



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-34-15-2

*Revised October 13, 2015

Paradise Valley Village Planning Committee Meeting Date:	September 14, 2015
Planning Commission Hearing Date:	October 13, 2015
Request From:	S-1 DVAO (2.17 acres)
Request To:	C-2 DVAO (2.17 acres)
Proposed Use:	Restaurants
Location:	Southwest corner of Cave Creek Road and Quail Avenue
Owner:	Klusman Family Holdings, LLC and Virginia L. Chandler Trust
Applicant/Representative:	Bar Napkin Productions
Staff Recommendation:	*Denial as filed, approval of 1.91 acres of C-2 DVAO, subject to stipulations

The applicant has requested to change the application to only include the property at the southwest corner of Cave Creek Road and Quail Avenue, as originally submitted. The applicant's original application and plans show a 1.91 gross acre site with two restaurant buildings. The building at the north end of the site is depicted as 3,865 square feet. In August, the applicant submitted a revised site plan proposing a 5,000-square foot restaurant building. The increase in the restaurant size also increased the parking requirements, so the applicant increased the rezoning request area to 2.17 gross acres, adding an additional 35 feet from the adjacent property to the west to accommodate additional parking. The applicant was not able to secure the larger restaurant tenant as anticipated, therefore the applicant has requested to revert to the original rezoning request area of 1.91 gross acres and utilize the corresponding original plans with the smaller site and smaller restaurant building on the north portion of the site.

There is not sufficient time to change the rezoning application to request the 1.91 gross acres of C-2 DVAO prior to the Planning Commission hearing due to advertising requirements, therefore staff is recommending that the request be denied as filed and approved as 1.91 acres of C-2 DVAO, subject to stipulations. Stipulation No. 1 has been revised to reference the original site plan and elevations.

Revised 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.

Attachments

Site Plan, date stamped June 16, 2015

Elevations, date stamped June 16, 2015 (3 pages)

Sketch Map, per staff recommendation

PROJECT DATA	
PROPERTY OWNER:	
NAME:	KLUSMAN FAMILY HOLDINGS, LLC
ADDRESS:	5102 EAST EXETER BOULEVARD PHOENIX, ARIZONA 85018
CONTACT:	J. AARON KLUSMAN
PHONE:	602.980.4184
ARCHITECT:	
NAME:	BAR NAPKIN PRODUCTIONS
ADDRESS:	2828 NORTH CENTRAL AVENUE, SUITE 1300 PHOENIX, ARIZONA 85004
CONTACT:	JASON RIEKE
PHONE:	602.903.4822
EMAIL:	jason@bnpp-llc.com
PROJECT NARRATIVE:	
REZONING, DEMOLITION OF EXISTING CONDITIONS AND CONSTRUCTION OF NEW GROUND UP BUILDINGS ON AN EXISTING LOT, INCLUDING IMPROVEMENTS TO SURROUNDING STREETS WITH NEW LANDSCAPING AND PAVING.	
LOCATION:	
2337 EAST QUAIL AVENUE PHOENIX, ARIZONA 85024	
PARCEL NUMBER:	213-09-009E
LOT #:	1
EXISTING ZONING:	S-1
PROPOSED ZONING:	C-2
PROPOSED USE:	RESTAURANT TBD
NUMBER OF STORIES:	1
BUILDING HEIGHT PROPOSED:	25'-0"
AREA CALCULATIONS:	
GROSS SITE AREA:	82,216 S.F. (1.88 ACRES)
NET SITE AREA:	55,540 S.F. (1.27 ACRES)
BUILDING AREA:	
NORTH RESTAURANT AREA:	3,865 SF + 800 SF PATIO
SOUTH RESTAURANT AREA:	693 SF + 600 SF PATIO
FLOOR AREA RATIO (F.A.R.):	0.08
LOT COVERAGE:	8%
REQUIRED PARKING:	
(PER SECTION 702 OF CITY OF PHOENIX ZONING ORDINANCE)	
NORTH RESTAURANT	
INTERIOR DINING: (1,000 S.F./50)	20 SPACES
PATIO DINING: (800 S.F./50)	16 SPACES
TOTAL:	36 SPACES
SOUTH RESTAURANT	
INTERIOR DINING: (NONE)	0 SPACES
PATIO DINING: (600 S.F./50)	12 SPACES
TOTAL:	12 SPACES
TOTAL REQUIRED PARKING:	48 SPACES
TOTAL REQUIRED H.C. PARKING:	2 SPACES
PROVIDED PARKING:	48 SPACES
PROVIDED H.C. PARKING:	3 SPACES



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CAVE CREEK BUILDINGS

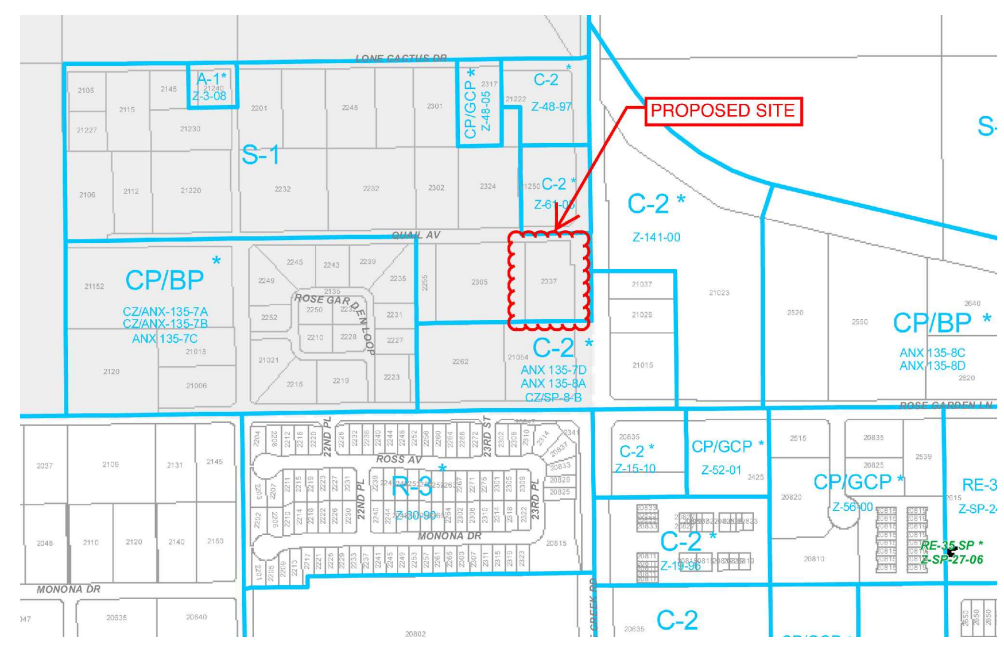
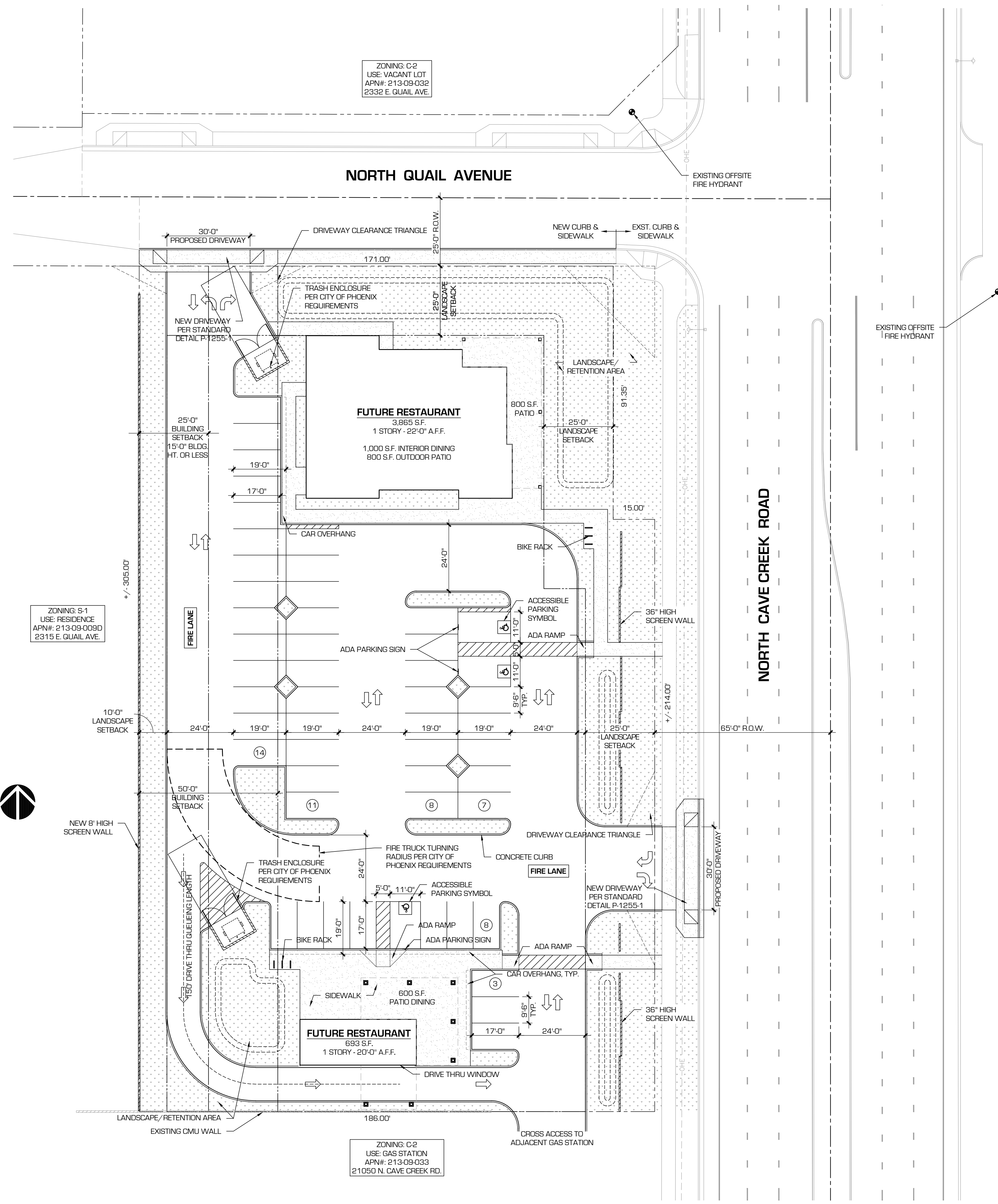
PROJECT LOCATION
2337 E. QUAIL AVE.
PHOENIX, AZ 85024

ISSUE DATE
CITY SUBMITTAL 06.10.15

SITE PLAN

BN1219

A0.5



ZONING MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

SITE PLAN
SCALE: 1" = 20'-0"



ZONING: C-2
USE: VACANT LOT
APN#: 213-09-032
2332 E. QUAIL AVE.

ZONING: S-1
USE: RESIDENCE
APN#: 213-09-009D
2315 E. QUAIL AVE.

ZONING: C-2
USE: GAS STATION
APN#: 213-09-033
21050 N. CAVE CREEK RD.



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JUN 16 2015
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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. GUAIL AVE.
PHOENIX, AZ 85024

ISSUE DATE
CITY SUBMITTAL 06.10.15

EXTERIOR ELEVATIONS

BN1219

A4.0



CAVE CREEK BUILDINGS

PROJECT LOCATION
2337 E. QUAIL AVE.
PHOENIX, AZ 85024

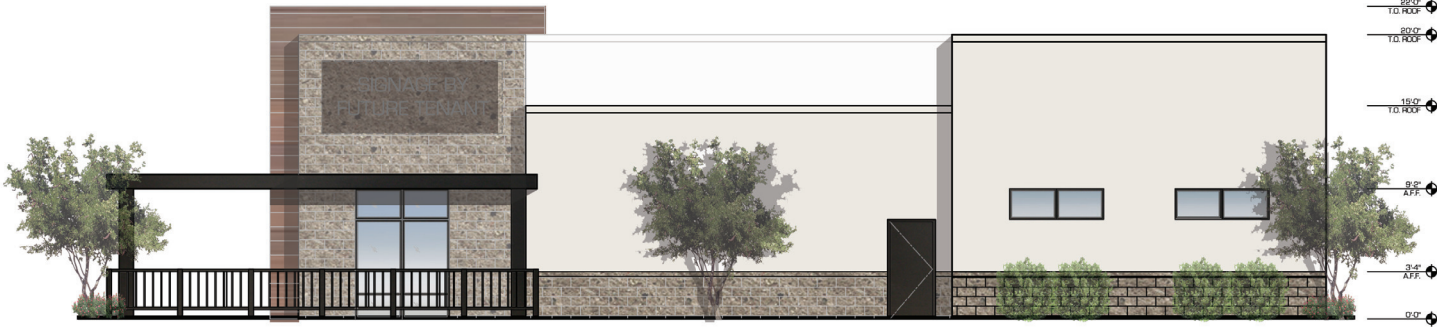
ISSUE DATE
CITY SUBMITTAL 06.10.15

EXTERIOR ELEVATIONS

BN1219

A4.1

CITY OF PHOENIX
JUN 16 2015
Planning & Development
Department



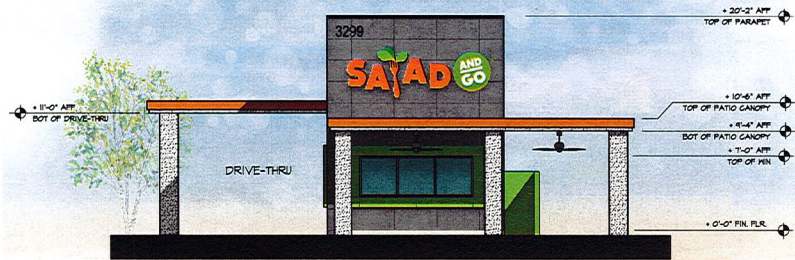
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SCALE: 1/4"=1'-0"



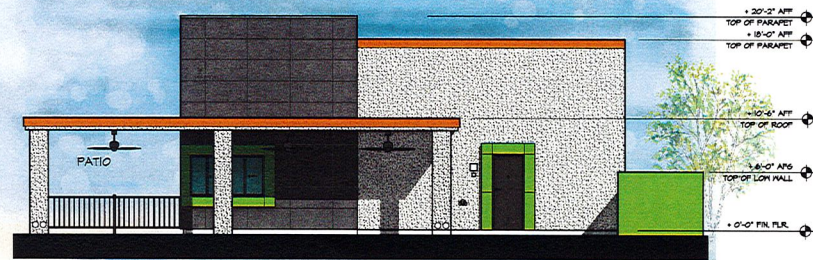
2 RESTAURANT - WEST ELEVATION
SCALE: 1/4"=1'-0"

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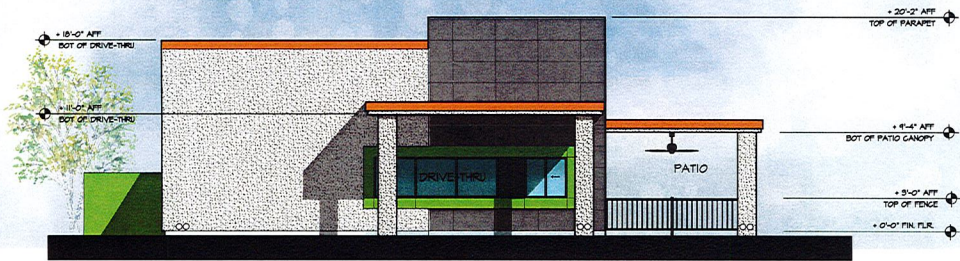
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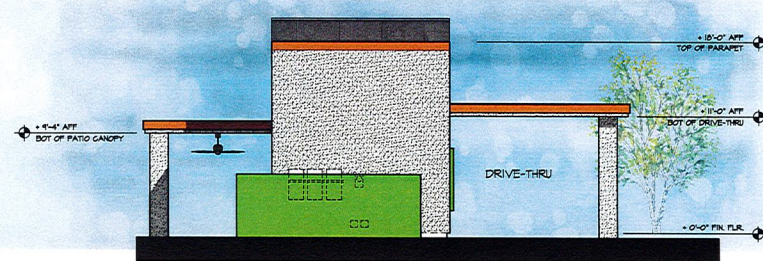
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CITY OF PHOENIX

JUN 16 2015

**Planning & Development
Department**



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consultant

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gilbert, az 85236
contact: ory cristofellic
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project

date: 05/02/2015

issued for: REVIEW

revision no.: date:

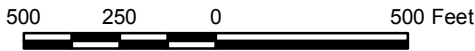
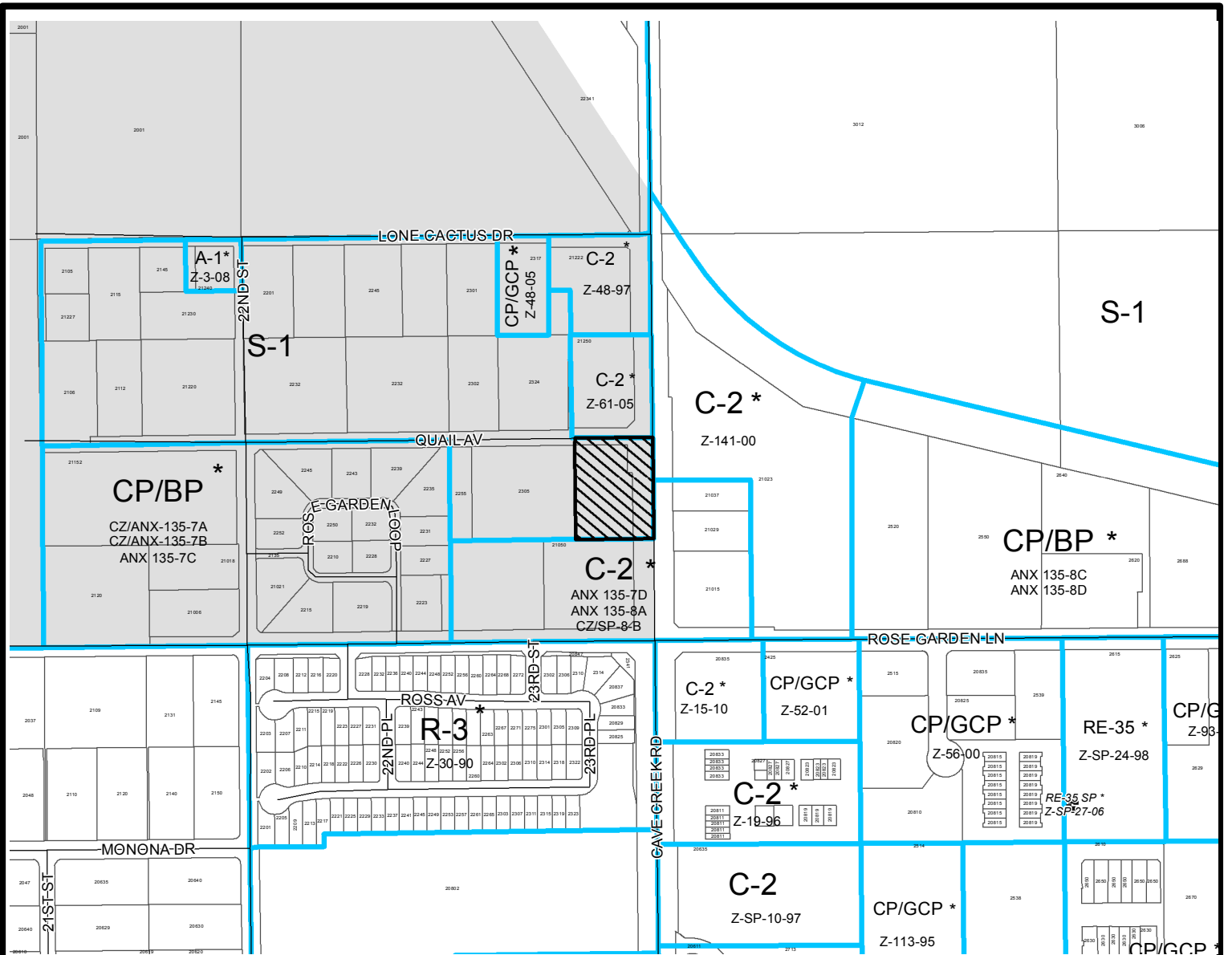
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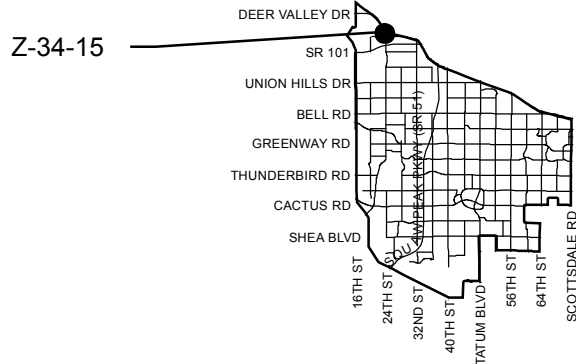
sheet title: EXTERIOR
ELEVATIONS

sheet no.:

A.5



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2



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 REVISION DATES: 8/27/15 9/30/15	GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.91 Acres	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1 DVAO		2	
C-2 DVAO		27	
* UNITS P.R.D. OPTION		2	
C-2 DVAO		33	

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