



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-43-22-2**  
**September 12, 2022**

**Paradise Valley Village Planning Committee Meeting Date:** September 12, 2022

**Planning Commission Hearing Date:** October 6, 2022

**Request From:** RE-43 (One-Family Residence District) (1.37 acres)

**Request To:** R-O (Restricted Commercial District) (1.37 acres)

**Proposed Use:** Residential Office

**Location:** Southeast corner of 57th Street and Shea Boulevard

**Owner:** 10441 North 57th Street Holdings

**Applicant/Representative:** Jason Morris, Withey Morris, 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 Map Classification</u>	57th Street	Local	25-feet east half street
	Shea Boulevard	Major Arterial	40-feet south half street

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS, 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 residential office use will encourage the growth of a local business that is appropriately located along a major arterial street.

**CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed development, as stipulated, is respectful of local conditions by including enhanced landscape standards that would be compatible with the surrounding neighborhood.

**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.

**Applicable Plans, Overlays, and Initiatives**

[Tree and Shade Master Plan](#): Background Item No. 5.

[Complete Streets Guidelines](#): Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Zero Waste PHX](#): Background Item No. 8.

**Surrounding Land Uses and Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	RE-43
<b>North (across Shea Boulevard)</b>	Single-Family Residential	RE-35
<b>South</b>	Single-Family Residential	RE-43
<b>West (across 57th Street)</b>	Single-Family Residential	RE-43
<b>East</b>	Vacant	RE-43

<b>R-O (Residential Office District)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Minimum Building Setbacks</i>		
Front (west adjacent to 57th Street)	20 feet	20 feet – Met
Side (north adjacent to Shea Boulevard)	10 feet	10 feet – Met
Side (south)	10 feet	10 feet – Met
Rear (east)	25 feet	25 feet – Met
<i>Minimum Landscape Setbacks</i>		
Front (west adjacent to 57th Street)	Subject to Site Planning Division approval	20 feet – Met
Side (north adjacent to Shea Boulevard)		5 feet – Met
Side (south)		5 feet – Met
Rear (east)		10 feet – Met
<i>Lot Coverage</i>	30%, excluding carports 10%, for carports	30% – Met
<i>Building Height</i>	15 feet, plus 1 foot in height per 1 foot additional setback to a maximum height of 25 feet	23 feet – Met
<i>Parking</i>	1 per 300 square feet net floor area (23 spaces)	26 parking space – Met

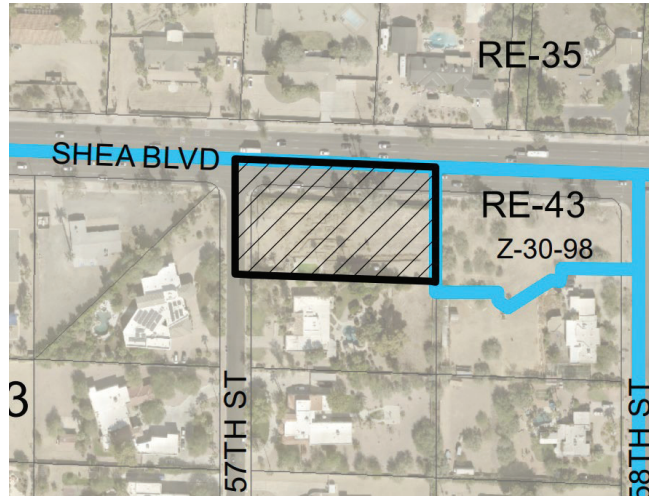
## Background/Issues/Analysis

### SUBJECT SITE

1. This request is to rezone 1.37 acres located at the southeast corner of 57th Street and Shea Boulevard from RE-43 (One-Family Residence District) to R-O (Restricted Commercial District) to allow a residential office.

### SURROUNDING LAND USES AND ZONING

2. The subject site is currently vacant and existing single-family residential developments are located to the west and south, that are zoned RE-43 (One-Family Residence District). North across Shea Boulevard are single-family homes zoned RE-35 (Single-Family Residence District). To the east is a vacant property zoned RE-43 (One-Family Residence District).

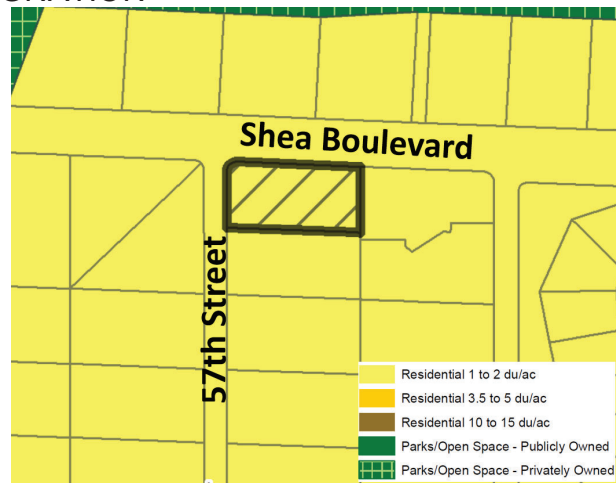


Site Aerial

Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The same designation exists on all sides of the site and extends to all four directions. The proposal is not consistent with the Residential 1 to 2 dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required.



General Plan Land Use Map

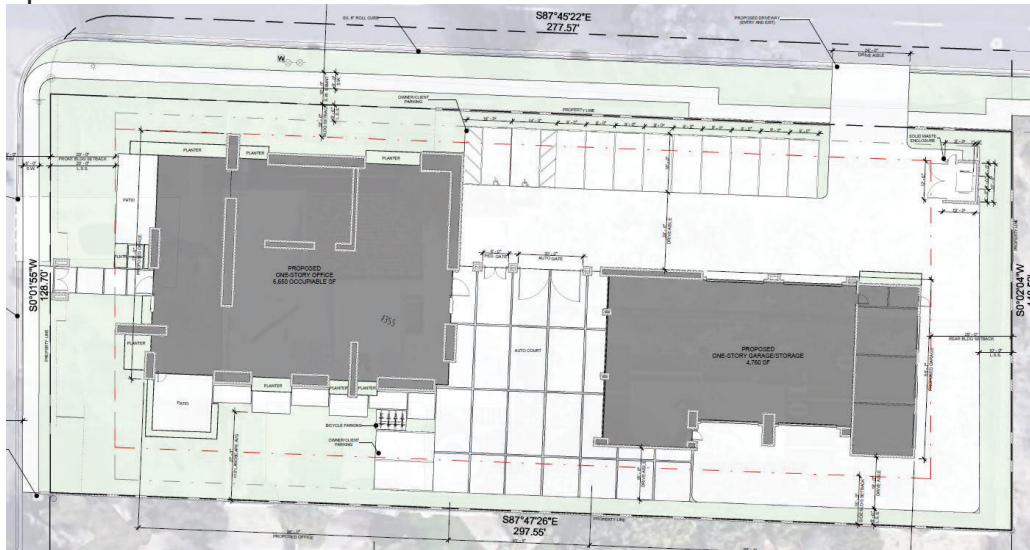
Source: Planning and Development Department

### PROPOSAL

#### 4. **Site Plan**

The proposed site plan depicts a one-story office building 6,650 square feet in size and 17 feet in height oriented towards 57th Street. A detached garage of 4,760 square feet in size and 23 feet in height is depicted on the southeast

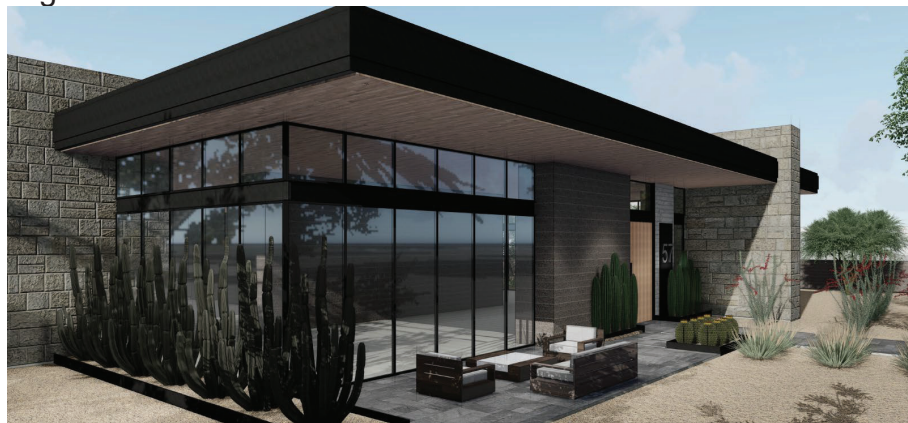
corner of the site. The conceptual site plan indicates vehicular access along Shea Boulevard with parking areas located along the north and central portion of the subject site. Staff is recommending general conformance to the site plan, per Stipulation No. 1, to ensure that the site develops as proposed. Staff is recommending a minimum 15-foot building setback along the south property line as an appropriate buffer to the adjacent residential uses. This is addressed in Stipulation No. 3.



Conceptual Site Plan  
Source: Drewett Works Architecture

### Elevations

The conceptual building elevations depict various architectural features, colors, and textures. To ensure the building elevations contain the depicted architectural embellishments, staff recommends Stipulation No. 1 which would require general conformance with specific regard to metal fascia, wood finish, stone veneer walls or split face block. Further, Stipulation No. 2 limits the building height to 23 feet to ensure a compatible development with the surrounding residential area.



Conceptual Elevation Renderings  
Source: Drewett Works Architecture

## STUDIES AND POLICIES

### 5. 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. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development as follows:

- A minimum 10-foot landscape setback east of the subject site with minimum two-inch caliper trees (Stipulation No. 4);
- Fifty percent two-inch caliper and 50 percent three-inch caliper trees within the north and south landscape setback (Stipulation Nos. 5 and 6);
- Fifty percent two-inch caliper, 25 percent three-inch caliper trees, and 25 percent four-inch caliper trees within the front yard setback along 57th Street (Stipulation No. 7);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees and groundcovers with a maximum height of 24 inches (Stipulation No. 8);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 10).

### 6. 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. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 9. The development will help enhance the immediate street frontage by replenishing the landscape strip from the back of curb to the sidewalk adjacent to Shea Boulevard. This is addressed in Stipulation No. 8. A dedication is required along Shea Boulevard and any street improvements will be done to City of Phoenix and ADA standards. These are addressed in Stipulations Nos. 12 and 13.

### 7. 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 spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 11.

8. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has received 11 letters of opposition to this rezoning application. The stated concerns are the loss of residential character in the area, the negative effects on property values, and the increase in traffic.

INTERDEPARTMENTAL COMMENTS

10. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
11. The Street Transportation Department has indicated that the developer will be required to make dedications and that all street improvements shall be provided and meet ADA standards. Furthermore, the Street Transportation Department has indicated that the landscape strip between the back of the curb and sidewalk shall be replenished. These conditions are addressed in Stipulation Nos. 8 and 12 through 13.

OTHER

12. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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. 14.
13. 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. 15.

14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal will provide an appropriate transition between a major arterial street and an established single-family neighborhood.
2. The proposal will provide an opportunity for a new small business to locate in the Paradise Valley Village and serve the surrounding neighborhood.
3. The proposal will develop vacant land and as stipulated will incorporate design and landscape features that are compatible with the surrounding land uses.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped August 19, 2022 and elevations date stamped August 19, 2022, with specific regard to the inclusion of metal fascia, wood finish, and stone veneer walls or split face block, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 23 feet.
3. A minimum building setback of 15 feet shall be provided along the south property line.
4. A minimum 10-foot landscape setback shall be provided along the east property line and planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. The south landscape setback shall be planted with minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper large canopy, drought tolerant trees, as approved by the Planning and Development Department.
6. The north landscape setback shall be planted with minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper large canopy, drought tolerant trees, as approved by the Planning and Development Department.



7. The front yard setback along 57th Street shall be planted with minimum 50 percent 2-inch caliper trees, minimum 25 percent 3-inch caliper trees, and minimum 25 percent 4-inch caliper trees to be placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. The developer shall maintain the existing detached sidewalk landscape area located between the back of curb and sidewalk along Shea Boulevard and replenish it to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
  - b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.

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

9. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
11. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
12. The developer shall dedicate minimum 55-feet of right-of-way and a 10-foot-wide sidewalk easement for the south half of Shea Boulevard, as approved by the Planning and Development Department.
13. 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.

14. 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.
15. 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**

Nayeli Sanchez Luna

September 12, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning sketch map

Aerial sketch map

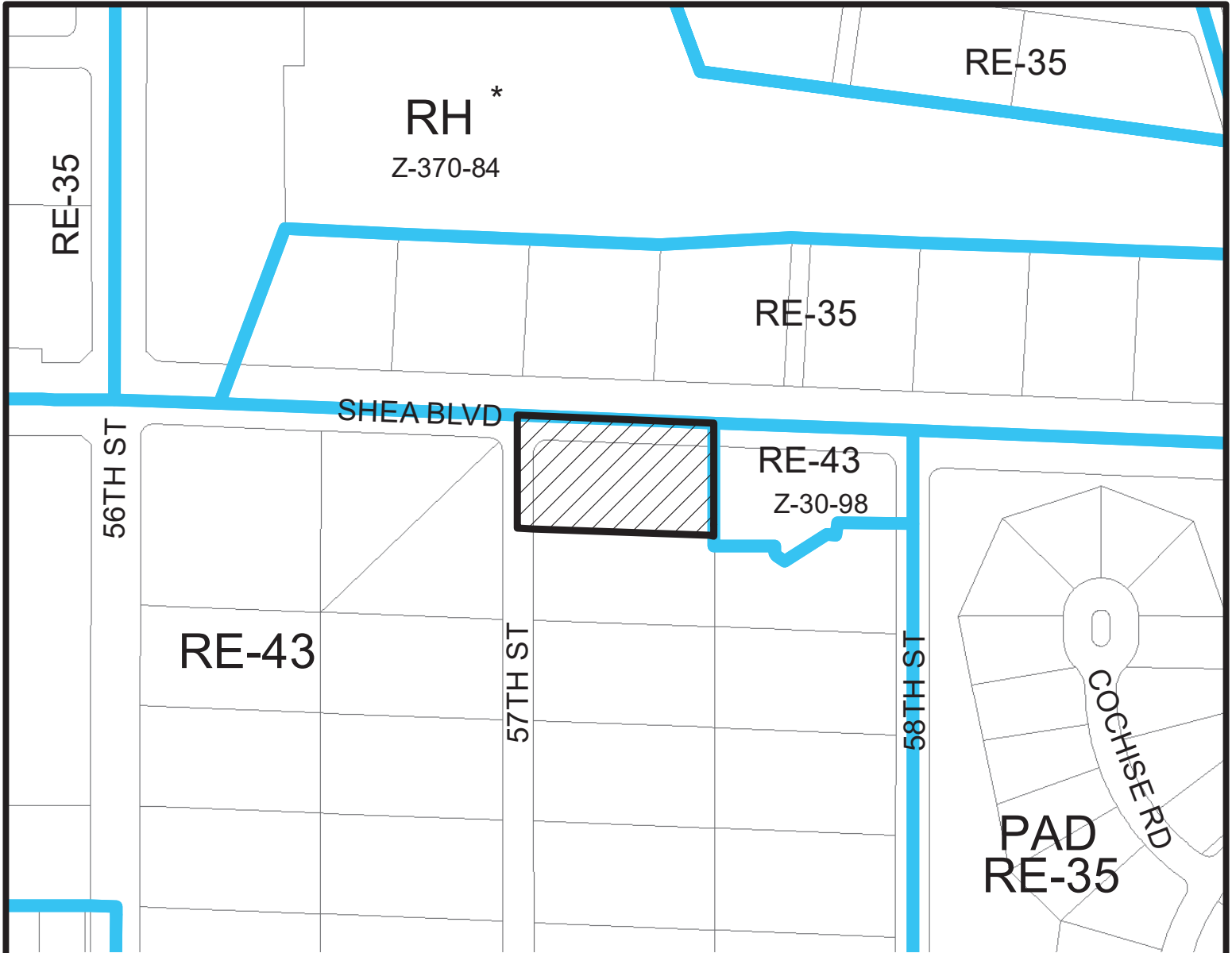
Conceptual Site Plan date stamped August 19, 2022

Conceptual Landscape Plan date stamped August 23, 2022

Conceptual Elevations date stamped August 19, 2022

Conceptual Elevation Renderings date stamped August 23, 2022 (12 pages)

Community Correspondence (11 pages)



Miles

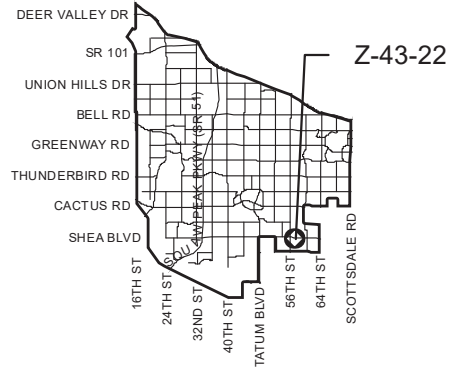
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**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:** Jason Morris, Withey Morris PLC

**REQUESTED CHANGE:**

FROM: RE-43 ( 1.37 a.c.)

**APPLICATION NO.** Z-43-22

**DATE:** 5/27/2022  
**REVISION DATES:**

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

1.37 Acres

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 28-41

**ZONING MAP**  
K-11

TO: R-O ( 1.37 a.c.)

**MULTIPLES PERMITTED**

RE-43  
R-O

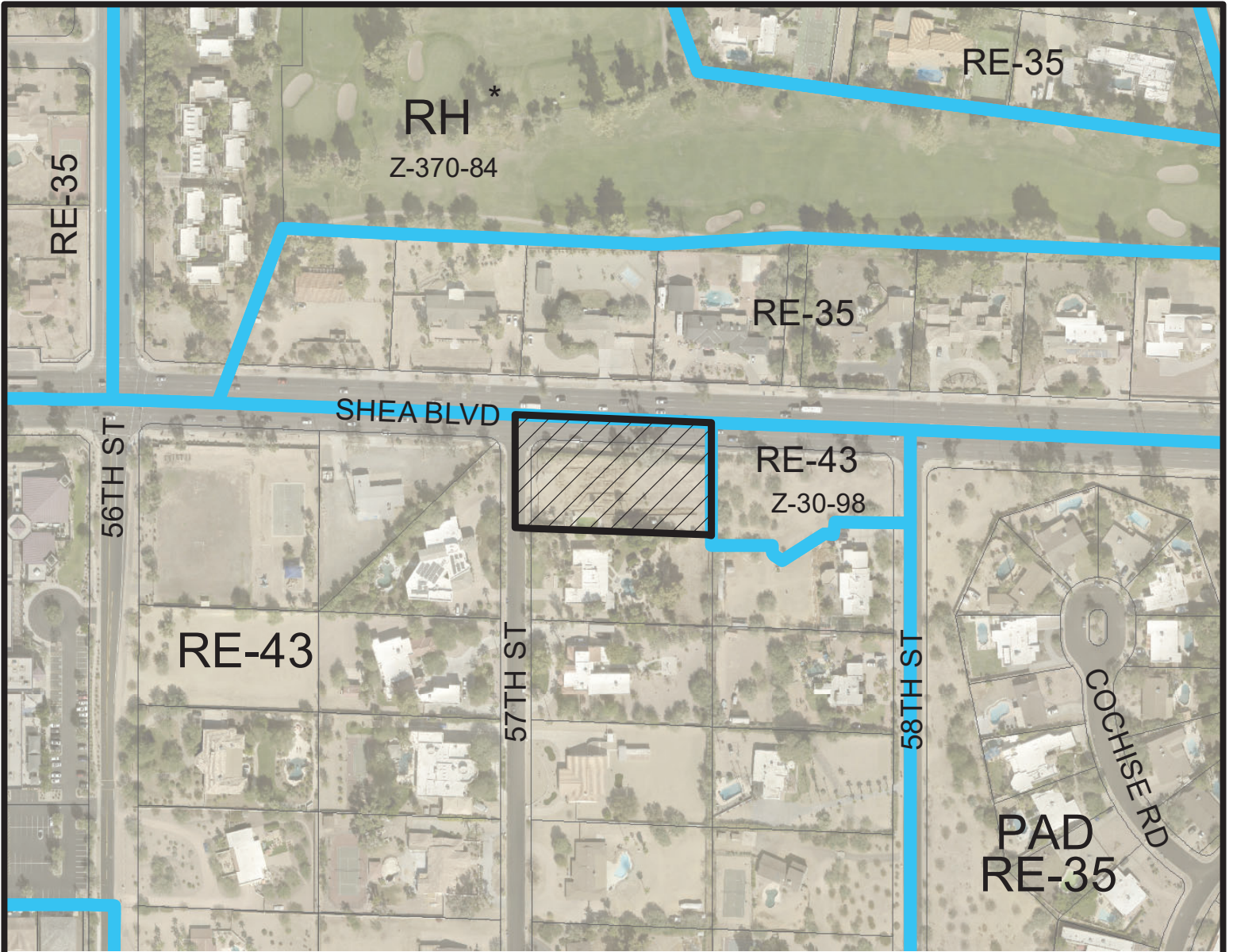
**CONVENTIONAL OPTION**

1  
1

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

N/A  
N/A

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



Miles

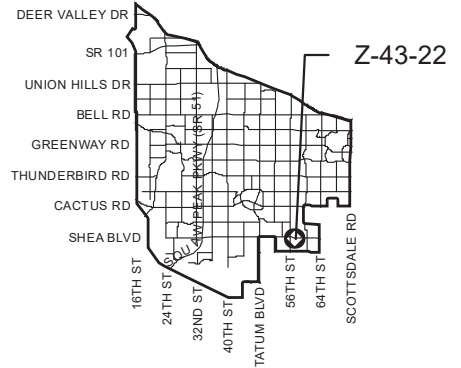
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**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:** Jason Morris, Withey Morris PLC

**REQUESTED CHANGE:**

FROM: RE-43 ( 1.37 a.c.)

**APPLICATION NO.** Z-43-22

**DATE:** 5/27/2022  
**REVISION DATES:**

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

1.37 Acres

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 28-41

**ZONING MAP**  
K-11

TO: R-O ( 1.37 a.c.)

**MULTIPLES PERMITTED**

RE-43  
R-O

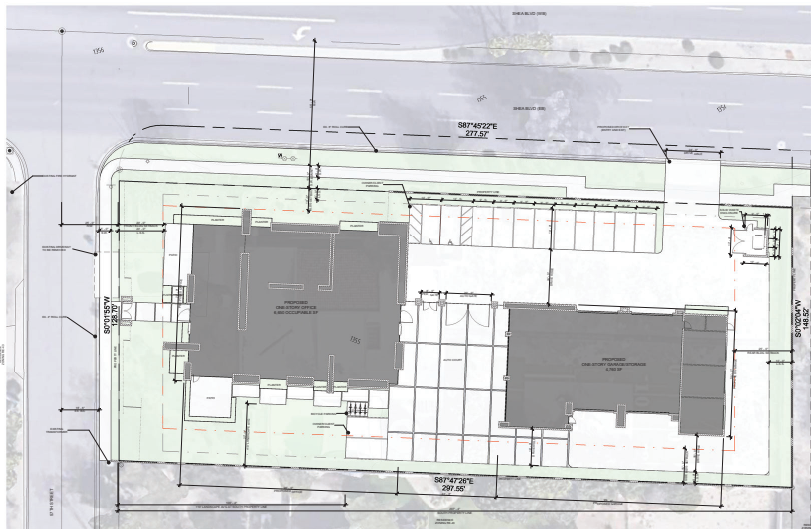
**CONVENTIONAL OPTION**

1  
1

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

N/A  
N/A

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



**PRELIMINARY SITE PLAN**  
1" = 20'-0"

**LOT SALES**  
PER C.O.P. - THERE ARE NO LOT SALES AT THIS SITE

**C.O.P. PROJECT IDENTIFICATION NO.**

WVA PROJECT #	21-0810
SEWER	2105981
PARK	2110239
LSPL (FORTHCOMING) O-S	28-41

**CITY OF PHOENIX**  
AUG 19 2022  
Planning & Development  
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**DREWETT WORKS // ARCHITECTURE**  
7144 E STEVENS DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855-373-9388 // F 855-373-9388  
PLANS @ DREWETTWORKS.COM

<b>OWNER</b>	10441 N 97TH ST HOLDINGS LLC 4424 N 25TH ST, SUITE 200 PHOENIX, AZ USA 85014
<b>DESIGN</b>	DREWETT WORKS 7144 E STEVENS DR., SUITE 204 SCOTTSDALE, AZ 85251 PHONE: (855) 373-9388
<b>PROJECT NARRATIVE</b>	PROPOSED PROJECT CONSISTS OF 1 STORY OFFICE BUILDING, 15' TYPICAL RISE, 10' CLEAR OFFICE AND GARAGE/SHOWROOM WITH LUXURY SPACES AND MATERIALS
<b>ZONING INFORMATION</b>	CURRENT ZONING: RE-43 PROPOSED ZONING: P-O
<b>PARKING CALCULATION</b>	REQUIRED TOTAL PARKING: 22 REQUIRED ADA 1 PROPOSED TOTAL PARKING: 28 PROPOSED ADA 2 BIKE PARKING: 4
<b>LOT COVERAGE</b>	MAXIMUM LOT COVERAGE: 30% PROPOSED LOT COVERAGE: 30%
<b>VICINITY MAP</b>	 PROJECT LOCATION
<b>LEGAL ADDRESS</b>	10441 N 97TH ST PARADISE VALLEY, AZ 85253
<b>NET SITE AREA</b>	43,201 SF

<b>FOR</b>	REZONING
<b>DATE</b>	08-19-2022
<b>REV.</b>	

**PRELIMINARY SITE PLAN**

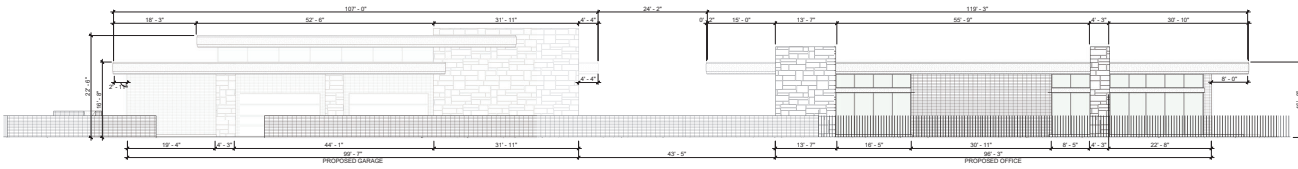
**DR200**

NOT FOR CONSTRUCTION

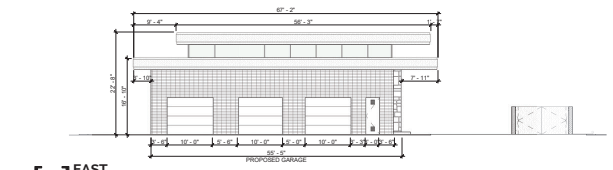
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22-18

REGAL AMERICAN OFFICE



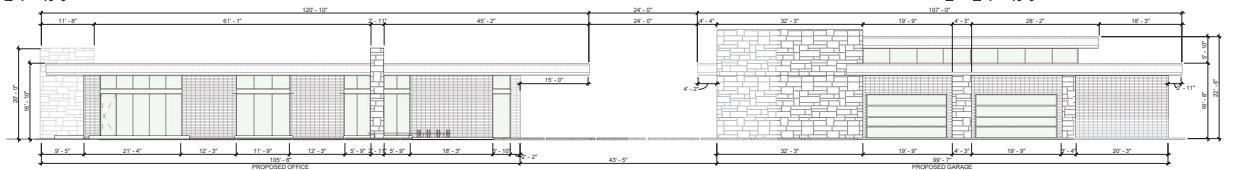
**[1] NORTH**  
1" = 10'-0"



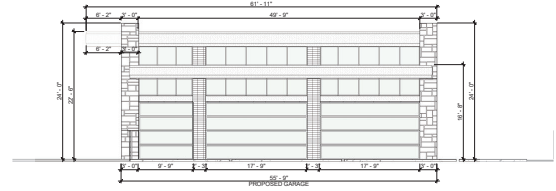
**[3] EAST**  
1" = 10'-0"



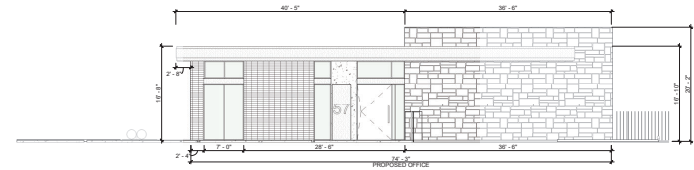
**[2] WEST**  
1" = 10'-0"



**[4] SOUTH**  
1" = 10'-0"



**[5] WEST COURTYARD**  
1/8" = 1'-0"



**[6] EAST COURTYARD**  
1/8" = 1'-0"



7144 E STEVENSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855-373-9388 // F 855-373-9388  
PLANS @ DREWETTWORKS.COM

OWNER	18441 N 57TH ST HOLDINGS LLC 4424 N 25TH ST, SUITE 200 PHOENIX, AZ USA 85014
DESIGN	DREWETT WORKS 7144 E STEVENSON DR., SUITE 204 SCOTTSDALE, AZ 85251 PHONE: (855) 373-9388

MATERIAL LEGEND	<ul style="list-style-type: none"> <li>BLOCK - STACK BOND</li> <li>METAL FABRIC / ROLLED STEEL</li> <li>WOOD FINISH, TRD</li> <li>GLASS</li> <li>STONE VENEER OR SPLIT FACE BLOCK</li> </ul>
APN	186-04-008A
LEGAL ADDRESS	18441 N 57TH ST PARADISE VALLEY, AZ 85251
NET SITE AREA	43,201 SF

**CITY OF PHOENIX**  
AUG 19 2022  
Planning & Development  
Department

FOR	REZONING
DATE	08-19-2022
REV	

C.O.P. PROJECT IDENTIFICATION NO.  
 KQA PROJECT # 21-0810  
 SDB#W 210801  
 PAPP# 2110209  
 LSP#\_FORTHCOMING Q-D 28-41

ELEVATIONS

**DR501**

22-18

PARADISE VALLEY, AZ  
 85251

**REGAL AMERICAN OFFICE**



**CITY OF PHOENIX**

**AUG 23 2022**

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AUG 23 2022

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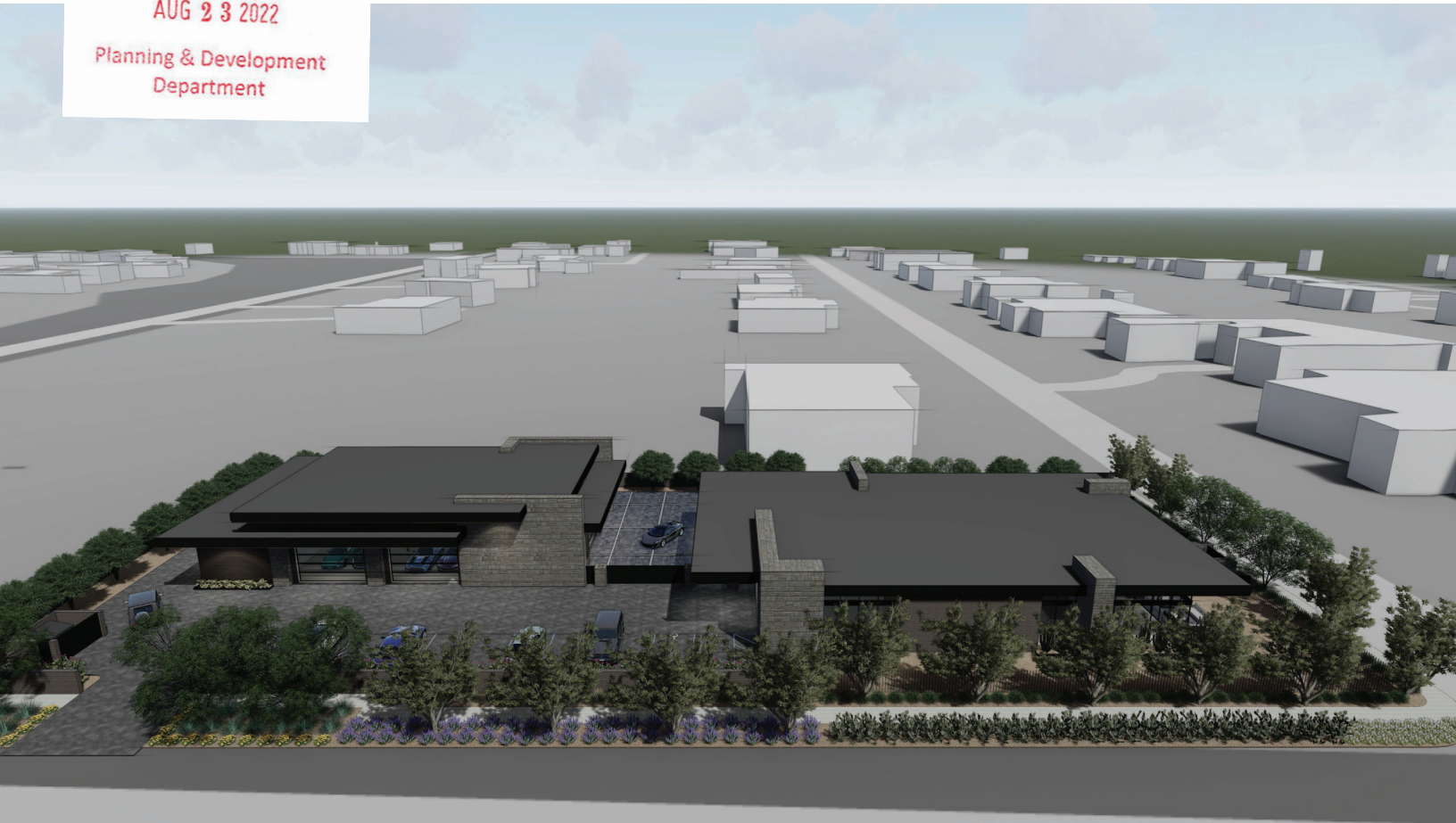




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AUG 23 2022

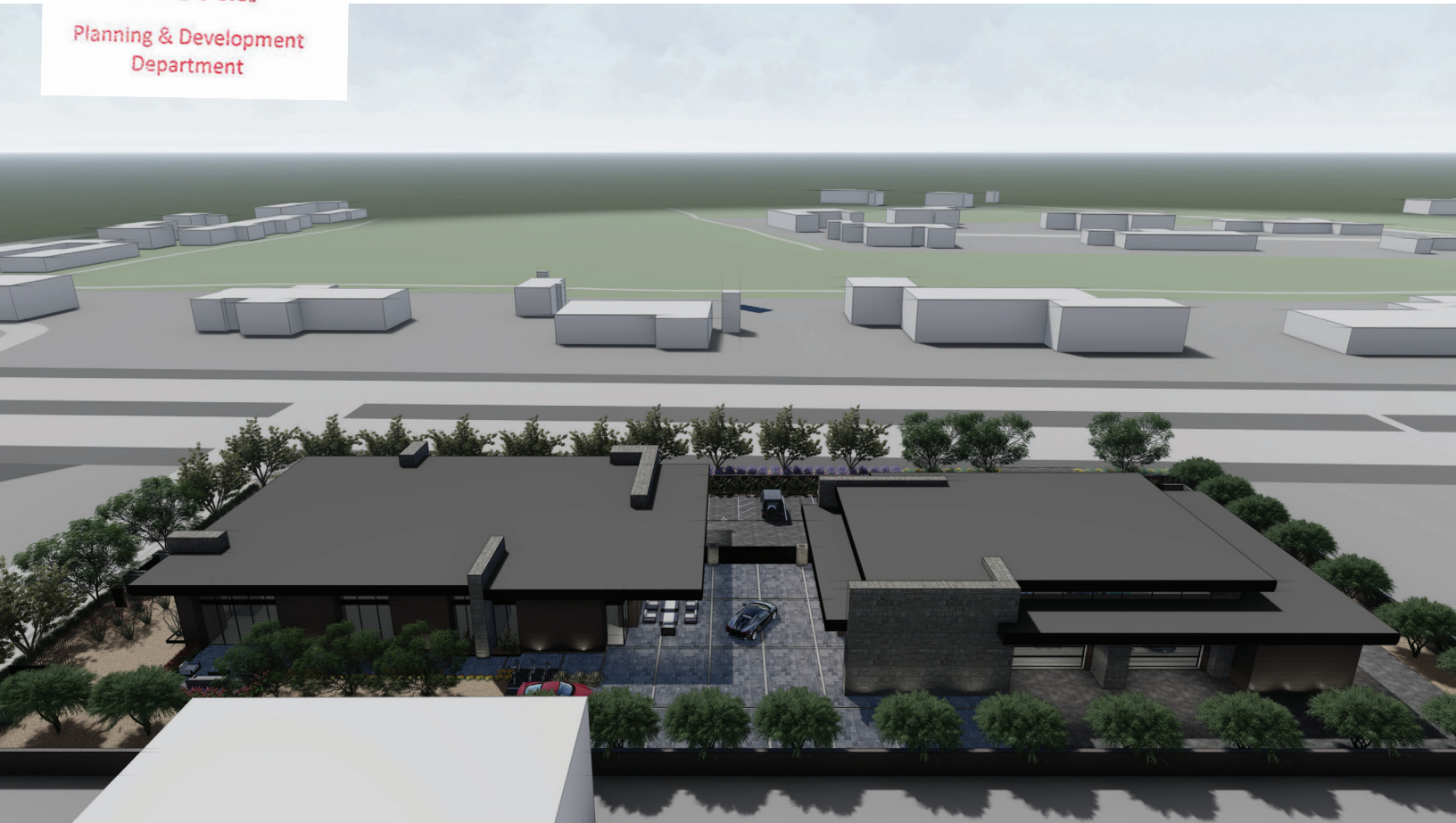
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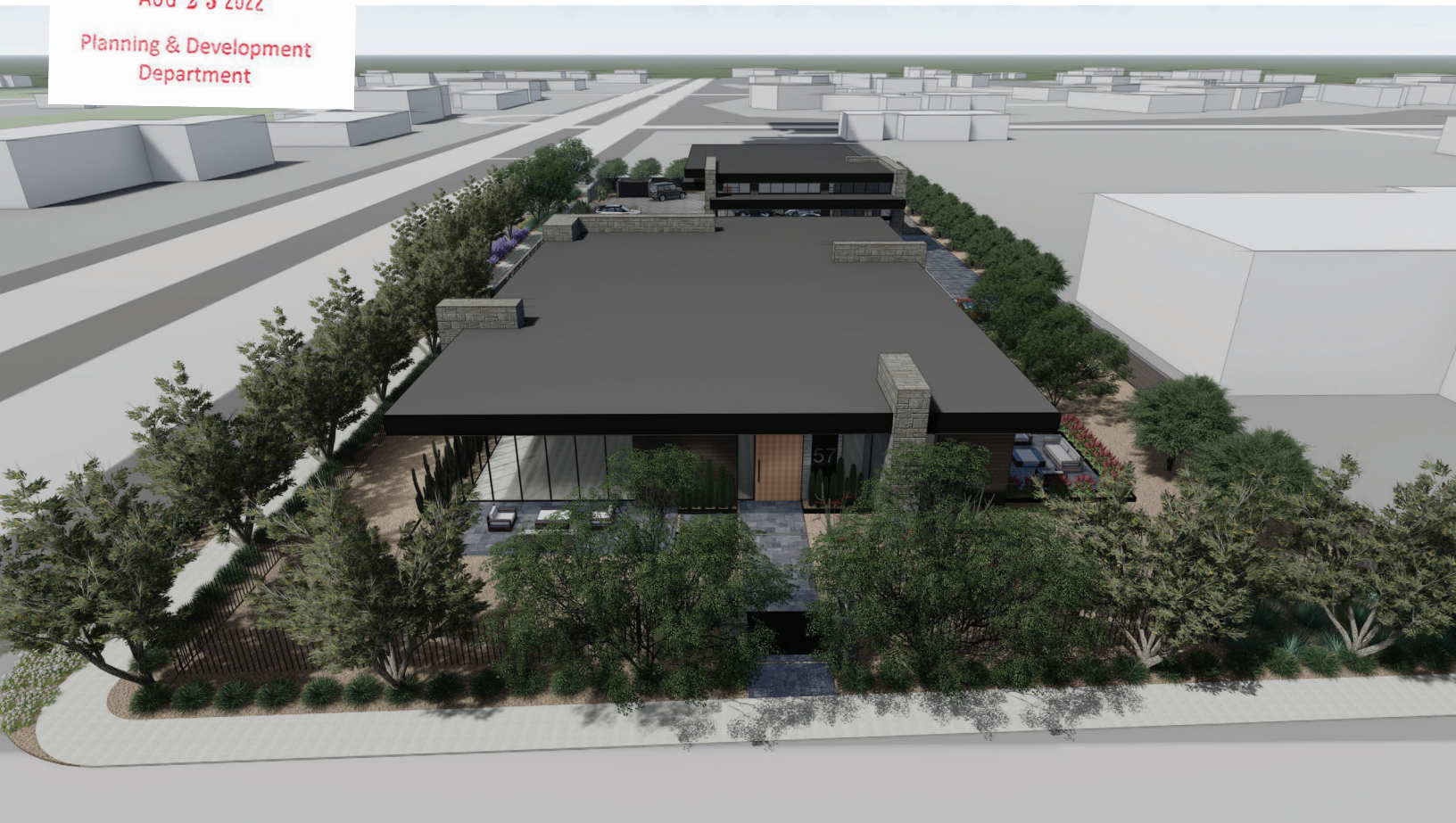
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AUG 23 2022

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**AUG 23 2022**

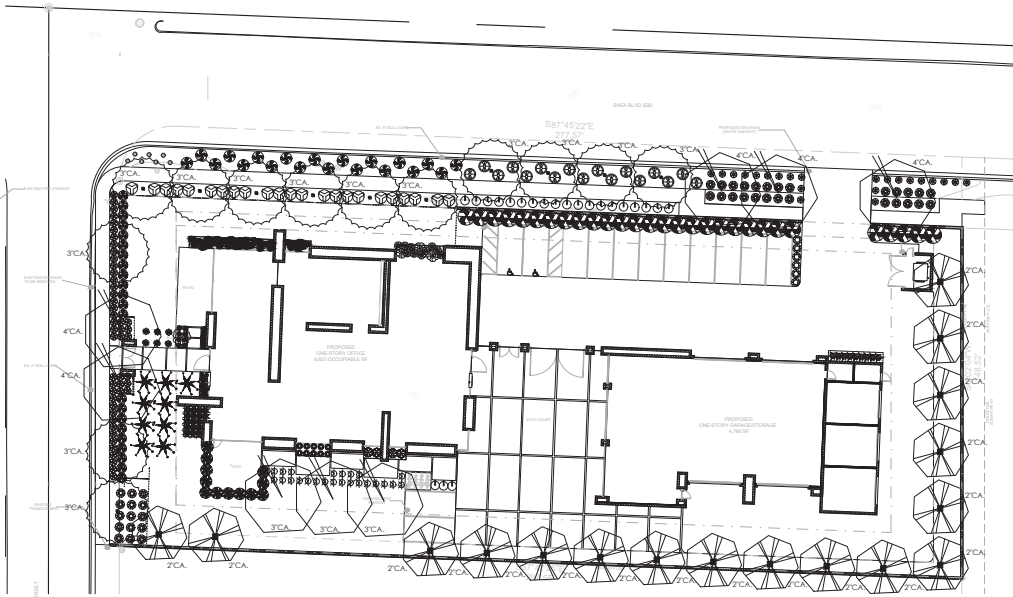
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**CITY OF PHOENIX**

AUG 23 2022

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### PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Caliper
<b>Trees</b>				
[Symbol]	<i>Avicetia americana</i>	36" box	11	3" min.
[Symbol]	Wedge Acacia	40" box	10	4" min.
[Symbol]	<i>Albizia leonensis</i>	40" box	10	4" min.
[Symbol]	<i>Parthenocissus praeven</i>	36" box	17	2" min.
[Symbol]	Patio Tree	-	-	-
<b>Shrubs</b>				
[Symbol]	<i>Eriogonum fasciculatum</i>	5 gal.	23	-
[Symbol]	Flat Top Buckwheat	-	-	-
<b>Groundcovers</b>				
[Symbol]	<i>Chrysanthemum mexicanum</i>	5 gal.	24	-
[Symbol]	Doronicum	5 gal.	17	-
[Symbol]	<i>Daliscia prostrata</i>	5 gal.	17	-
[Symbol]	Yarrow	5 gal.	17	-
[Symbol]	<i>Alchemilla mollis</i>	1 gal.	22	-
[Symbol]	<i>Mulimorphum leucanthemum</i>	1 gal.	7	-
[Symbol]	Biscuitroot Daisy	-	-	-
<b>Accents Cacti</b>				
[Symbol]	<i>Agave ovatifolia</i>	15 gal.	6	matched
[Symbol]	White's Tongue Agave	5 gal.	17	-
[Symbol]	<i>Albostemum graveolens</i>	5 gal.	17	-
[Symbol]	<i>Mesquitemo</i>	5 gal.	48	-
[Symbol]	<i>Alcea herbacea</i>	5 gal.	48	-
[Symbol]	Medicinal Aloe	5 gal.	26	matched
[Symbol]	<i>Alcea rosea</i>	5 gal.	26	matched
[Symbol]	<i>Alcea rosea</i>	5 gal.	10	-
[Symbol]	White Red Richtig Hood Aloe	5 gal.	22	-
[Symbol]	<i>Adiantum nodosum</i>	5 gal.	22	-
[Symbol]	Desert Milkweed	5 gal.	22	-
[Symbol]	<i>Besleria gracilis</i> 'Bonsai Amethyst'	5 gal.	15	-
[Symbol]	Bronze Amphion Blue Grama	5 gal.	6	-
[Symbol]	<i>Euphorbia amygdalifolia</i>	5 gal.	6	-
[Symbol]	Candelabra	bare root	8	-
[Symbol]	<i>Forsythia gracilis</i>	(L) bare root	9	matched
[Symbol]	<i>Forsythia gracilis</i>	(L) bare root	9	matched
[Symbol]	<i>Forsythia gracilis</i>	5 gal.	20	-
[Symbol]	Yellow Peppercorn	13 1/2 pt. (13 1/2 pt.)	13	-
[Symbol]	<i>Opuntia basilaris</i> 'Baby Bear'	5 gal.	4	matched
[Symbol]	Body Site Prickly Pear	15 gal.	22	-
[Symbol]	<i>Opuntia basilaris</i>	15 gal.	22	-
[Symbol]	Indian Fig	15 gal.	29	-
[Symbol]	<i>Opuntia basilaris</i> 'Old Mexico'	15 gal.	29	-
[Symbol]	<i>Podocarpus neriifolia</i>	18 1/2 pt.	27	single arms
[Symbol]	Silver Tree Cactus	18 1/2 pt.	12	-
[Symbol]	<i>Pulsatilla nuttalliana</i>	5 gal.	12	-
[Symbol]	Lady's Slipper	5 gal.	9	-
[Symbol]	<i>Euphorbia marginata</i> 'Chocolate Drops'	5 gal.	9	-
[Symbol]	Chocolate Drop Succulent	5 gal.	34	-
[Symbol]	<i>Trichocereus grandiflorus</i>	5 gal.	34	-
[Symbol]	torch Cactus	24" box	1	multi-head
[Symbol]	<i>Yucca brevifolia</i>	-	-	-
[Symbol]	Joshua tree	-	-	-

**INERTS**

Sym.	Description
[Symbol]	3" MINUS CRUSHED ROCK, ROCK PROS: MAHOGANY COLOR.

**NOTES:**

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND/OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCUMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION. METHOD: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

**GREY PICKETT**  
 LANDSCAPE ARCHITECTURE  
 1100 N. CENTRAL AVENUE, SUITE 1000  
 PHOENIX, ARIZONA 85004  
 PH: 602.254.0800  
 FAX: 602.254.0801  
 WWW.GREYPICKETT.COM

**REGAL AMERICAN OFFICE**  
 10441 N 57TH ST  
 PARADISE VALLEY, AZ 85263

project # :  
 DWG#001  
 scale :  
 1/16" = 1'-0"  
 issued by :  
 TEAM  
 date :  
 08/17/2022  
 drawing :  
 Landscape Plan  
**L3.1**  
 of

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning case no Z-43-22-2  
**Date:** Thursday, September 8, 2022 6:30:58 PM  
**Attachments:** [image001.png](#)

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**From:** Jason <[jason@max-coal.com](mailto:jason@max-coal.com)>  
**Sent:** Thursday, September 8, 2022 1:25 PM  
**To:** PDD Long Range Planning <[pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov)>  
**Subject:** Rezoning case no Z-43-22-2

Dear Planning Department,

I am a resident of 57th Street, I strongly object to the change of any zoning regulations which allow commercial development.

Simply put, this is a neighborhood and there are plenty of available commercial parcels and areas for developments of this nature.

At the same time, I understand rhar similar request was made for 58th Street and Shea several years ago that was also turned down by thr planning department. Which makes sense because this is a quiet residential community.

I appreciate your attention to this matter and I am available for any further discussion. Please feel free to contact me anytime.

Thanks

Tara and Jason Bleyens  
10202 N 57th Street

Get Outlook for Android [aka.ms]

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: ReZoning Case No: Z-43-22-2  
**Date:** Friday, September 9, 2022 7:19:52 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](mailto:geno.koman@phoenix.gov)

-----Original Message-----

From: Rebecca Gerber <[rebeccagerber@me.com](mailto:rebeccagerber@me.com)>  
Sent: Thursday, September 8, 2022 3:35 PM  
To: PDD Long Range Planning <[pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov)>  
Subject: ReZoning Case No: Z-43-22-2

I am in opposition of the proposed rezoning at 57th Street and Shea.

Please do not approve this permit

Rebecca Gerber  
5855 E Donna Lane  
Paradise Valley, AZ 85253

Sent from my iPhone

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning case no Z-43-22-2  
**Date:** Friday, September 9, 2022 7:20:01 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](mailto:geno.koman@phoenix.gov)

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**From:** Guy Labelle <guylabelle@cox.net>  
**Sent:** Thursday, September 8, 2022 4:06 PM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** Rezoning case no Z-43-22-2

Dear Planning commission,

"I believe that allowing this rezoning will have a domino effect with additional rezonings and will reduce the value of our neighborhood."

"As a resident living in the neighborhoods immediately behind the subject parcel, we strongly object to the change of any zoning regulations which might allow commercial offices to exist in our area."

"I appreciate our neighborhood and the special qualities it possesses, and am grateful for your attention to this matter because this rezoning could change our neighborhood in a negative way."  
Thank you for your consideration in this matter

Guy Labelle

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning Case No: Z-43-22-2  
**Date:** Friday, September 9, 2022 7:20:35 AM

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**From:** Mindy Long <mindy@mindylong.com>  
**Sent:** Thursday, September 8, 2022 4:44 PM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** Rezoning Case No: Z-43-22-2

To whom it may concern,

As a resident living on 57<sup>th</sup> Street just houses away from the subject parcel, I am strongly opposed to changing any zoning regulations that would allow a commercial enterprise to exist in our area. This is a residential community and I want it to remain so. We love this neighborhood and are happy to be raising our children here. We want it to maintain a neighborhood feel. It was zone residential when we purchased our home, and it should remain so.

A similar request was made for a lot at 58<sup>th</sup> and Shea several years ago and was turned down by the planning department.

Please reject this proposal and help us maintain our neighborhood's qualities.

I appreciate your attention and support in this matter.

Thank you,  
Mindy Long  
10203 N. 57<sup>th</sup> St.  
Paradise Valley, AZ 85253

--

Mindy Long  
Mindy Long Freelance LLC  
Cell: 703-220-2672  
Office 480-306-7177  
mindy@mindylong.com

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning Case No: Z-43-22-2  
**Date:** Friday, September 9, 2022 7:19:41 AM

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**From:** Bryan Long <bryanblong@gmail.com>  
**Sent:** Thursday, September 8, 2022 9:54 PM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** Rezoning Case No: Z-43-22-2

Greetings,

As a resident of 57th Street near Shea Blvd I strongly oppose the proposal to change zoning regulations that would allow a commercial enterprise to exist in our area. This is a residential community and we want it to remain so. There is already a serious traffic and parking problem in our neighborhood and adding commercial enterprise will only exacerbate the problem.

There is a precedent in place denying such rezoning proposals - a similar request was made for a lot at 58th and Shea previously and was turned down by the planning department.

We ask you to deny any request to rezone this property.

Thank you for your support.

Sincerely yours,  
Bryan Long  
10203 N. 57th Street (F.K.A. 5710 E. Gold Dust Ave)  
Paradise Valley, AZ 85253

Sent from my mobile device. Please excuse brevity and typos.



**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Public comment on 57th and Shea  
**Date:** Friday, September 9, 2022 7:22:32 AM

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**From:** Andrew Dunn <andrewdunn.mn@gmail.com>  
**Sent:** Thursday, September 8, 2022 7:03 PM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** Public comment on 57th and Shea

Good evening,

I am commenting on Item 4 (case Z-43-22-2). My wife and I own a home at 10202 N 58th St and we are opposed to the rezoning of this property. There are concerns around property values, traffic and possibly noise issues for our neighborhood. Quite frankly this is a horrible spot to put a business. I can't imagine if I lived directly next to that property. This neighborhood was never and should never be considered for anything other than residential zoning. It's an obvious money grab by a developer that wants to maximize their investment. I can't blame them, but their desire to make money off the backs of neighbors that may suffer a depreciated asset value should not happen.

If you require more information please let me know. Thanks

Andrew Dunn  
612-741-6000

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: 57th & Shea Rezoning  
**Date:** Friday, September 9, 2022 7:31:40 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](mailto:geno.koman@phoenix.gov)

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**From:** John <jcnjr117@gmail.com>  
**Sent:** Friday, September 9, 2022 7:31 AM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** 57th & Shea Rezoning

To whom it may concern,

*"I believe that allowing this rezoning will have a domino effect with additional rezonings and will reduce the value of our neighborhood."*

*"As a resident living in the neighborhoods immediately behind the subject parcel, we strongly object to the change of any zoning regulations which might allow commercial offices to exist in our area."*

*"I appreciate our neighborhood and the special qualities it possesses, and am grateful for your attention to this matter because this rezoning could change our neighborhood in a negative way."*

*Thank you for your consideration in this matter*

*John Noto  
5802 E Donna Ln  
Paradise Valley, AZ 85253*

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning Case No: Z-43-22-2  
**Date:** Friday, September 9, 2022 7:39:13 AM

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**From:** Amy Tyre <actyre@gmail.com> **On Behalf Of** Amy Cerier Tyre  
**Sent:** Friday, September 9, 2022 7:39 AM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** RE: Rezoning Case No: Z-43-22-2

**Reference: Rezoning Case No: Z-43-22-2**

I am a resident of the neighborhood. I live at 6046 E Cochise Rd, Scottsdale, AZ 85253

I strongly object to the change of zoning which might allow commercial offices in our area. I very much appreciate our neighborhood and the special qualities it possesses. I am grateful for your attention to this matter as rezoning would change our neighborhood in a negative way.

Thank you in advance for your care and attention in this matter,

**Amy Tyre**

Master Life coach and Master Yoga Teacher  
[Yoga-For-Joy.com](http://Yoga-For-Joy.com) [[yoga-for-joy.com](http://yoga-for-joy.com)]

[602-295-7385](tel:602-295-7385)

[atyre@cox.net](mailto:atyre@cox.net)

P.S. Do you suffer from chronic digestive issues including IBS, Colitis, Ulcerative Colitis, or Crohn's? I healed my symptoms of Ulcerative Colitis and think what I learned can help others too. The Digestion Coach Pilot Course round 2 is in the works. Be in touch if you'd like to know more.

[\[facebook.com\]](#)

[\[linkedin.com\]](#)

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Cc:** [Geno Koman](#)  
**Subject:** FW: Rezoning Case No: ZA-43-22-2 Neighborhood Comments  
**Date:** Friday, September 9, 2022 4:57:47 PM

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-----Original Message-----

From: Adam Wallace <adamwallace98@icloud.com>  
Sent: Friday, September 9, 2022 4:54 PM  
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>  
Subject: Rezoning Case No: ZA-43-22-2 Neighborhood Comments

To Whom this may concern regarding ZA-43-22-2,

I live just one block east of the proposed rezoning at 10441 N. 57th Street (APN 168-04-008A) and would like to voice opposition to the PV Village Planning Committee about plans to rezone this RE-43 parcel to an R-O zoned lot that would welcome office usage.

Like virtually all of the neighbors I have met since moving here, we chose to purchase a home in this neighborhood to enjoy the serene, low-traffic, and non-commercial atmosphere that Paradise Valley has to offer. As someone with both an educational and professional background in urban planning and real estate development, I understand the developer's desire to place a future office space at this property given the many positive attributes this location has to offer. However, such a development would cause negative impacts for my neighborhood; including lowered property values, higher rates of moving traffic through our residential streets with less room to maneuver due to office workers and guests parking along 57th and 58th Streets, and the invitation to individuals from other areas to loiter around our currently safe streets that could potentially cause heightened safety and security risks for not only our residents but to those of all ages who attend the New Church of Phoenix, Congregation Beth Israel Synagogue (which also has a preschool), and Scottsdale Country Day School.

While "residential" may be used in the wording of this zoning type, I do not believe office space of any kind is formidable for this exact neighborhood due to how this part of Paradise Valley Village is planned. Should this be approved, more property owners with parcels fronting Shea Blvd. will attempt to rezone their properties the same way which will create even more traffic along Shea Blvd, 57th and 58th Streets, and from that point who is to say the R-O zoning will not be rezoned to C-2 or C-3 leading to greater commercial intensification in this calm residential area?

In summary, I object to the proposed rezoning and development that could follow for this property and stress the importance of keeping Paradise Valley (both the town itself and village within Phoenix) a highly desirable and coveted place that is free from traffic, unwanted visitors, crime, and safety concerns. I am sure there are other parcels further west and/or north that could accomplish the same goals this developer seeks to achieve that would receive less neighborhood opposition making it an easier approval for both the developer, planning and development department, and village planning committee to plan and approve than this location with heavy neighborhood pushback. I hope the planning committee is able to work in the best interests of the community on this zoning case.

Thank you for your consideration,

Adam Wallace

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Cc:** [Geno Koman](#)  
**Subject:** FW: 57th Street Zoning Case No. Z-43-22-2  
**Date:** Friday, September 9, 2022 4:43:54 PM

---

-----Original Message-----

From: Cox Shared Email <p17935@cox.net>  
Sent: Friday, September 9, 2022 4:42 PM  
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>  
Subject: 57th Street Zoning Case No. Z-43-22-2

Dear Phoenix City Government,

As residents of 57th street and Shea we are communicating regarding rezoning case Z-43-22-2. We strongly object to this plan. Any attempts to create a commercial zoning parcel in this neighborhood would be a tragedy. This is a residential neighborhood and has been that way for decades. There is no need to damage such a beautiful and cohesive community with this action, it is unnecessary and contrary to the residential character we have built. A similar request on 58th and shea was rejected several years ago, and it is our hope that the city would remain consistent in its approach to preserve cohesive residential communities. We appreciate your time and attention to this matter, and we have confidence you will make decisions that defend our residential communities.

Best wishes

David and Melissa Rosenfeld  
9459 N 57th St  
Paradise Valley, AZ 85253

**From:** [PDD Long Range Planning](#)  
**To:** [Nayeli Sanchez Luna](#)  
**Subject:** FW: Rezoning case no: Z-43-22-2 disapproval  
**Date:** Friday, September 9, 2022 6:50:21 PM

---

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](mailto:geno.koman@phoenix.gov)

-----Original Message-----

From: Lany <[lsicalo@yahoo.com](mailto:lsicalo@yahoo.com)>  
Sent: Friday, September 9, 2022 6:22 PM  
To: PDD Long Range Planning <[pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov)>  
Subject: Rezoning case no: Z-43-22-2 disapproval

Hello,

I am a current home owner that lives on 57th St and Shea Blvd and I am writing to say that I strongly oppose the rezoning of case no: Z-43-22-2. I believe that allowing this rezoning will have a domino effect with additional rezonings and will reduce the value of our neighborhood. Please do not approve! Thank you.

Sincerely,  
Lany Sicalo

Sent from my iPhone