

PLEASE RESPOND ELECTRONICALLY TO JAZMINE BRASWELL 2ND FLOOR, 602-495-7602



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** February 12, 2018
From: Alan Stephenson
Planning & Development Department Director
Subject: **P.H.O. APPLICATION NO. Z-34-15-2** – 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 its meeting on **March 21, 2018**.
2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **February 19, 2018**.
 - Will arrange to review case file no later than _____
 - Will resolve problems with the owner and contact you no later than _____
 - We do not anticipate any problems in connection with the cases listed on this subject notice.

Signature

Date

DISTRIBUTION (*Electronically*):

Mayor's Office (Seth Scott) - 11th Floor
Council District Office (Penny Parrella) – 11th Floor
Aviation (Randy Payne, Molly Monserud, Aviation Planning) – 3400 E. Sky Harbor Blvd
City Manager's Office (Kevin Weight) – Historic Preservation Office
Community & Economic Development (Eric Johnson) – 20th Floor
Fire Prevention (Joe McElvaney) – 2nd Floor
Finance Admin (Barry Page) – 251 W. Washington – 8th Floor
Neighborhood Services (Gregory Gonzales) – 4th Floor
Parks & Recreation (Jarod Rogers) – 16th Floor
Public Transit (Jorie Bresnahan) – 302 N. 1st Ave., Ste 800
Public Transit/Light Rail Project (Jodi Strohmayer/Special TOD Only) – 411 N. Central #200
Street Transportation (Kristina Jensen, Hasan Mushtaq, Roxanne Tapia) – 5th Floor
Water Services (Don Reynolds) – 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek) – 3rd Floor
Planning and Development/Information Services (Ben Ernyei) – 3rd Floor
Planning Hearing Officer (Tricia Gomes, Teresa Hillner) – 2nd Floor
Planning Commission Secretary (Lilia Olivarez) – 2nd Floor
Village Planner (Maja Brkovic, Paradise Valley)
Village Chair (Mathew Avrhami, Paradise Valley)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-18--Z-34-15

Council District: 2

Request For: Stipulation Modification

Reason for Request: Modification of Sipulation No. 1 regarding general conformance to the site plan, landscape plan, and elevations date stamped June 16, 2015.

Owner	Applicant	Representative
SG Pad Mesa LLC 5102 East Exeter Boulevard Phoenix AZ 85018 (602) 695-1845 mligget@aksupplyco.com	Nathan Bisch/ One Architecture 8801 North Central Avenue # 101 Phoenix AZ 85020 (314) 324-6126 nathan.bisch@onearchitecture.us	Brad Flahiff/ Barnett Management Co. 650 North 99th Avenue #108 Avondale AZ 85323 P: (602) 577-9492 F: brad@barnettmgt.com

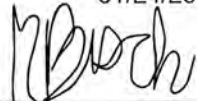
Property Location: Southwest corner of Cave Creek Road and Quail Avenue

Zoning Map: <u>N-9</u>	Quarter Section: <u>42-32</u>	APN: <u>213-09-009E</u>	Acreage: <u>1.98</u>
Village: <u>Paradise Valley</u>			
Last Hearing: <u>CC HEARING</u>			
Previous Opposition: _____			
Date of Original City Council Action: <u>11/18/2015</u>			
Previous PHO Actions: _____			
Zoning Vested: <u>C-2 DVAO</u>			
Supplemental Map No.: _____			
Planning Staff: <u>054344</u>			

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.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	01/24/2018	18-0006427	Original Filing Fee

Signature of Applicant:  DATE: 2-1-2018

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>03/21/2018 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



A. Project Narrative – Burger King (Cave Creek Rd. & Quail Rd.)

One Architecture has been engaged by Barnett Management Company to design a new 3,237 square foot Burger King located at the Southwest corner of Cave Creek Rd. and Quail Rd.

Site Design:

The proposed building is to be oriented on the Northeast portion of the site with the long portion of the building running East and West. Parking is proposed on the South portion of the site with the proposed drive-through located at the East portion of the lot along Cave Creek Rd.

Building Design:

The proposed building is a mix of materials working in conjunction to create a Burger King Brand image. At the base of the majority of the building we are proposing a cultured stone grouted veneer color: 'Wolf Creek'. Above the base around the majority of the building is an EIFS field stucco with reveal joints, color: 'Tanners Taupe'. At the building entrances and the drive-through we are proposing a second cultured stone veneer, color: 'Aspen'. The parapet of the building will have a red prefabricated corrugated metal band per Burger King Brand standards. At all windows around the building we will add suspended premanufactured aluminum canopies. The new aluminum storefront is proposed to be a dark bronze color. To add interest and lighting along the exterior of the building we are proposing light sconces on each side in addition to Burger King signage on four sides of the building.

Site Landscaping:

The proposed site will be landscaped per the City of Phoenix landscape requirements. Landscape will be per approved CCPR: 1604985 at the perimeter of our site along Quail Rd. and Cave Creek Rd. Landscape will filter throughout the interior of our site along the drive-through and North drive aisle. The parking lot will have landscaping surrounding the entire lot and new trash enclosure.

B. Proposed Stipulation Modifications

Barnett Management seeks to modify one of the current zoning stipulations set by the applicable rezoning case to accommodate the development of Burger King.

Stipulation: Z-34-15-2

1. Site Plan Conformance – Stipulation 1
Stipulation 1 to be modified as follows:

The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped ~~June 16, 2015~~, MARCH 28, 2018 as approved by the Planning and Development Department.

Rationale: The original proposed site plan, landscape plan and elevations approved for this development were for a full service restaurant – Bar Napkin Productions. The proposed use will be a restaurant with limited services including a drive through. The previous site plan is accommodating for a larger building footprint. With the proposed modification Burger King be able to reduce the building footprint which will allow the addition of the drive through queuing lane.

We have maintained conformance with the perimeter landscape per CCPR: 1604985. We have proposed the internal landscape plan according to our proposed Burger King site layout.

The elevations date stamped June 16, 2015 are for Bar Napkin Productions. We are proposing elevations per Burger King Brand standards.

ORDINANCE G-6077

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN (CASE Z-34-15-2) FROM S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY) TO C-2 DVAO (INTERMEDIATE COMMERCIAL, DEER VALLEY AIRPORT OVERLAY).

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

follows:

SECTION 1: The zoning of an approximately 1.91 acre property located at the southwest corner of Cave Creek Road and Quail Avenue in a portion of Section 22, Township 4 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "S-1 DVAO" (Ranch or Farm Residence, Deer Valley Airport Overlay) to "C-2 DVAO" (Intermediate Commercial, Deer Valley Airport Overlay).

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".

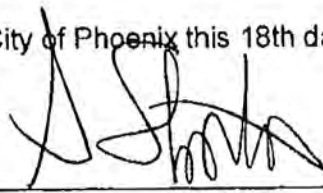
SECTION 3: Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped June 16, 2015, as approved by the Planning and Development Department.
2. The developer shall construct the south half of Quail Avenue with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. A sign shall be posted to not allow left turns onto Quail Avenue from the driveway located on the north side of the site.

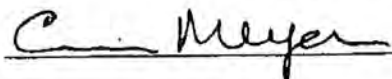
SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of November, 2015.

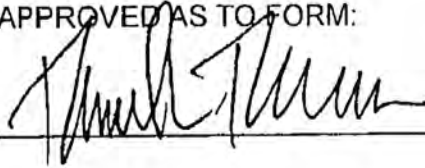



MAYOR

ATTEST:

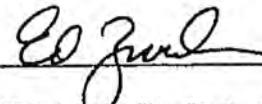
 City Clerk

APPROVED AS TO FORM:



Acting City Attorney *TM*

REVIEWED BY:



City Manager

PL:lm1:1208756v1: (CM#65) (Item #114) - 11/18/15

Attachments:

- A - Legal Description (1 Page)
- B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-34-15-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The East 251 feet of the North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 22, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 25 feet and the East 40 feet thereof; and

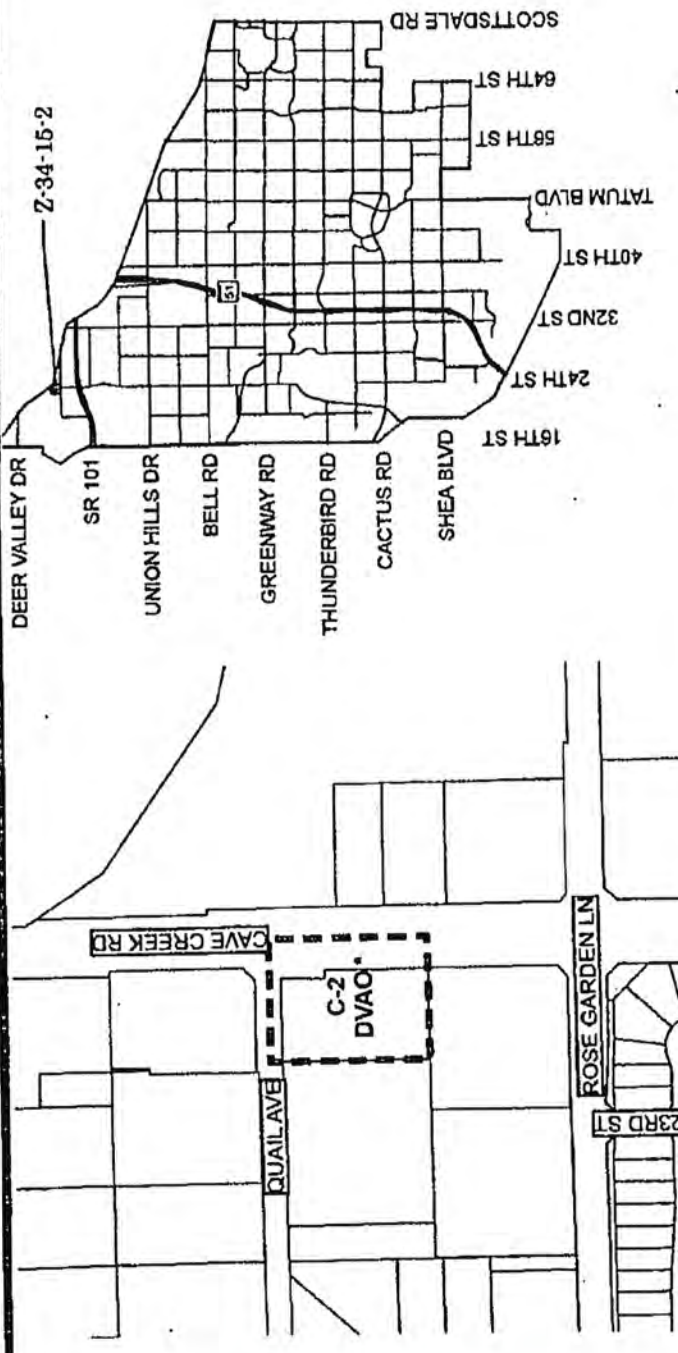
EXCEPT the West 25.00 feet of the East 80.00 feet of the North 116.35 feet and the West 15.00 feet of the East 55.00 feet of the East 251.00 feet thereof as condemned by Maricopa County by final Order of Condemnation in Recording No. 91-225371 and in Recording No. 91-424305; and

EXCEPT that portion conveyed to the City of Phoenix in Warranty Deed in Recording No. 2008-0797589, Official Records of Maricopa County, Arizona..

ORDINANCE LOCATION MAP

Zoning Case Number: Z-34-15-2
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE

Drawn Date: 10/22/2015

S:\Department Shara IS Shara IPL GIS\GIS_Team\Cone_Functions\Zoning\Supplaps_Ord\Mapa2015 Ord\Oct_30_2015\Z-34-15-2.mxd

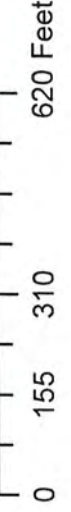


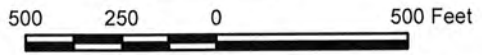
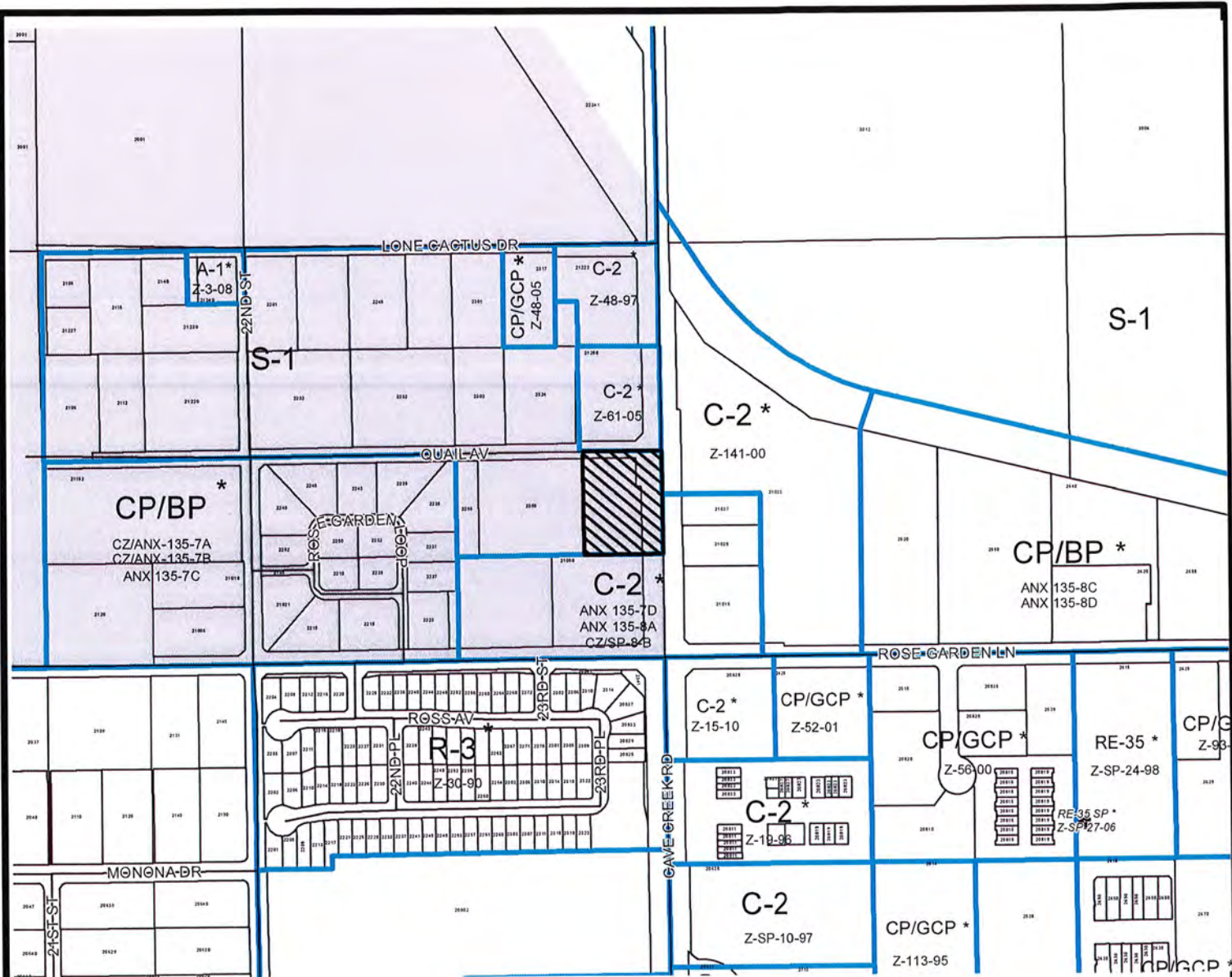
PHO-1-18-Z-34-15-2

Property Location: Southwest corner of Cave Creek Road and Quail Avenue



Planning & Development Department





CITY OF PHOENIX PLANNING DEPARTMENT

PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2

Z-34-15



APPLICANT'S NAME: **Bar Napkin Productions**

REQUESTED CHANGE (AS RECOMMENDED BY STAFF):

FROM: S-1 DVAO (1.91 a.c.)

TO: C-2 DVAO (1.91 a.c.)

APPLICATION NO. **Z-34-15** DATE: **7/15/15**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. **1.91 Acres**

REVISION DATES:
8/27/15 9/30/15

AERIAL PHOTO & QUARTER SEC. NO. **QS 42-32** ZONING MAP **N-9**

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DVAO	2	2
C-2 DVAO	27	33

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



ONE! ARCHITECTURE
 8071 N. Central Ave., Suite 101
 Phoenix, Arizona 85020
 Phone: (602) 962-2172
 Fax: (602) 962-1916
 www.ONE!architectur.us

Principal:
 Dustin Curtis
 dcurtis@oneonearchitectur.us
 dcurtis@oneonearchitectur.us
Project Manager:
 Nathan Birch
 nbirch@oneonearchitectur.us
 nbirch@oneonearchitectur.us

Revisions	PRELAP COMMENTS
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08/14/23	08/14/23
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08/28/23	08/28/23
09/04/23	09/04/23
09/11/23	09/11/23
09/18/23	09/18/23
09/25/23	09/25/23
10/02/23	10/02/23
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07/30/24	07/30/24
08/06/24	08/06/24
08/13/24	08/13/24
08/20/24	08/20/24

NOT FOR CONSTRUCTION

ONE! ARCHITECTURE
 8801 N. Central Ave., Suite 101
 Phoenix, Arizona 85027
 Phone: 602.261.1777
 Fax: 602.261.1888
 www.ONE!architecture.us

Principal:
 Death Curtis
 death.curtis@one!arch.us
 Project Manager:
 Matthew Beach
 matthew.beach@one!arch.us

Revisions
 11-13-17

BURGER KING
 Burger King
 5100 Camel Ave. & Chase
 Phoenix, AZ
 11-13-17
 AZ-1705

A4.1
 Exterior Elevations

Finish Legend

ALPHABETICALLY	DESCRIPTION
A	CONCRETE
B	CONCRETE WITH STAIN
C	CONCRETE WITH STAIN AND PAINT
D	CONCRETE WITH STAIN AND PAINT AND STONE
E	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL
F	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS
G	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD
H	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD AND BRICK
I	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD AND BRICK AND TILE
J	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD AND BRICK AND TILE AND STAINLESS STEEL
K	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD AND BRICK AND TILE AND STAINLESS STEEL AND GLASS BLOCK
L	CONCRETE WITH STAIN AND PAINT AND STONE AND METAL AND GLASS AND WOOD AND BRICK AND TILE AND STAINLESS STEEL AND GLASS BLOCK AND STAINLESS STEEL PANELS

Keynotes

- NOT ALL KEYNOTES ARE USED ON THIS SHEET
1. SEE PLAN
 2. SEE PLAN
 3. SEE PLAN
 4. SEE PLAN
 5. SEE PLAN
 6. SEE PLAN
 7. SEE PLAN
 8. SEE PLAN
 9. SEE PLAN
 10. SEE PLAN
 11. SEE PLAN

Re-Zoning Case Info

DATE OF HEARING: OCTOBER 11, 2018
 REZONING CASE NUMBER: Z-18-05
 APPLICATOR: JAMES CANNON, 11201 N. 25TH AVENUE, SUITE 100, PHOENIX, AZ 85024
 PROJECT: BURGER KING RESTAURANT AND DRIVE THRU, 11201 N. 25TH AVENUE, SUITE 100, PHOENIX, AZ 85024
 THE DEVELOPER SHALL CONDUCT THE SURVEY OF THE SUBJECT PROPERTY WITHIN THE CITY OF PHOENIX AND SHALL SUBMIT THE SURVEY TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 THE PROPERTY OWNER SHALL SECURE A NOTICE OF PROPOSED REZONING FROM THE CITY ENGINEER AND SHALL SUBMIT THE NOTICE TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 THE PROPERTY OWNER SHALL SECURE A NOTICE OF PROPOSED REZONING FROM THE CITY ENGINEER AND SHALL SUBMIT THE NOTICE TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
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General Notes

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISH LEGEND.
2. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISH LEGEND.
3. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISH LEGEND.
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10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISH LEGEND.
11. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISH LEGEND.



1 South Elevation
 11-13-17



2 West Elevation
 11-13-17

CITY OF PHOENIX
 JAN 24 2018
 Planning & Development
 Department

HEARING DATE: MARCH 21, 2018

PROPOSED ELEVATIONS

PHO-1-18--Z-34-15-2



2628 n central avenue
 suite 1300
 phoenix, az 85004
 602.497.9494
 www.bopp-l.com



CAVE CREEK BUILDINGS

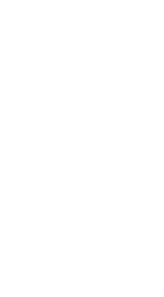
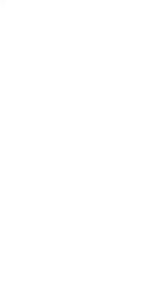
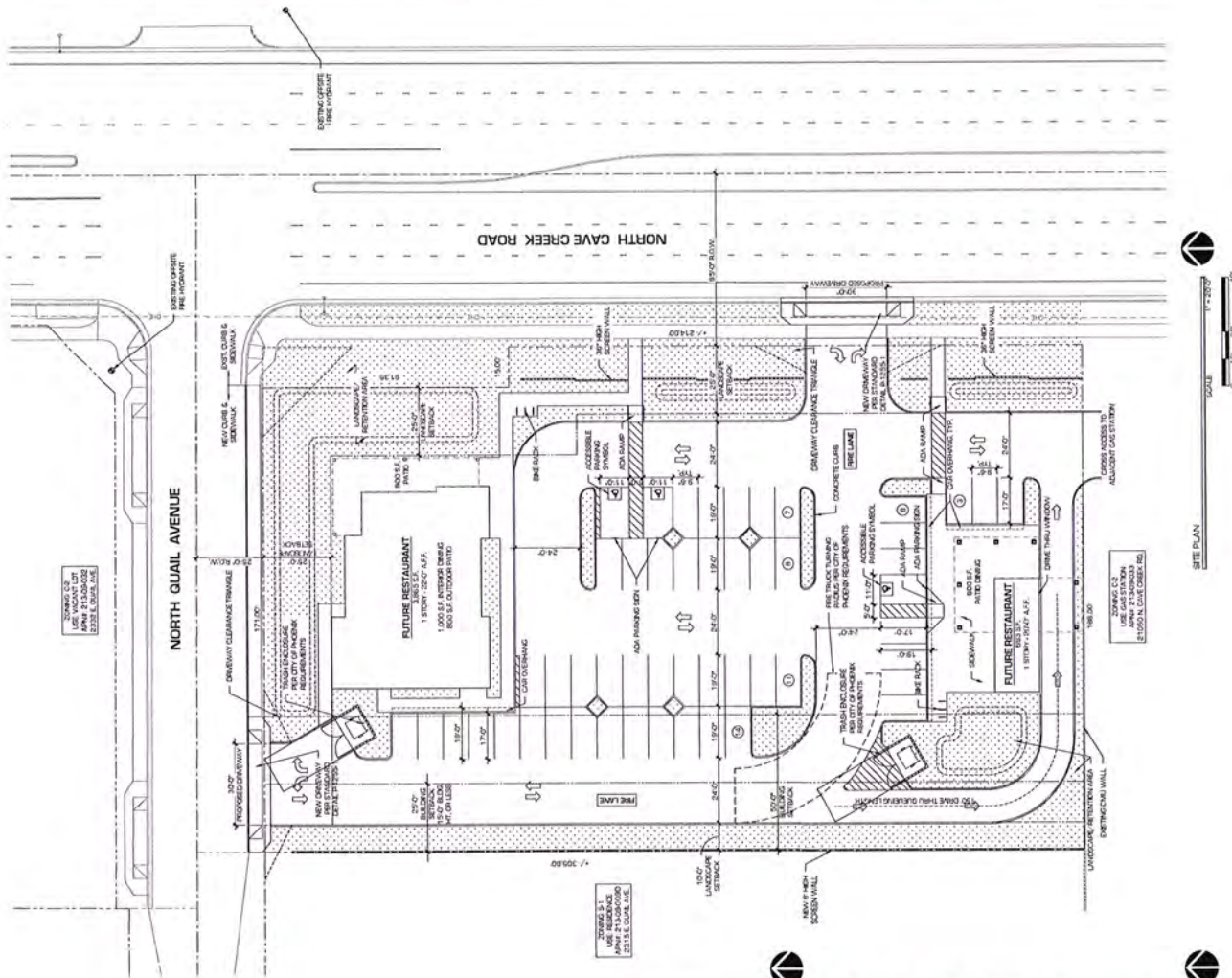
PROJECT LOCATION
 2337 E. QUAIL AVE
 PHOENIX, AZ 85024

CITY SUBMITTAL
 DATE: 06.10.19

SITE PLAN
 BN1219
 A0.5

PROJECT DATA	
PROPERTY OWNER: NAME: KULISMAN FAMILY HOLDINGS, LLC ADDRESS: 5110E EAST EXETER BOULEVARD PHOENIX, ARIZONA 85018 CONTACT: JACOB KULISMAN PHONE: 602.980.4184	ARCHITECT: BAR AMONNI PRODUCTIONS 2628 NORTH CENTRAL AVENUE, SUITE 1300 PHOENIX, ARIZONA 85004 CONTACT: JACOB AMONNI PHONE: 602.980.4822 EMAIL: jacob@bopp-l.com
PARCEL INFORMATION: LOCATION: 2337 EAST QUAIL AVENUE PHOENIX, ARIZONA 85024 PARCEL NUMBER: 213-08-003E LOT #: S-1 PROPOSED ZONING: C-2 RESTAURANT TBO BUILDING HEIGHT PROPOSED: 25'-0"	AREA CALCULATIONS: 89,216 SF (1.59 ACRES) 55,540 SF (1.27 ACRES) 3,895 SF = 800 SF PATIO 5,140 SF = 600 SF PATIO 0.08 81%
PROPOSED USE: RESTAURANT AND RETAIL (C-2) CONSTRUCTION OF NEW GROUND UP BUILDINGS ON AN EXISTING LOT, INCLUDING IMPROVEMENTS TO SURROUNDING STREETS WITH NEW LANDSCAPING AND PAVING.	REQUIRED PARKING: PER SECTION 702 OF CITY OF PHOENIX ZONING ORDINANCE) NORTH RESTAURANT INTERIOR DINING (1,000 SF, 50) OUTDOOR DINING (600 SF, 25) TOTAL: 20 SPACES 38 SPACES
SOILS: SOUTH RESTAURANT PATIO DINING (600 SF, 50) TOTAL: 12 SPACES 19 SPACES	TOTAL REQUIRED PARKING: 48 SPACES 2 SPACES 48 SPACES 5 SPACES

CITY OF PHOENIX
 JUN 18 2019
 Planning & Development
 Department





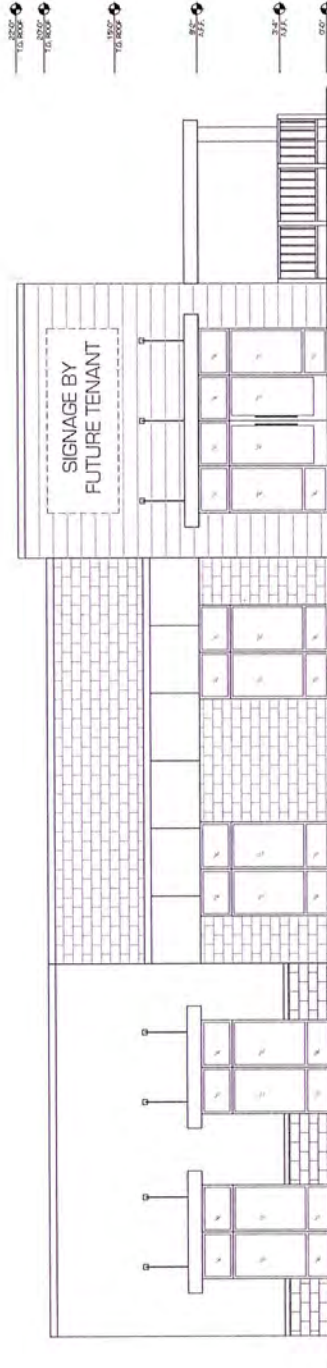
**CAVE CREEK
BUILDINGS**

PROJECT LOCATION
2337 E OUAL AVE
PHOENIX, AZ 85024

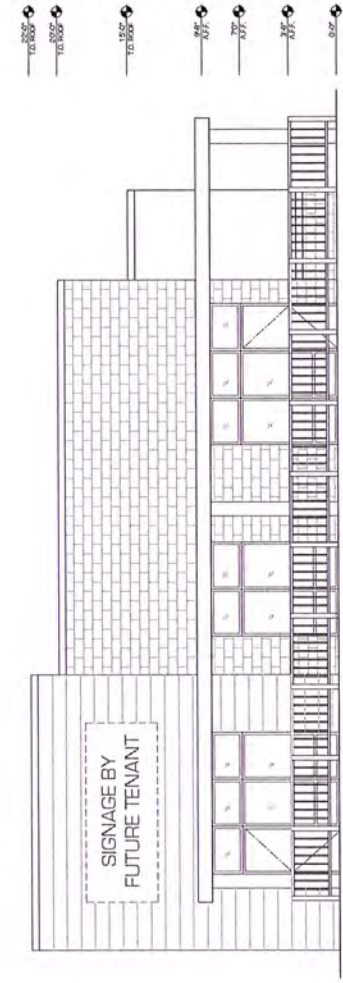
EDGE DATE
CITY SUBMITTAL 06.10.15

EXTERIOR ELEVATIONS
BN1215
A4.0

CITY OF PHOENIX
JUN 16 2015
Planning & Development
Department



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



2 RESTAURANT - EAST ELEVATION
SCALE 1/4"=1'-0"



**CAVE CREEK
 BUILDINGS**

PROJECT LOCATION
 2337 E GUALI AVE
 PHOENIX, AZ 85034

ISSUE DATE
 08.10.15
 CITY SUBMITTAL

EXTERIOR ELEVATIONS
 BN1219

A4.0

CITY OF PHOENIX
 JUN 16 2015
 Planning & Development
 Department



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



2 RESTAURANT - EAST ELEVATION
 SCALE 1/4"=1'-0"



**CAVE CREEK
BUILDINGS**

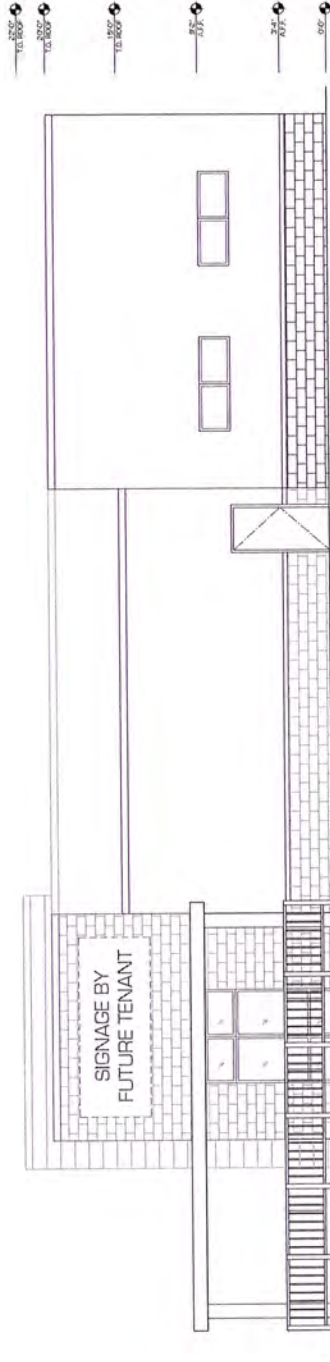
PROJECT LOCATION
2327 E OJAIL AVE
PHOENIX, AZ 85024

BOARD DATE
CITY SUBMITTAL 06.10.15

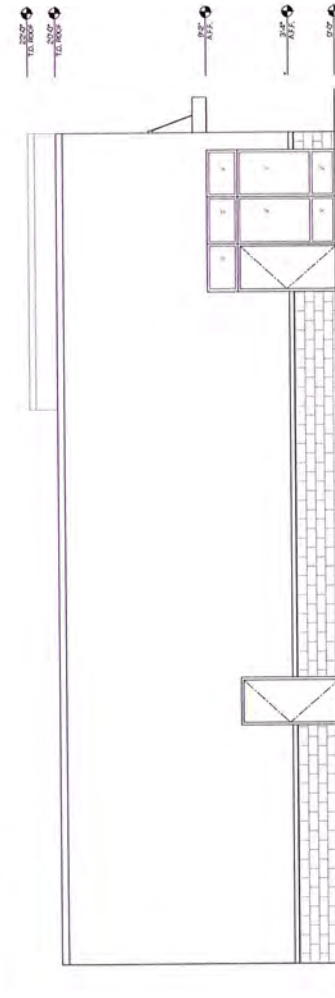
EXTERIOR ELEVATIONS
BN1219

A4.1

CITY OF PHOENIX
JUN 16 2015
Planning & Development
Department



1 RESTAURANT - NORTH ELEVATION
SCALE 1/4"=1'-0"



2 RESTAURANT - WEST ELEVATION
SCALE 1/4"=1'-0"



**CAVE CREEK
BUILDINGS**

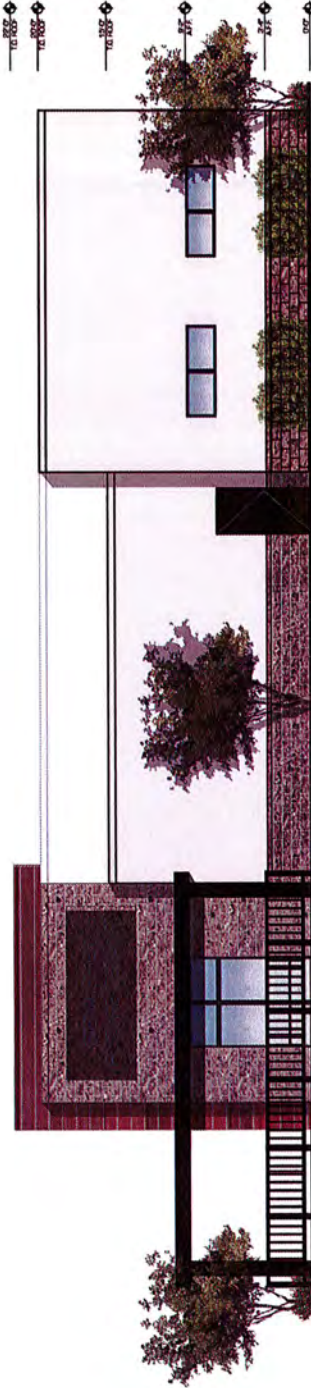
PROJECT LOCATION
2337 E GUALI AVE
PHOENIX, AZ 85024

DATE
CITY SUBMITTAL 06.10.15

EXTERIOR ELEVATIONS
BN1219

A4.1

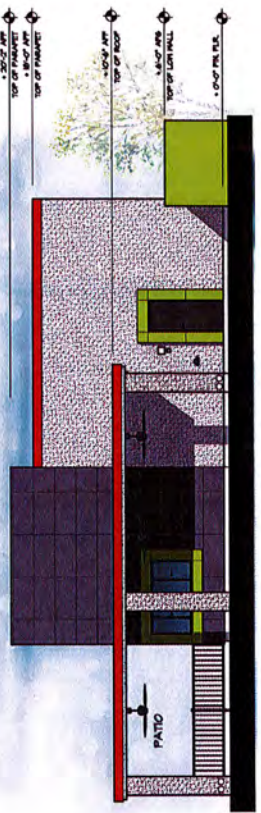
CITY OF PHOENIX
JUN 16 2015
Planning & Development
Department



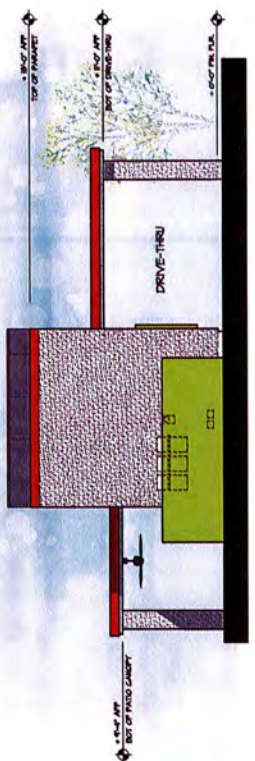
1 RESTAURANT - NORTH ELEVATION
SCALE 1/4"=1'-0"



2 RESTAURANT - WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

CITY OF PHOENIX
JUN 16 2016
Planning & Development
Department



2025 a licensed architect
 1500 N. 35TH AVENUE, SUITE 100
 PHOENIX, AZ 85018
 WWW.BPPDESIGN.COM



3400 EAST WILLOW AVE. SUITE 407
 PHOENIX, AZ 85034
 WWW.CAVECREEKBUILDINGS.COM



EXPIRES 03/31/2017

CAVE CREEK
 BUILDINGS

2237 E. OLIVE AVE.
 PHOENIX, AZ 85024

CITY SUBMITTAL
 OK 10/15

PRELIMINARY
 LANDSCAPE PLAN



VICINITY MAP
 NOT TO SCALE

- CONTRACTOR NOTES:
1. ALL LANDSCAPED AREAS SHALL BE COVERED WITH DECOMPOSED GRANITE.
 2. ALL PLANT SPECIES SHALL CONFORM TO ARIZONA DEPARTMENT OF WATER RESOURCES LOW-WATER USE PLANT LIST.
 3. ALL PLANTINGS SHALL BE APPROXIMATELY PROPORTIONATE WITH ANCHOR PLANT SPECIES AND ASSOCIATED STAMENETS.
 4. ALL PLANTINGS SHALL BE APPROXIMATELY PROPORTIONATE WITH A 1:1 RATIO OF PLANTINGS TO ANCHOR PLANT SPECIES.
 5. THERE ARE EXISTING TREES AND SHRUBS IN THE RIGHT-OF-WAY ALONG THE EAST SIDE OF THE STREET PROPERTY LINE THAT SHALL REMAIN UNLESS OTHERWISE NOTED OTHERWISE. ALL PLANTINGS SHALL BE NOTICED IN WRITING WITH COMPATIBLE SPECIES AND SIZE.

PROJECT AREA TABLE

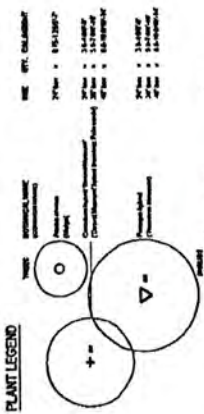
SQUARE FOOTAGE OF GRANITE LANDSCAPING: 15,919 SQ FT
SQUARE FOOTAGE OF EXISTING PUBLIC RIGHT-OF-WAY (PDR) LANDSCAPING: 1,900 SQ FT
SQUARE FOOTAGE OF NEW PUBLIC RIGHT-OF-WAY (PDR) LANDSCAPING: 2,900 SQ FT
TOTAL SQUARE FOOTAGE OF ON-SITE LANDSCAPING: 20,719 SQ FT
TOTAL SQUARE FOOTAGE OF PROPOSED PAVE & SLOTT: 55,500 SQ FT
TOTAL LANDSCAPE COVERAGE BASED ON NET SITE AREA: 15.74%

CITY OF PHOENIX

JUN 16 2015

Planning & Development
 Department

ENR: 000000
 RWA: 000000
 SEVE: 000000
 PRLE: 000000
 APY: 000000
 PDR: 000000
 OLS: 000000
 ZONING: XXX
 ZN CASE: XXX



- GENERAL NOTES:
1. ALL PLANTINGS SHALL BE APPROXIMATELY PROPORTIONATE WITH ANCHOR PLANT SPECIES AND ASSOCIATED STAMENETS.
 2. ALL PLANTINGS SHALL BE APPROXIMATELY PROPORTIONATE WITH A 1:1 RATIO OF PLANTINGS TO ANCHOR PLANT SPECIES.
 3. THERE ARE EXISTING TREES AND SHRUBS IN THE RIGHT-OF-WAY ALONG THE EAST SIDE OF THE STREET PROPERTY LINE THAT SHALL REMAIN UNLESS OTHERWISE NOTED OTHERWISE. ALL PLANTINGS SHALL BE NOTICED IN WRITING WITH COMPATIBLE SPECIES AND SIZE.

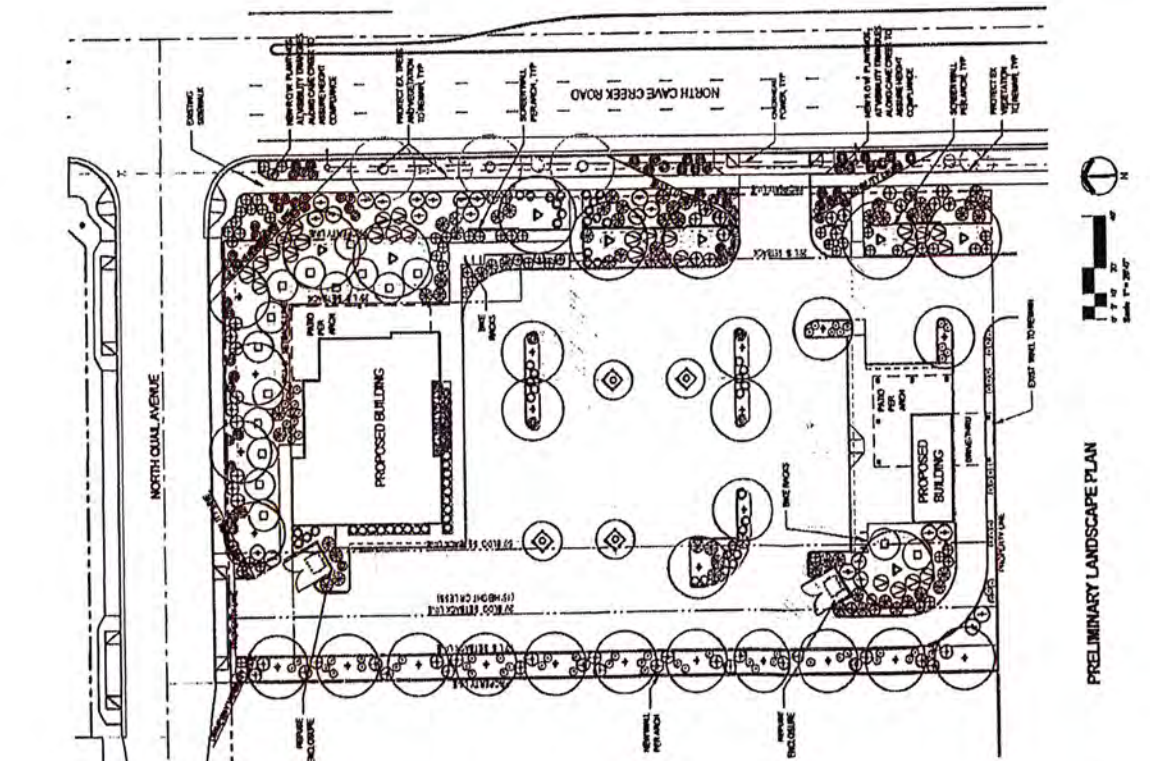
CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED UNDER AN ADDITIONAL GENERAL NOTES ORAMENDMENT TO THE PLAN AND PLACED ON THE PLAN ARE NOT APPROVED AS PART OF THE PLAN AND ARE NOT TO BE USED FOR THE PROJECT.

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED UNDER AN ADDITIONAL GENERAL NOTES ORAMENDMENT TO THE PLAN AND PLACED ON THE PLAN ARE NOT APPROVED AS PART OF THE PLAN AND ARE NOT TO BE USED FOR THE PROJECT.

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PRELIMINARY LANDSCAPE PLAN

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

The East 251 feet of the North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 22, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 25 feet and the East 40 feet thereof; and

EXCEPT the West 25.00 feet of the East 80.00 feet of the North 116.35 feet and the West 15.00 feet of the East 55.00 feet of the East 251.00 feet thereof as condemned by Maricopa County by final Order of Condemnation in Recording No. 91-225371 and in Recording No. 91-424305; and

EXCEPT that portion conveyed to the City of Phoenix in Warranty Deed in Recording No. 2008-0797589, Official Records of Maricopa County, Arizona.

Planning Commission Minutes for October 13, 2015

Item #: 6
Application #: Z-34-15-2
From: S-1 DVAO
To: C-2 DVAO
Acreage: 2.17
Location: Southwest corner of Cave Creek Road and Quail Avenue
Proposal: Restaurant
Applicant: Bar Napkin Productions
Owner: Klusman Family Holdings, LLC
Representative: Bar Napkin Productions

Ms. Tricia Gomes presented Z-34-15-2, a request to rezone 2.17 acres located at the southwest corner of Cave Creek Road and Quail Avenue from S-1 DVAO to C-2 DVAO to allow a restaurant. The Paradise Valley Village Planning Committee recommended approval 8-0 per staff stipulations and one additional stipulation. Subsequent to the Village Planning Committee meeting, the applicant was not able to secure the larger restaurant tenant; therefore has requested to revert to the original request area of 1.91 acres and corresponding site plan. Staff recommended to deny as filed and approve C-2 DVAO (1.91 acres) per the stipulations in Addendum A dated October 13, 2015 as requested by the applicant.

Mr. Jason Rieke with Bar Napkin Productions stated they were rezoning the property for 2 new restaurants and planning to add landscape and buildings with character to fit in with the surrounding area. Originally an IHOP was proposed with the Salad and Go as the smaller drive-through restaurant. The proposal for IHOP was not secured and therefore they were requesting to revert to the original site plan.

Mr. Spencer Freeman stated he lived across the street from the proposed site and was concerned with the lighting into his home and asked about the 8-foot wall to the west.

Ms. Gomes stated commercial property was required, if adjacent to residential, to provide an 8-foot high wall, the ordinance also required that any lighting be shielded and face downward to not exceed 1-foot at the property line.

Commissioner Heck made a MOTION to deny Z-34-15-2 as filed and approve C-2 DVAO (1.91 acres) per the stipulations in Addendum A dated October 13, 2015 as requested by the applicant.

Commissioner Shank SECONDED.

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

* * *

Stipulations:

1. The development shall be in general conformance with the site plan ~~date stamped August 24, 2015~~, landscape plan ~~date stamped June 16, 2015~~, the north building elevations (A4.0 and A4.1) ~~date stamped August 24, 2015~~, and the south building elevations (A.5) ~~date stamped June 16, 2015~~, as approved by the Planning and Development Department.
2. The developer shall construct the south half of Quail Avenue with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. A SIGN SHALL BE POSTED TO NOT ALLOW LEFT TURNS ONTO QUAIL AVENUE FROM THE DRIVEWAY LOCATED ON THE NORTH SIDE OF THE SITE.

November 18, 2015

ITEM 114

DISTRICT 2

**ORDINANCE G-6077 -
REZONING APPLICATION
Z-34-15-2 – CAVE CREEK
ROAD AND QUAIL AVENUE**

The Council heard request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-34-15-2 for the C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay) zoning district located at the southwest corner of Cave Creek Road and Quail Avenue to allow a restaurant use.

ITEM 115

DISTRICT 3

**ORDINANCE G-6078 -
REZONING APPLICATION
Z-40-15-3 – 32ND STREET AND
SHEA BOULEVARD**

The Council heard request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-40-15-3 for the C-2 (Intermediate Commercial) zoning district located at the northwest corner of 32nd Street and Shea Boulevard to allow a commercial retail center.

ITEM 116

DISTRICT 4

**ORDINANCE G-6079 -
REZONING APPLICATION
Z-37-15-4 – 23RD AVENUE AND
CAMELBACK ROAD**

The Council heard request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-37-15-4 for the C-2 SP (Intermediate Commercial Special Permit) zoning district located at the southeast corner of 23rd Avenue and Camelback Road to remove Special Permit Z-SP-6-01 to allow commercial retail uses.

ITEM 117

DISTRICT 7

**ORDINANCE G-6080 -
REZONING APPLICATION
Z-SP-3-15-7 - 25TH DRIVE AND
CORONADO ROAD**

The Council heard request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-3-15-7 for the A-1 SP (Light Industrial Special Permit) zoning district located at the southeast corner of 25th Drive and Coronado Road to allow a Multi-Stream Waste Transfer Station.