenix

This will not provide neighborhood enhancement or safety and has no guidelines to monitor the future quality and effects of this business to the adjoining neighborhood.

Michael Shell
1815 N 39th St
Phoenix
85008

Sent from my T-Mobile 5G Device

From: [PDD Long Range Planning](#)
To: [Sarah Stockham](#)
Subject: FW: Rezoning Comments | Dec. 6
Date: Monday, November 28, 2022 7:01:25 AM

Thank you,

Geno Koman

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

geno.koman@phoenix.gov

From: Kristin Heggli <kristin.april@outlook.com>
Sent: Friday, November 25, 2022 5:48 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Rezoning Comments | Dec. 6

Case #Z-SP-8-22-8

Item #3

Hello! As a home owner located near 4220 E. McDowell Road (rezoning case Z-SP-8-22), I wanted to share my thoughts on the proposed redevelopment. My property is at 4132 E. Almeria Rd., roughly a 2-minute walk from the currently vacant property.

My husband and I bought our home six years ago. We've had hope that McDowell Road might slowly improve over time as there is more investment and development in Camelback East. It's made some very small strides in that direction, but there hasn't been a lot of progress yet. Most (if not all) of the people who've moved into our small neighborhood of 1950s Haver homes since we bought our house have been professionals in their 30s to 40s -- people who enjoy going out and patronizing local businesses.

There is very little in the way of consumer-facing businesses along McDowell, west of 44th Street all the way to about 16th Street. There are a ton of residents that live in this area, and in my experience almost everyone has to travel north to visit restaurants, shops, etc. Thomas and Indian School, for example, have way more businesses along them, and almost none of the new development happens along McDowell, while those other streets continue to improve.

My husband and I love using alternate methods of transit and being able to visit local businesses without driving. In fact, we both bike as our main mode of transit. The concept of the 15-minute city (or 5-minute city), where you can walk to everything you need within that time span, definitely eludes us in the neighborhood. Adding a used car dealership on McDowell would not only be a business that would be of little use to the neighborhood, it would likely also discourage other businesses such as restaurants, coffee shops, etc. from opening near it (since it would discourage foot traffic and also not be very visually appealing). Adding a car dealership in this spot feels like a step in the wrong direction in terms of walkability and livability for the residents in the area.

I would love for the city to consider keeping the current C-2 zoning and not allow the used car dealership to be added to McDowell. We already have quite a few tire shops, car washes, and similar businesses here, and could really benefit from a restaurant, shop, or other business that neighbors could enjoy more frequently. I think that if we are going to change the zoning, we should consider the reasons why it's worth doing so. This is the first time since moving to the neighborhood in 2016 that I've opposed a development, so please know that I do so with some thought behind it and not as a blanket policy.

Thank you for taking the time to read this, I appreciate it!

Sincerely,

Kristin Heggli

From: [PDD Long Range Planning](#)
Cc: [Sarah Stockham](#)
Subject: FW: 4220 E McDowell Rd - Z-SP-8-22-8
Date: Wednesday, November 30, 2022 7:04:04 AM

For you

Thank you,

Geno Koman

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

geno.koman@phoenix.gov

From: Dave Jackson <dash_85283@yahoo.com>
Sent: Tuesday, November 29, 2022 4:40 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: 4220 E McDowell Rd - Z-SP-8-22-8

Camelback East Village Planning Committee,

Regarding the case listed in the subject line which is a request for a used car lot.

My request for restrictions would be:

- 1) Masonary wall (6 feet or higher) around the entire lot except facing McDowell. (Gated openings for emergency access if required)
- 2) Only one general traffic access to the lot from McDowell Road. (No non-emergency traffic to other sides of the lot)
- 3) Trees on the North end of the lot that would grow to over 12 feet in height. (On the back side facing the residential area) Trees to be replaced as necessary should an original tree fail.
- 4) Exterior lights to be directed away from the residential areas.
- 5) No non-operable vehicles to be out on the lot outside
- 6) No storage of automotive parts, chemicals or repair tools/equipment on the lot outside.
- 7) Hours of operation to be M-F no later than 7PM, Saturday no later than 5PM, Closed on Sunday

Note the Color Building Elevation page provided shows four elevations.

Two pictures of the North Elevation is shown and NO East Elevation is shown.

Some clarity of the elevations would be nice. I believe I understand which one is the East side and would like confirmation.

Dave Jackson
RVNA President
4247 E Windsor Ave
602 524-2401 C