



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-5-19-8
October 4, 2019

South Mountain [Village Planning Committee](#) Meeting Date: October 15, 2019

[Planning Commission](#) Hearing Date: November 7, 2019

Request From: [C-2 FCOD RSIOD](#) (Intermediate Commercial, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Request To: [C-2 SP FCOD RSIOD](#) (Intermediate Commercial, Special Permit, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Proposed Use: Mortuary and all underlying C-2 Uses

Location: Northwest Corner of 25th Street and Broadway Road

Owner: Kenia Conner

Applicant and Representative: Jeff Stephens; Seaser, Robbins & Stephens, Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Broadway Road	Arterial Street	40-foot north half street
	25th Street	Local Street	30-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: <i>In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</i></p> <p>The development, as stipulated, will provide an enhanced pedestrian realm for the extent of its frontage on Broadway Road as envisioned by the Four Corners Overlay District including a shaded bus stop, bicycle parking, wide sidewalks, and a pedestrian oriented building setback.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND 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 proposal will repurpose an existing and underutilized property in the Four Corners Overlay District and allow a local business to establish. The Four Corners Overlay District is designed to create an enhanced pedestrian environment; however, little development has produced the desired results of the overlay since its adoption. The development, as stipulated, will advance the intent of the General Plan goal and the Four Corners Overlay District.

CELEBRATE OUR DIVERSE ECONOMY CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The development, as stipulated, will be one of the first projects to implement the pedestrian oriented streetscape character envisioned by the Four Corners Overlay District. These character elements include: sidewalks that are well-shaded, wide, and well-separated from vehicular traffic; parking areas that are well screened from the street; and well-shaded parking lot areas.

Applicable Plans, Overlays, and Initiatives

Four Corners Overlay District: See Background Item Nos. 5 and 6.

Rio Salado Interim Overlay District: See Background Item No. 7.

South Phoenix Village Target Area B Design Overlay: See Background Item No. 8.

Tree and Shade Master Plan: See Background Item No. 9 below.

Complete Streets Guidelines: See Background Item No. 10 below.

Reimagine Phoenix: See Background Item No. 11 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Building	C-2 FCOD RSIOD
North	Single-family residential	R-3 FCOD RSIOD
South	Not-for-profit organization and vacant land (city-owned)	C-2 and R-3 FCOD SPVTABDO
East	Fitness club	R-5 FCOD RSIOD
West	Vacant / Undeveloped	C-2 FCOD RSIOD

C-2 FCOD (Intermediate Commercial, Four Corners Overlay District)			
<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Requirements of FCOD</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>			
Street (Broadway Road)	Minimum 20 feet, Average 25 feet	Minimum 22 feet Maximum 24 feet	Approximately 24 feet (Met)
Street (25th Street)	Minimum 20 feet, Average 25 feet	N/A	Approximately 21 feet (Met)
Frontage Standard	N/A	Minimum building frontage along streets: 50% on corner lots	Approximately 53%. (Met)
West (not adjacent to a street)	0 feet	N/A	West: 165 feet (Met)
North (not adjacent to a street)	25 feet	N/A	16 feet (Not met, existing building)
<i>Landscaped Setbacks</i>			
Street (South and East)	Minimum 20 feet, Average 25 feet	Special streetscape standards apply for Broadway Road including minimum sidewalk widths and minimum landscape area widths. 25th Street: N/A	Approximately 24 feet (Met) 25th Street: Varies from 0 to 21 feet. (Not met due to block wall)

West (not adjacent to a street)	Minimum 0 feet	N/A	12 feet (Met)
North (not adjacent to a street)	Minimum 10 feet	N/A	16 feet (Met)
Lot Coverage	Not to exceed 50%	N/A	20.76% (Met)
Building Height	2 stories, 30 feet	N/A	One Story (Met)

Background/Issues/Analysis

1. The request is to rezone approximately 1.29 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-2 uses. There is an existing building on the site and the applicant intends to reuse the existing structure.

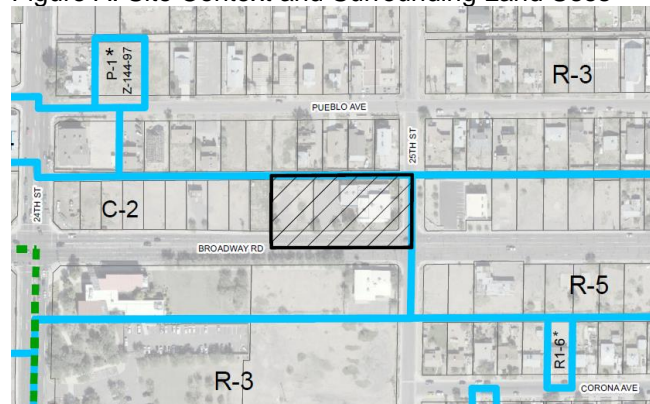
The subject site is located in two regulatory overlay districts that apply to the property: the Four Corner Overlay District (FCOD), described in Background Item Nos. 5 and 6; and the Rio Salado Interim Overlay District (RSIOD), described in Background Item No. 7.

The proposed use, mortuary, is permitted with a Special Permit under the Four Corner Overlay District. Further, there is also an expanded procedure that requires applications for Special Permits be forwarded to the Target Area B Advisory Committee and the Community Excellence Project Board for review and comment prior to review by the South Mountain Village Planning Committee.

2. To the north of the subject site are single-family residential homes zoned R-3 FCOD RSIOD (Multifamily Residence District, Four Corners Overlay District, Rio Salado Interim Overlay District).

To the west of the subject site are several vacant lots zoned C-2 FCOD RSIOD (Intermediate Commercial, Four Corners Overlay District, Rio Salado Interim Overlay District).

Figure A. Site Context and Surrounding Land Uses



Source: Planning and Development Department

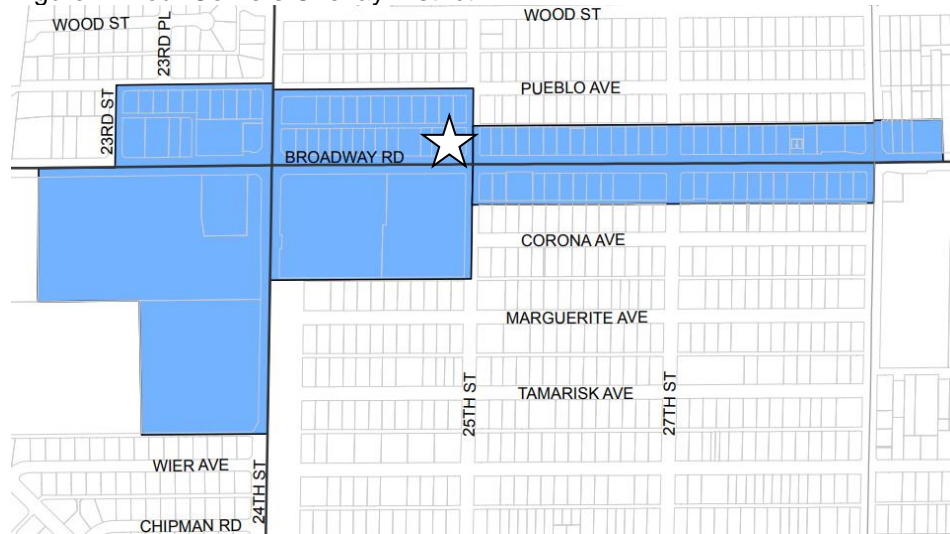
To the south of the subject site is a vacant lot and a structure that was formerly home of the Community Excellence Project. These sites are zoned C-2 and R-3

PLANS AND POLICIES

5. Four Corners Overlay District

The Four Corners Overlay District applies to the area depicted on Figure D and includes the subject site.

Figure D. Four Corners Overlay District



Source: Planning and Development Department

Purpose and Intent:

The purpose for the overlay is to formalize and define development standards to aid in the development and planning of projects within the historic section of the City known as the Four Corners.

The goal is to create a pedestrian friendly environment and tie the “Four Corners” at the intersection of 24th Street and Broadway Road together through unique design elements.

It is intended to provide the Four Corners with new and distinct neighborhood commercial developments that will define and unify the community and enhance the gateway to the South Mountain Village and the redevelopment areas of Target Area B and South Phoenix Village.

The FCOD expands upon the base zoning districts in the following ways:

- Use Restrictions: To ensure compatibility and appropriate design review, certain uses are subject to a Special Permit; one of the uses subject to a Special Permit is a mortuary.
- Height, Yard and Area Requirements: Specific standards apply to property within the FCOD including a build-to line, landscape standards, and enhanced pedestrian standards.
- Parking Requirements: Specific parking standards and restrictions on the maximum number of spaces permitted.

- Design Standards: Design standards tailored to creating a pedestrian oriented environment.

6. Per the content, purpose, and intent of the FCOD, staff recommends the following stipulations be included in the request.

Along Broadway Road:

- a. A ten-foot sidewalk detached from the curb by a minimum six-foot-wide landscape strip and a minimum eight-foot-wide landscape strip on the north side of the sidewalk. Three-inch caliper trees planted along both sides of the sidewalk and placed 20-feet on center or in equivalent groupings. This is addressed in Stipulation No. 1.
- b. A minimum of 75 percent shade be provided to the bus stop located on Broadway Road. This is addressed in Stipulation No. 3.

Along 25th Street:

- a. A five-foot sidewalk detached from the curb by a minimum five-foot-wide landscape strip planted with three-inch caliper trees placed 20-feet on center or in equivalent groupings. This is addressed in Stipulation No. 2.

On the site, generally:

- b. A minimum of 50 percent of the surface parking areas shall be shaded to increase thermal comfort and decrease the urban heat island effect in the area. This is addressed in Stipulation No. 4.
- c. The provision of at least two inverted-U bicycle racks near building entries. This is addressed in Stipulation No. 5.
- d. A minimum of 15 percent of the site area be developed as usable hardscape or landscaped open space such as the proposed “serenity garden.”

7. **Rio Salado Interim Overlay District**

The subject site is located within the Rio Salado Interim Overlay District. The district is designed to “control open, outdoor land uses and other uses to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.” The development advances the intent of the overlay through enhanced site development standards.

Figure E. Rio Salado Interim Overlay District

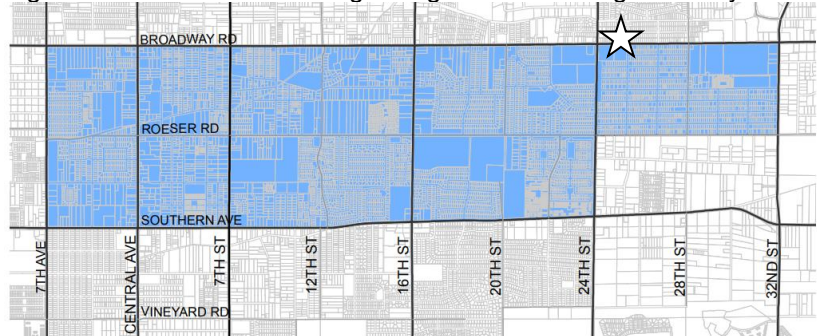


Source: Planning and Development Department

8. **South Phoenix Village Target Area B Design Overlay**

The South Phoenix Village Target Area B Design Overlay applies to the area depicted on Figure F but does not include the subject site; however, it applies immediately south of Broadway Road.

Figure F. South Phoenix Village Target Area B Design Overlay



Source: Planning and Development Department

The overlay is intended to address “concerns regarding one and two dwelling units per lot residential development.” Based on the proposed use and location, the district does not apply to the rezoning request. However, the FCOD specifically requires that applicants consult the Target Area B Advisory Committee prior to a hearing before the Village Planning Committee.

9. **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 stipulations including detached and shaded sidewalks along both Broadway Road and 25th Street with enhanced landscape planting standards and enhanced tree plantings to shade the parking areas. These are addressed in Stipulation Nos. 1, 2, 3, and 4.

10. **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. Staff is recommending stipulations to require detached and shaded sidewalks as described in the previous sections. These are addressed in Stipulation Nos. 1, 2, 3, 5 and 6.

11. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

12. **Target Area B Advisory Committee Input.** Through the FCOD, the Target Area B is a required review entity prior to review before the South Mountain Village Planning Committee. The applicant met with the advisory committee on September 26 and reported that the approximately 10 members in attendance were supportive of the request.
13. **Community Excellence Project Board Input.** Through the FCOD, the Community Excellence Project is a required review entity prior to review before the South Mountain Village Planning Committee. Their review comments are attached. In summary, the respondent is not supportive due to the proposed use not being compatible with the intent of the FCOD.
14. As of the writing of this report, staff has received a petition of support of the project containing 51 names and one letter of opposition

INTERDEPARTMENTAL COMMENTS

15. Fire Department commented that the site and buildings shall comply with the Phoenix Fire Code. Further, they do not know what the water supply is at the site and noted that additional water supply may be required to meet the necessary fire flow per the Phoenix Fire Code.
16. The City of Phoenix Aviation Department commented that the site is within Phoenix Sky Harbor International Airport traffic pattern airspace and the proposed use is commercial. Therefore, the Aviation Department has provided a stipulation requiring the developer to record a Notice to Prospective Purchasers of the proximity to the airport to disclose the operational characteristics of the airport. This is addressed in Stipulation No. 9.
17. The Floodplain Management Division of the Public Works Department determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.

18. The Public Transit Department requested the retention and reconstruction of the bus stop pad on westbound Broadway Road west of 25th Street. This is addressed in Stipulation No. 6.
19. The Water Services Department commented that the site has existing water and sewer mains that could potentially serve the development in addition to their standard note regarding how capacity is a dynamic condition that can change over time.
20. The Street Transportation Department commented that no traffic impact study is required and requested the inclusion of a stipulation requiring replacement of all infrastructure to ADA compliance and the dedication of a sidewalk easement along the Broadway Road frontage. These are addressed in Stipulation Nos. 7 and 8.
21. 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.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, is consistent with the purpose, intent, and requirements of the Four Corners Overlay District.
3. The development, as stipulated, will provide a comfortable and attractive pedestrian environment with shaded sidewalks and a shaded bus stop area.

Stipulations

1. The sidewalk along Broadway Road shall be a minimum of 10-foot-wide and detached with a minimum 6-foot-wide landscape area between the sidewalk and the back of curb and a minimum 8-foot-wide landscape area on the north side of the sidewalk, planted with minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The sidewalk along 25th Street shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall

include minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

3. The bus stop on Broadway Road shall be shaded a minimum of 75 percent using shade trees, as approved by the Planning and Development Department.
4. The developer shall plant shade trees in and around the parking area to provide shade for 50 percent of the parking area, as approved by the Planning and Development Department.
5. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. The developer shall reconstruct the bus stop pad on westbound Broadway Road west of 25th Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10-feet. The bus stop pad shall be located from the intersection of 25th Street and Broadway Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
7. The developer shall dedicate a sidewalk easement that is a minimum of 10 feet on the Broadway Road frontage and fully encompass all new sidewalk for the full property frontage, as approved by the Planning and Development Department.
8. 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.
9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
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.

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October 4, 2019

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Writer

Nick Klimek

October 4, 2019

Team Leader

Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

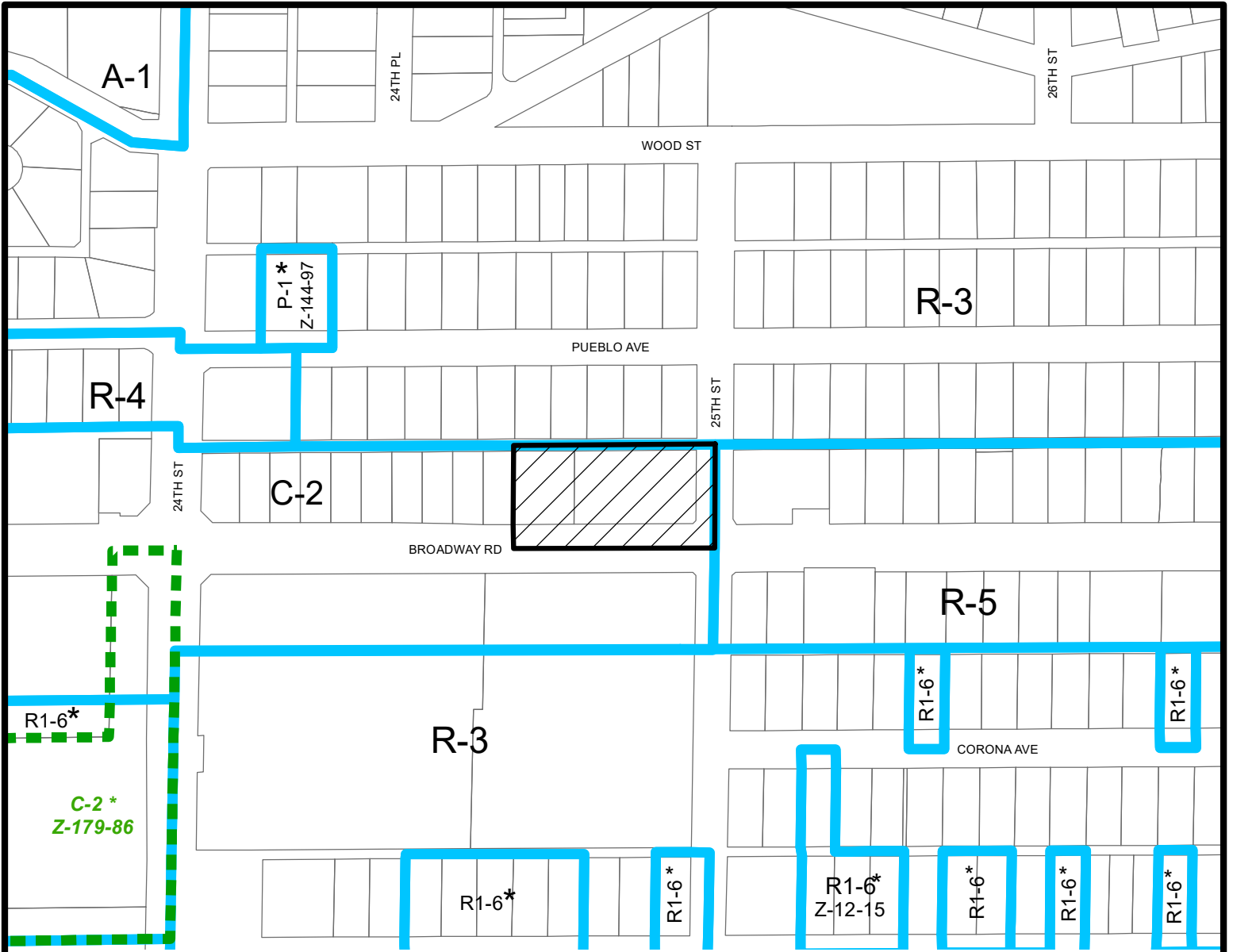
Conceptual Site Plan date stamped August 19, 2019

Conceptual Landscape Plan date stamped August 19, 2019

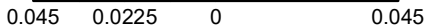
Conceptual Elevations date stamped July 28, 2019

Community Excellence Project Board Review Comments

Community Correspondence (4 pages)



Miles

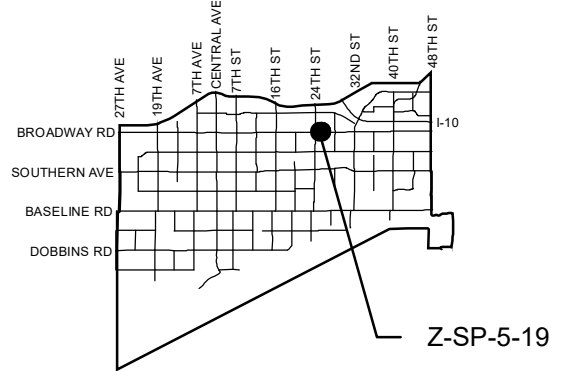


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Jeff Stephens w/Seaser, Robbins & Stephen**

REQUESTED CHANGE:

FROM: **C-2 FCOD RSIOD (1.29 a.c.)**

APPLICATION NO. **Z-SP-5-19**

DATE: **8/7/2019**
REVISION DATES:

9/6/2019

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

1.29 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 5-33**
ZONING MAP **E-9**

TO: **C-2 SP FCOD RSIOD (1.29 a.c.)**

MULTIPLES PERMITTED

C-2 FCOD RSIOD

C-2 SP FCOD RSIOD

CONVENTIONAL OPTION

18

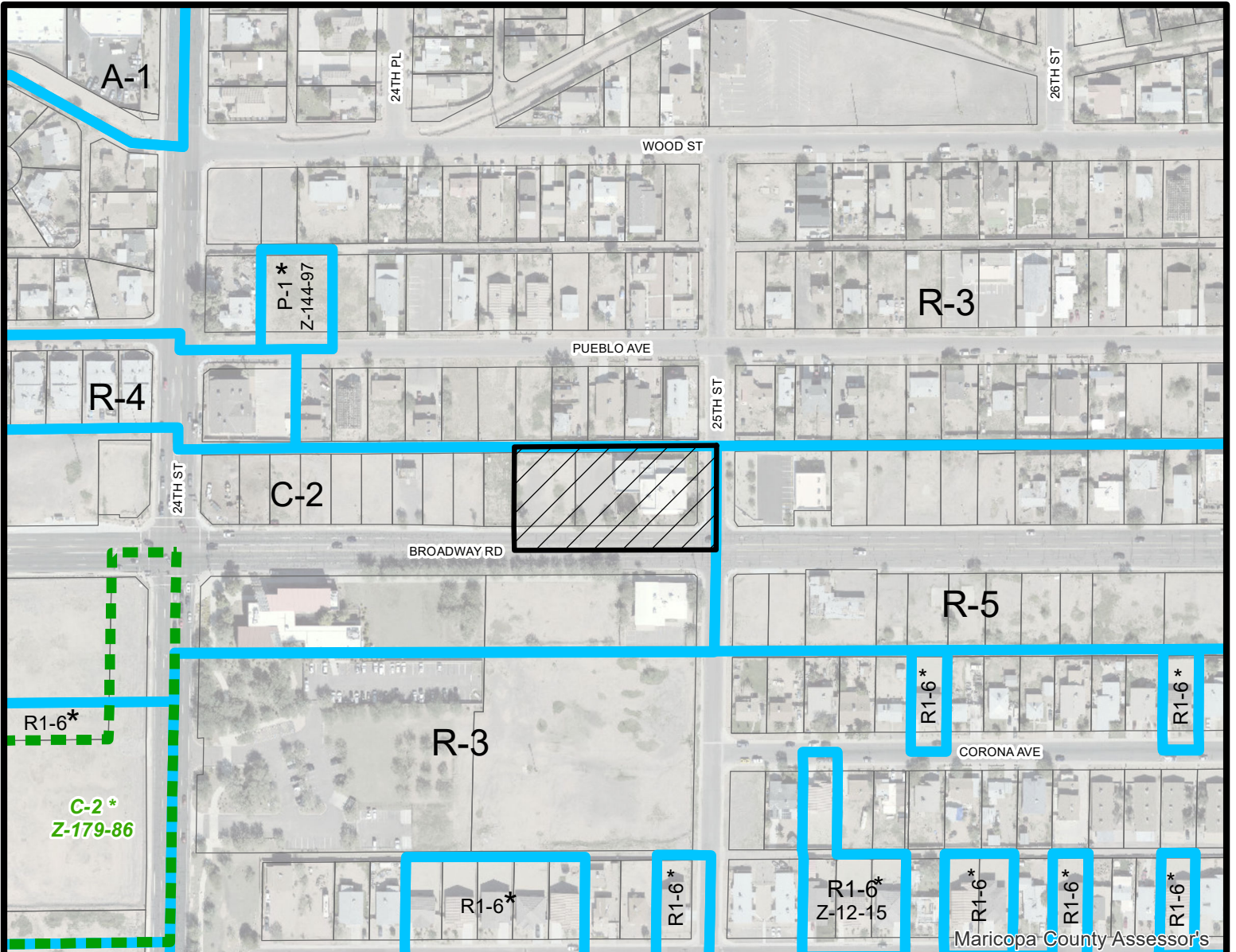
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*** UNITS P.R.D. OPTION**

22

22

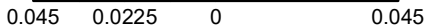
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Miles

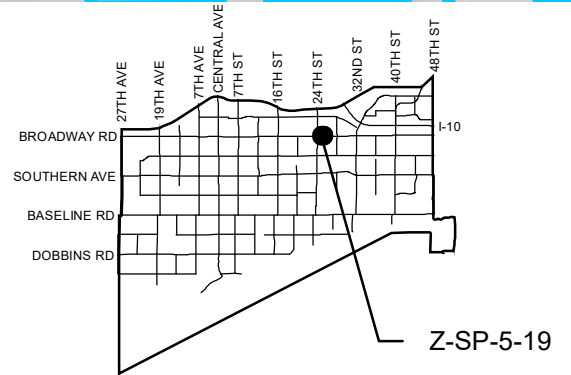


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*** UNITS P.R.D. OPTION**

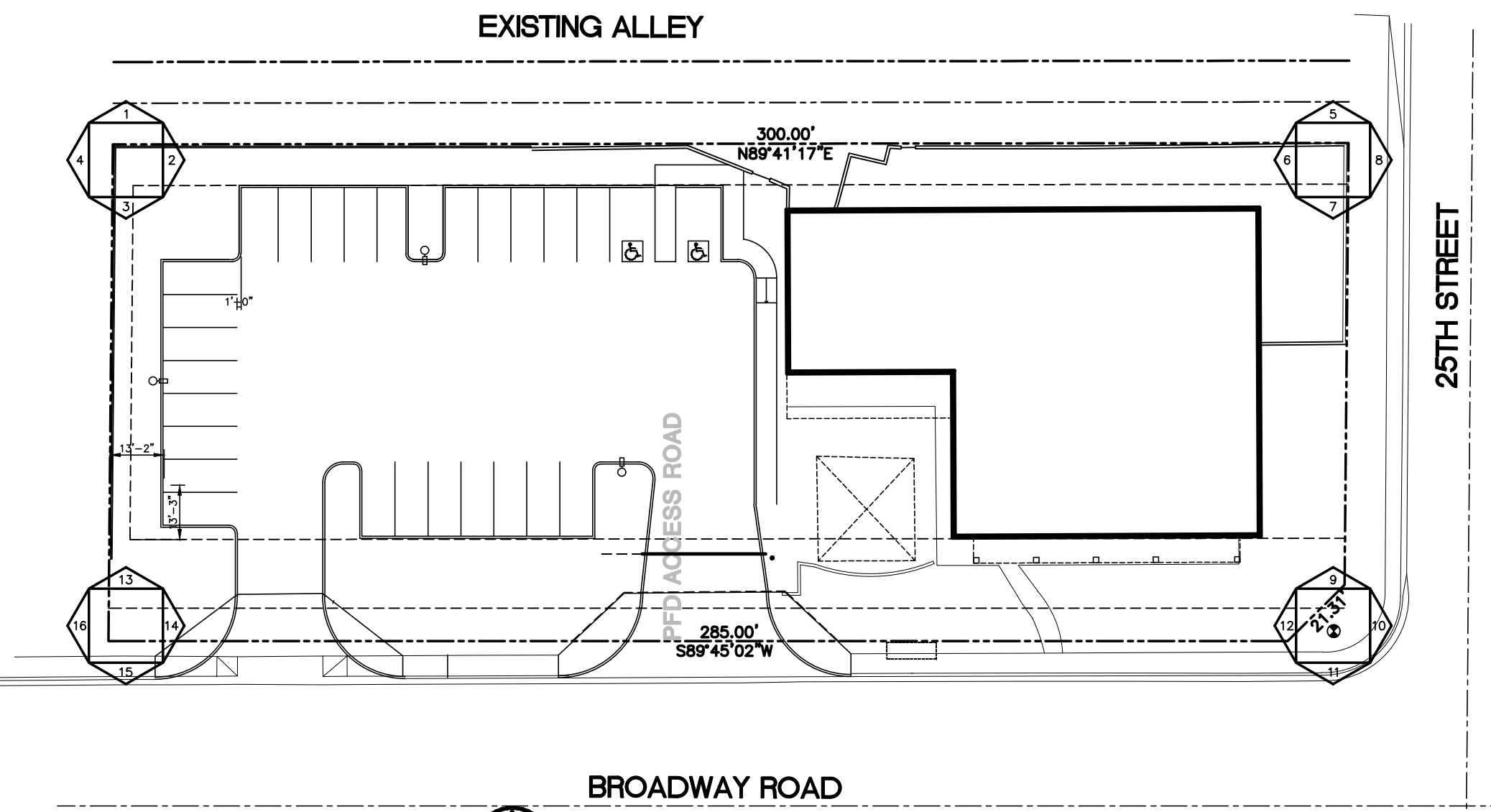
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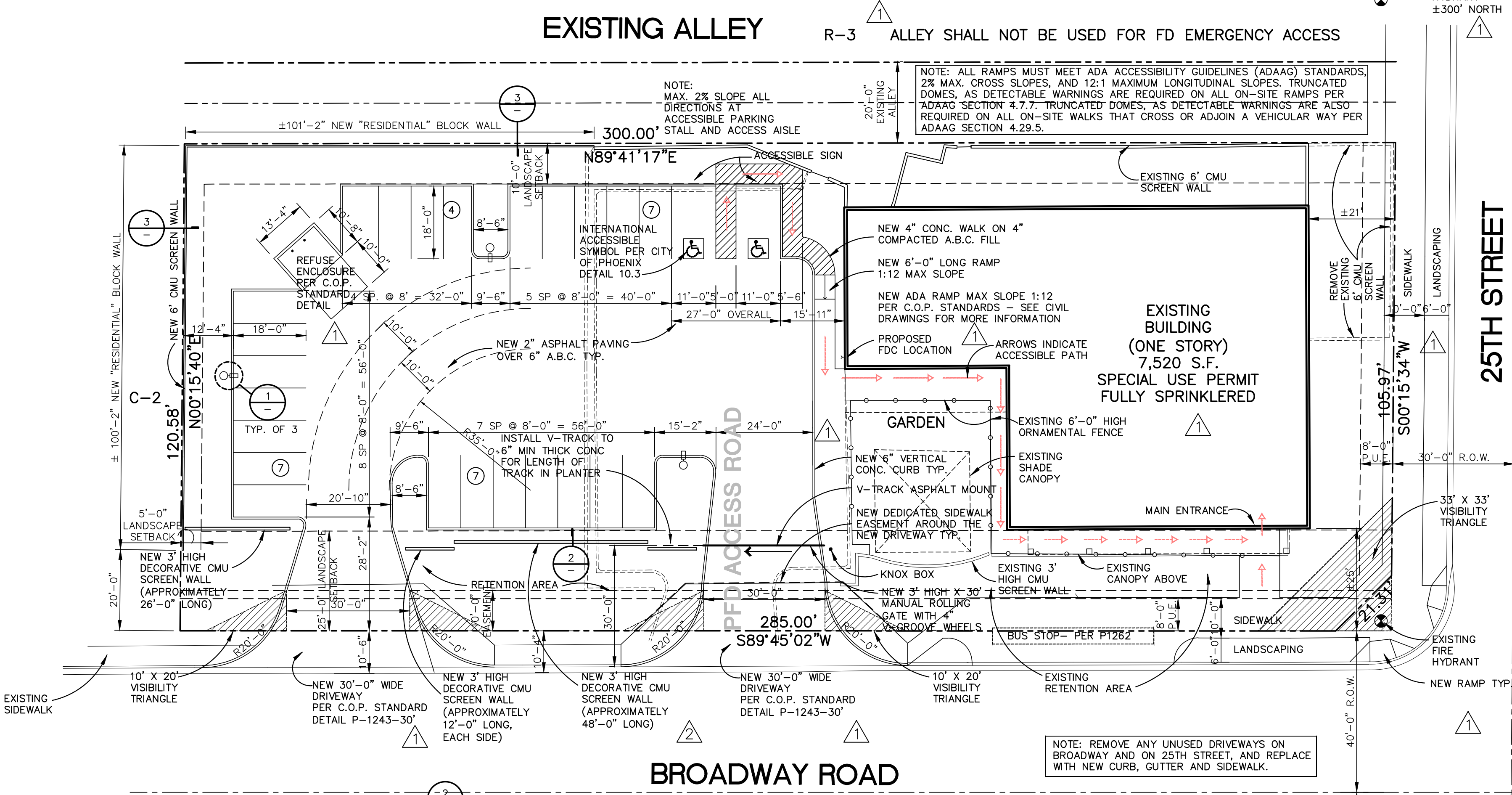
* Maximum Units Allowed with P.R.D. Bonus

SITE PLAN – GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT MAXIMUM HEIGHT OF 3'.
4. ANY ON-SITE 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, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE OF 33' X 33' OR 15' X 33' ALONG THE PROPERTY LINE AT CORNER LOTS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0". OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
6. ALL ITEMS ON THIS SITE PLAN ARE EXISTING UNLESS OTHERWISE NOTED.
7. SITE PLAN SHALL REFLECT ALLEXISTING IMPROVEMENTS AT PROPOSED SITE. ALL NEW CONSTRUCTION SHALL BE IDENTIFIED WITH KEY NOTES, LEGEND AND/OR CONSTRUCTION NOTES.
8. CONSTRUCTION IN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS PLUS THE LATEST CITY OF PHOENIX SUPPLEMENTS TO MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS UNLESS MODIFIED ON THESE PLANS.
9. NEW COMMERCIAL DRIVEWAYS SHALL CONFORM TO CITY OF PHOENIX STANDARD DETAIL P-1255, DAMAGED OR DISPLACED CURB, GUTTER, OR SIDEWALK SHALL BE REPAIRED OR REPLACED IN KIND BEFORE BEGINNING CONSTRUCTION.
10. CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT INSPECTIONS (262-7811) SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY START OF CONSTRUCTION WORK IN THE RIGHT-OF-WAY.
11. PLANS SHALL REFLECT ALL EXISTING IMPROVEMENTS AT PROPOSED SITE. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE V SHALL BE REMOVED OR RELOCATED IN KIND BEFORE BEGINNING CONSTRUCTION.
12. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY'S LANDSCAPE ARCHITECT OR ASSIGNEE. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE OR RELOCATE SAID TREES, SHRUBBERY AND IRRIGATION LINES. IRRIGATION LINES SHALL BE EXTENDED AND SLEEVED UNDER NEW IMPROVEMENTS IF NECESSARY. PERMITTEE IS RESPONSIBLE FOR WATERING EXISTING LANDSCAPING WHILE SERVICE IS OUT DUE TO PROPOSED WORK. ALL ITEMS DAMAGED OR RELOCATED SHALL BE REPLACED IN KIND.
13. PLAN APPROVAL IS VALID TWELVE (12) MONTHS. IF APPROVAL EXPIRES, THE PLAN MUST BE RESUBMITTED FOR CITY UPDATE REVIEW AND APPROVAL.
14. THIS PROJECT IS IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
15. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
16. ALL ROOFTOP EQUIPMENT AND SATELLIT DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
17. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.



CONTEXT PLAN
NO SCALE



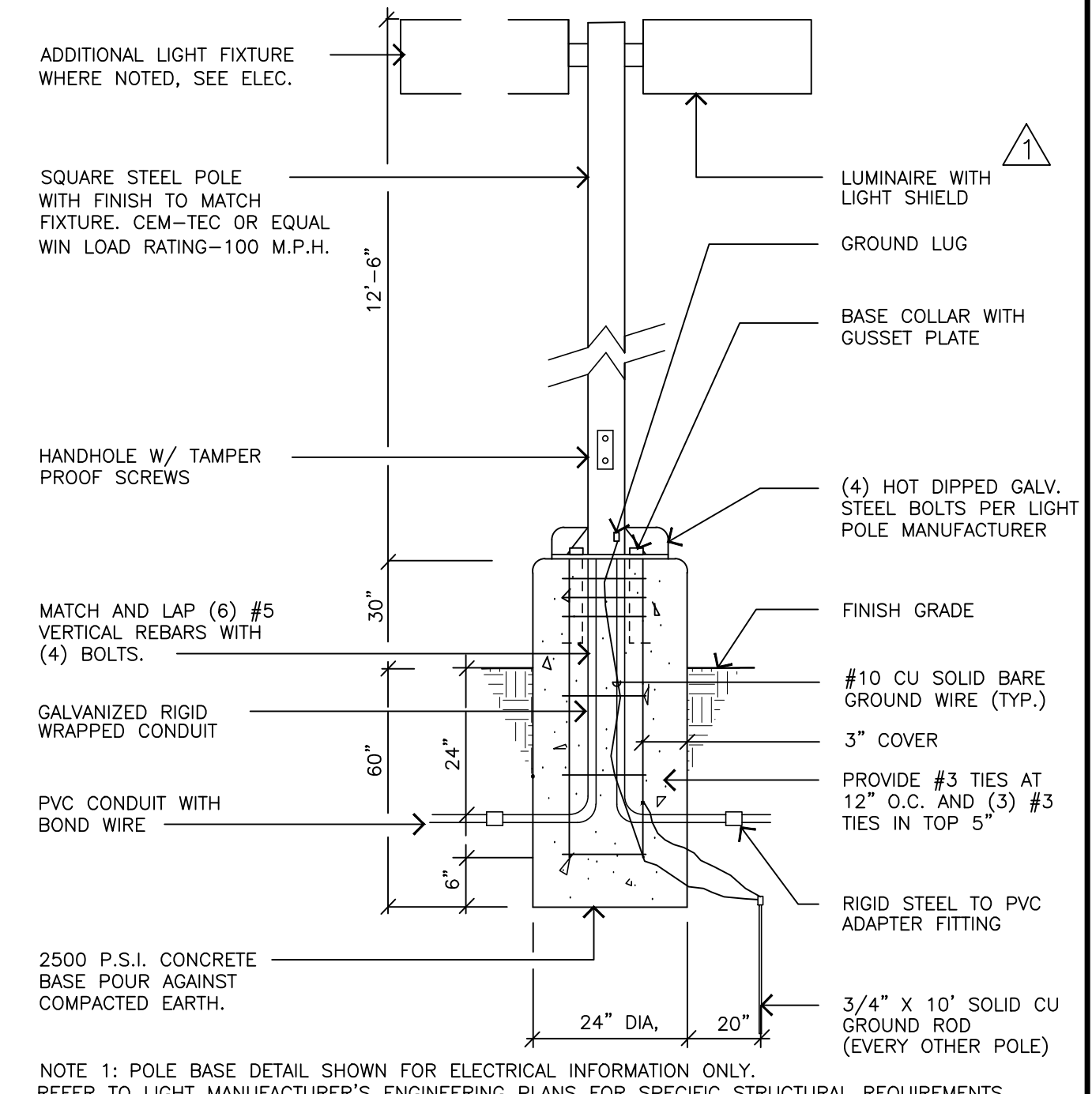
TYP. SCREEN WALL ELEVATION
SCALE: 1" = 10'-0"

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

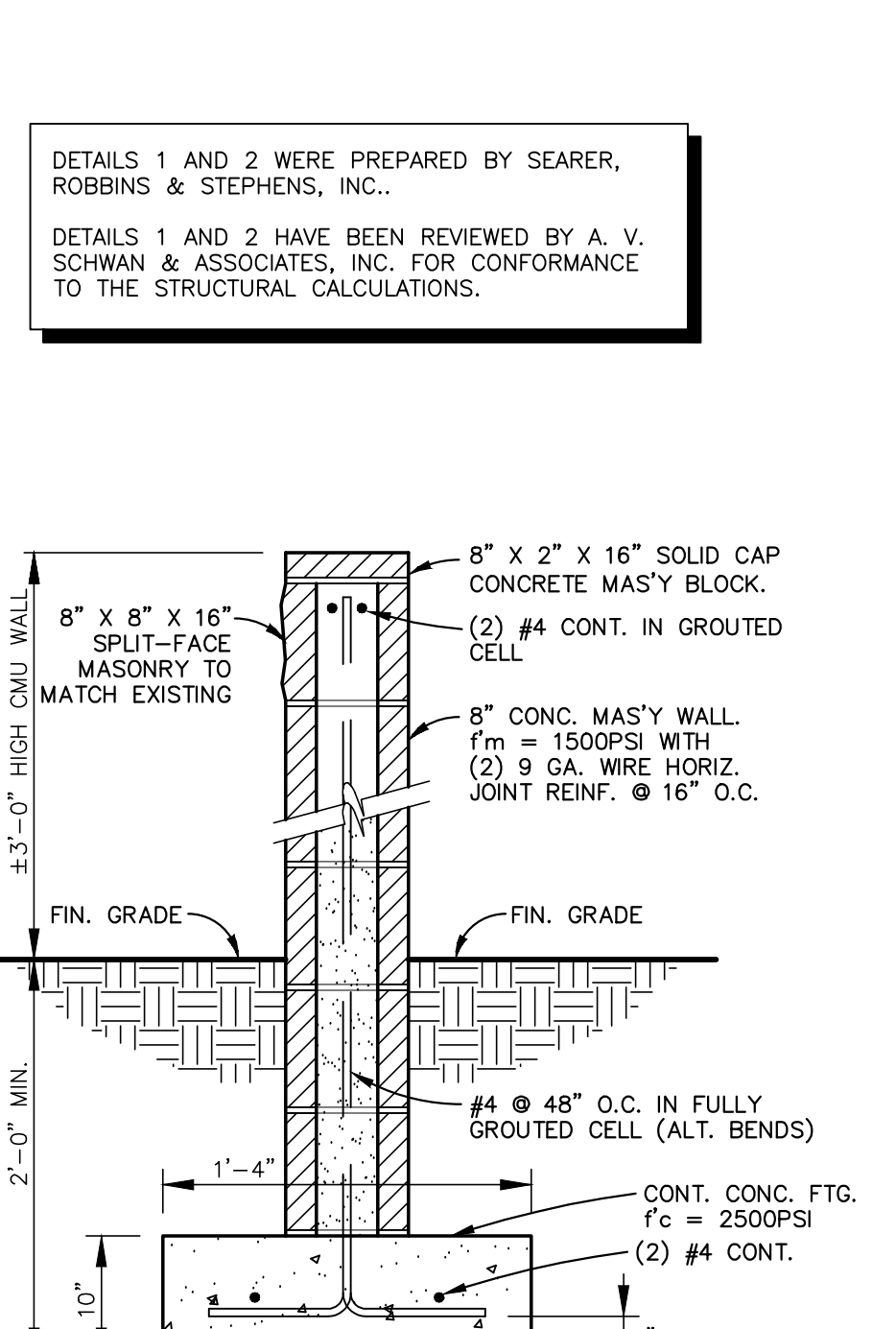
PROJECT DATA

TITLE OF PROJECT CHANGE OF OCCUPANCY
PROJECT ADDRESS 2454 E. BROADWAY ROAD, PHX, AZ 85040
APPLICANT'S NAME MS. KAY CONNER, 2454 E. BROADWAY ROAD, PHX, AZ 85040 - PHONE: 602-403-8939
DESIGN PROFESSIONAL SEARER, ROBBINS & STEPHENS, INC. ARCHITECTS, 1730 EAST NORTHERN AVENUE, SUITE 124 PHX, AZ 85020 - PHONE: 602-277-1187
BUILDING DATA (EXISTING)
 OCCUPANCY: B
 CONSTRUCTION: V-N
 ACTUAL AREA OF BUILDING: 7,520 S.F.
 BUILDING HEIGHT (EXISTING): 1 STORY
 ZONING: C2 - MORTUARY
 ALLOWED UNDER FOUR CORNERS OVERLAY ZONING WITH SPECIAL USE PERMIT
 ADJACENT ZONING: NORTH - R-3, EAST, SOUTH AND WEST - C2
 GROSS SITE AREA: 59,720.10 S.F. (1.37 ACRES)
 NET SITE AREA: 36,228.10 S.F. (0.83 ACRES)
 LOT COVERAGE: 7,520/36,228 = 20.76%
 QUARTER SECTION: 5-33
 CITY ZONING MAP: E-9

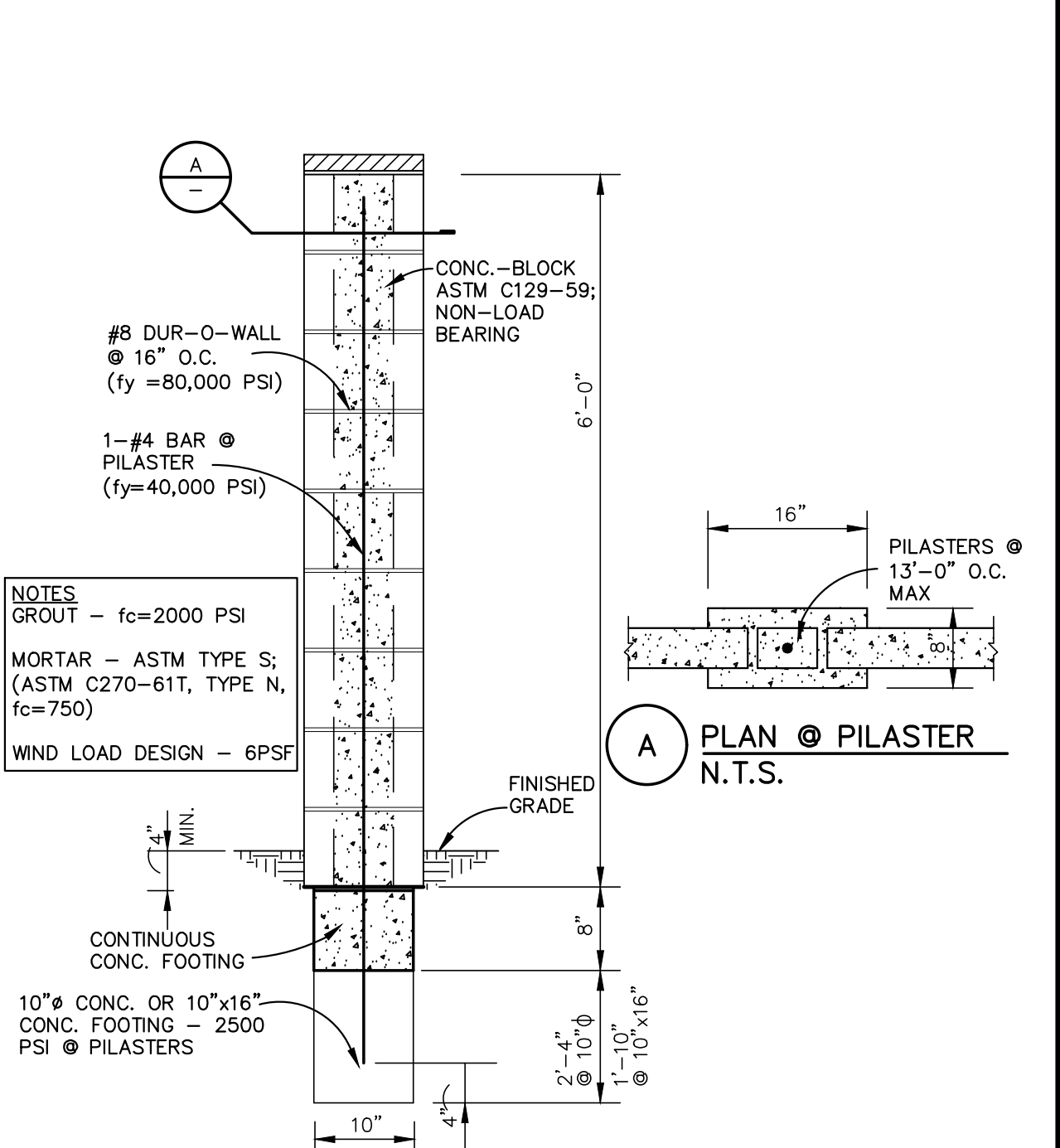
PARKING CALCULATIONS:
 REQUIRED:
 OFFICE AREA:
 5,636 S.F. - (20%) = 4,508 S.F. / 350* = 12.88 OR 13 SPACES
 ASSEMBLY AREA:
 32 SEATS MAX. / 3 = 11 SPACES
 TOTAL 24 SPACES
 PROVIDED:
 25 SPACES
 *FOUR CORNERS OVERLAY ZONING REQUIREMENT



1 POLE MOUNTED FIXTURE
SCALE: N.T.S. E-POLE.DWG



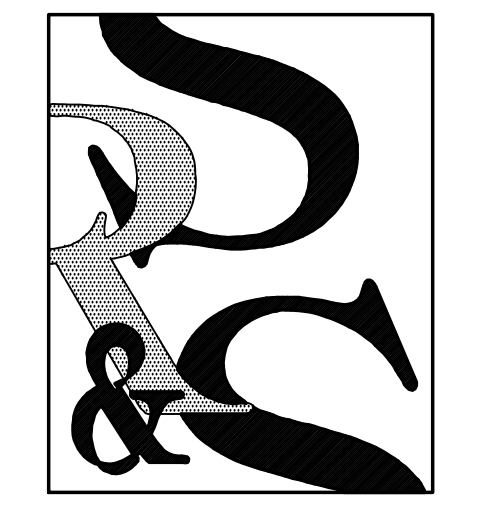
2 DECORATIVE SCREEN WALL
N.T.S.



3 DOOLEY WALL SECTION
CITY OF PHOENIX STD. NO. 0102

CITY OF PHOENIX
 JUL 23 2019
 Planning & Development
 Department

ZA-783-89
KIVA#: 99-8585
Q.S.#: 5-33



SEARER, ROBBINS & STEPHENS, INC.
 ARCHITECTS
 INTERIORS PLANNING
 5045 NORTH 12TH STREET, SUITE 111, PHOENIX, ARIZONA 85014 (602) 277-1187 FAX: (602) 277-9879

DRAWN SPP
CHECKED WJS
JOB NO. 1733
DATE SEPT. 7, 2018
REVISIONS
 CITY COMMENTS
 FEB. 5, 2019
 OWNER CHANGE
 JUNE. 19, 2019

NEW FUNERAL HOME
 at
2454 EAST BROADWAY ROAD
PHOENIX, ARIZONA 85040

SHEET NO.
A-1

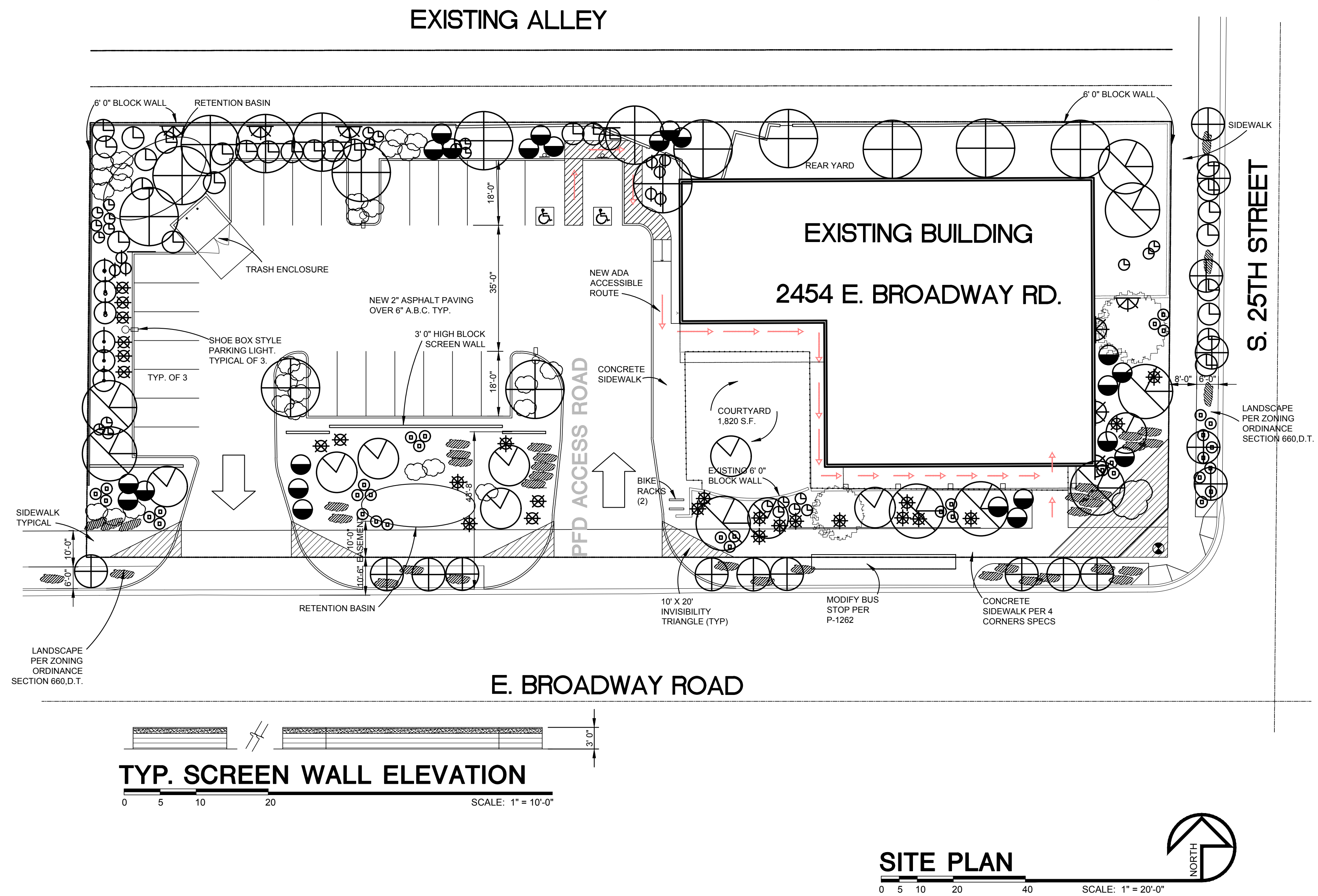
CONCEPTUAL LANDSCAPE NOTES:

- All plant material shall be from the **Arizona Department of Water Resources Plan List**
- All new landscape plants are to be trimmed, fertilized and hand watered during the entire length of construction.
- All plant sizes and **tree calipers** are to be in accordance with the **Arizona Nurseryman Association Standards**.
- All retention areas shall maintain slopes no steeper than 4:1 unless noted otherwise.
- All Landscape areas around new building is to receive Decomposed Granite, per detail on landscape sheet, unless otherwise indicated.
- Ground cover and/or granite shall extend under shrubs unless noted otherwise.
- Establish locations of all irrigation heads, valves, piping, wiring, etc. at the time of construction.
- Adjust location of landscape material as required to avoid utilities and obstacles not indicated or indicated incorrectly. Verify new alignment with Architect prior to commencing work.
- All landscape and sprinkler items shall comply with City of Phoenix and local codes.
- Verify placement and location of all plant materials with Architect prior to planting.
- All 24 v. valve wiring will be installed using connection-free wire runs from controller to valve, connection made at the valve will be dri-spliced using correct connectors – Spears Model No. DS-300 or equal.
- All 24 v. wiring to be 14G UF UL solid copper single strand only. Common wire and control wire to be separate colors.
- P.V.B. risers to be galv. Copper or brass.
- All valves to be installed in appropriate sized valve boxes so as to accommodate easy access and maintenance.
- Irrigation contractor is responsible for location and installation of any required check valves for low lying areas.
- Sprinkler contractor shall guarantee 100% coverage in all landscape areas.
- Establish locations of all irrigation heads, valves, piping, wiring, etc. at the time of construction.
- No Plant substitutions, type or quantity deviations from the approved landscape or irrigation plans without prior approval from the City of Phoenix Landscape Section.
- Existing plants & irrigation to remain or be relocated by contractor. Plant material damaged or destroyed will be replaced in kind by the contractor.

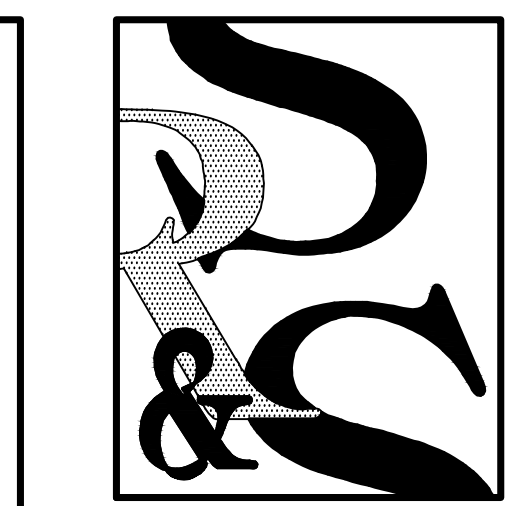
CITY OF PHOENIX

AUG 19 2019

**Planning & Development
Department**



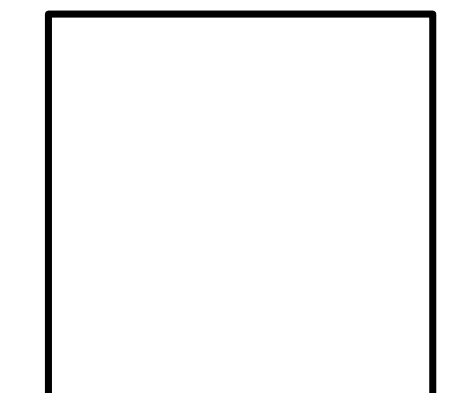
PLANT SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY AND SIZE				REMARKS	
			BOX	15 GAL.	5 GAL.	1 GAL.		
	EBONOPSIS ebono	Texas Ebony		12				Caliper 2"
	ULMUS parvifolia	Chinese Evergreen Elm	3	9				Caliper 2" & 3"
	CERCIDIUM praecox	Palo Brea		9				Caliper 3" min.
	BOUGAINVILLEA	'Barbara Karst'			4			
	CAESALPINIA pulcherrima	Red Bird of Paradise			33			
	CASSIA nemophila	Desert Cassia			36			
	DASYLIRION WHEELERI	Desert Spoon			18			
	DODONAEA viscosa	Hopseed Bush			6			
	RUELLIA peninsularis	Ruellia			24			
	SIMMONDSIA chinensis	'Compact' Jojoba			30			
	LANTANA camara	New Gold Lantana			48			
	LANTANA sellowiana	'White Lightning' Lantana			36			
	EXISTING TREE							
	3/4" minus color- coral 2" depth							
		TOTAL	3	27	218			All Landscape Areas to Receive Granite. Approximately 15,180 S.F.



SEARER, ROBBINS & STEPHENS, INC.
 ARCHITECTURE INTERIORS PLANNING
 1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020 (602) 277-1187 FAX: (602) 277-8979

DRAWN _____ SPP
 CHECKED _____ WJS
 JOB NO. _____ 1733
 DATE _____ AUG. 23, 2019

REVISIONS



**ROSE MANOR
FUNERAL HOME**
 at
 2454 EAST BROADWAY ROAD
 PHOENIX, ARIZONA 85040

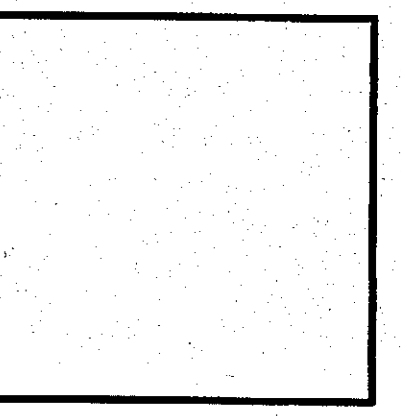
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 1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020
 (602) 277-1187 FAX (602) 277-9879

DRAWN _____
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 DATE _____
 REVISIONS _____



NEW FUNERAL HOME
 AT
 2454 EAST BROADWAY ROAD
 PHOENIX, AZ 85040

SHEET NO. _____

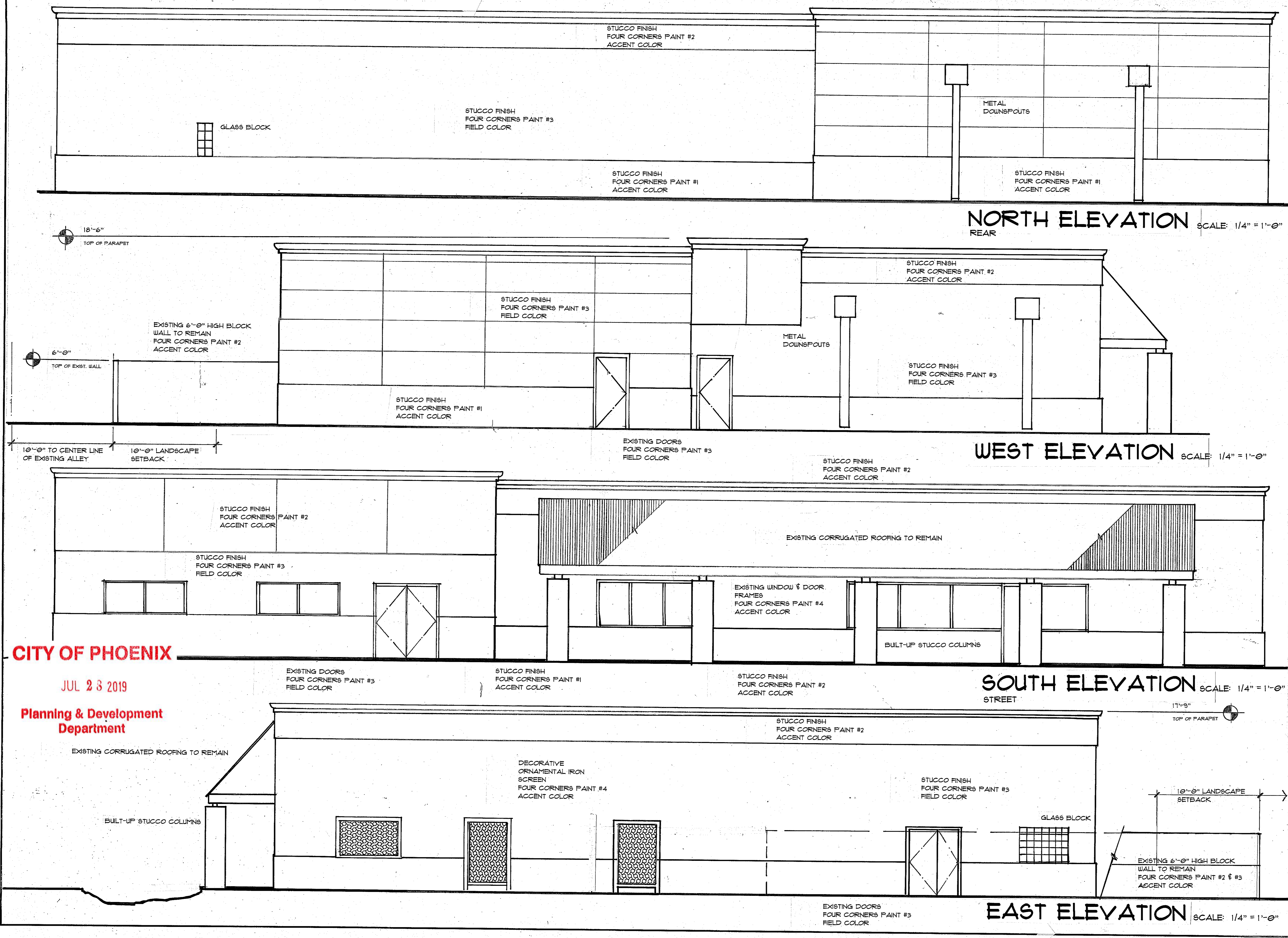
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NORTH ELEVATION SCALE: 1/4" = 1'-0"
 REAR

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

SOUTH ELEVATION SCALE: 1/4" = 1'-0"
 STREET

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



CITY OF PHOENIX
 JUL 23 2019
 Planning & Development
 Department

Community Excellence Project Review Comments

Jeff Stephens

From: Kenia Conner <ladyundertakerkay@gmail.com>
Sent: Thursday, August 22, 2019 4:07 PM
To: Jeff Stephens
Subject: Fwd: 2454 East Broadway Rd

----- Forwarded message -----

From: <comxprojct@aol.com>
Date: Thu, Aug 22, 2019, 3:17 PM
Subject: Re: 2454 East Broadway Rd
To: <ladyundertakerkay@gmail.com>

Greetings:

I do not have any questions, thus we do not need to meet. I am really disappointed. Since 1990, the South Phoenix Village and Target Area B community (home and land owners) worked to reduce gang and drug activity, improve infrastructure, remove negative businesses and establish homeownership for low and moderate income families. They also advocated for the inclusion of an overlay to ensure zoning for various retail businesses and human services from 25th to 27th on Broadway. These are businesses and services that will benefit the needs identified by residents. The current plan does not include funeral services, zoning that will impede progress or does not align with the South Phoenix Village Four Corners Redevelopment Plan.

The potential neglect of decision makers to not uphold their initial vote to maintain the current zoning, an endorsement for your request by a small group of residents who were not involved in the massive amount of work, securing valuable partnerships and resources to revitalize that area and the assistance of an architecture company that worked with the community on the Revitalization Plan is most unfortunate. This request will be a detriment to a positive future for South Phoenix Village. More importantly, the inclusion of a funeral home in that particular location impedes progress.

Community Excellence Project occupied the old City of Phoenix Fire Station directly across from your building on the corner of 25th & Broadway for 30 years. It was time for the building to be demolished in order to continue focus on the Revitalization Initiative which is 15 years overdue. Your proposed business is definitely not a good fit. Thus, since I do not support your request for a change in zoning to establish funeral services at 2454 East Broadway Road, we do not need to meet. Have a great day.

Respectfully,

Gail Q. Knight
Community Excellence Project, Inc.
Mailing: 2320 E. Baseline Rd., #148-609
Phoenix, Az 85042

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

From: Kenia Conner <ladyundertakerkay@gmail.com>
To: comxprojct <comxprojct@aol.com>
Sent: Thu, Aug 22, 2019 1:09 pm
Subject: 2454 East Broadway Rd

I would love to sit down with you to answer any questions you may have,

PETITION FOR PLANNED FUNERAL HOME

We, the undersigned residents of South Phoenix, agree with the Funeral Home planned for: 2454 East Broadway Road, Phoenix AZ 85040.

	Printed Name	Signature	Address
1	Johnis Jones	Johnis Jones	2725 E. Pueblo
2	Terence Roberts	Terence Roberts	2726 E Pueblo
3	LARRY Noble	Larry Noble	276-0933
4	LIONELL SLAN	Lionell Slan	2724 E. Pueblo
5	Lorenzo Alexander	Lorenzo Alexander	2455 MARGUITE
6	WILLIE GILBERT	Willie Gilbert	276 SE MARGUITE
7	JUANITA ANAGA	Juanita Anaga	1633. W. Atlanta Ave.
8	Bernice Murphy	Bernice Murphy	1827 E Dunbar DR
9	Marla L.R	MLR	6241 S 2 AVE PHO AZ 85041
10	HENRY WATKINS	Henry Watkins	3131 E LEGACY Dr Phoenix AZ 85042
11	Doris Lewis	Doris Lewis	1770 E. Park ST PHX 85042
12	Deonne Douglass	Deonne Douglass	8634 South 18th place Phx
13	ESLONNIE LOURE	ESLONNIE LOURE	701 E Hazel DR #3 PHX AZ 85042
14	Torrance A. Williams	Torrance A. Williams	701 E Hazel Dr # PHX, AZ 85042
15	Terry Dennis	Terry Dennis	2559 W TAMARISK AVE PHX 85041
16	Kenneth Vaul	Kenneth Vaul	7715 S 20th Dr Phx az 85041
17	Jessica White	Jessica White	4415 S. 28th Street #365 Phx AZ 85042
18	Reyna G Breaeda	Reyna G Breaeda	1213 W. Welland Rd. Phoenix, AZ 85041
19	Paula Freisano	Paula Freisano	2150 E Broadway Rd #1051 PHX 85040
20	Deborah Harper	Deborah Harper	" #2045
21	Yvonne Breech	Yvonne Breech	2150 E Broadway Rd. #1036
22	MARY K. McCoy	Mary K. McCoy	2150 E. BROADWAY RD. #1051
23	Edgar Kelly	Edgar Kelly	2150 E Broadway rd #1042
24	Annie Manuel	Annie Manuel	2150 E. Broadway Rd. #2041
25	Dina Denmon	Dina Denmon	2150 E. Broadway #1049 Phx #100
26	Margaret Kilgore	Margaret Kilgore	2150 E. Broadway Rd. #1027
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CITY OF PHOENIX

OCT - 2 2019

**Planning & Development
Department**

PETITION FOR PLANNED FUNERAL HOME

We, the undersigned residents of South Phoenix, agree with the Funeral Home planned for: 2454 East Broadway Road, Phoenix AZ 85040.

	Printed Name	Signature	Address
1	Paul A. Borch	<i>[Signature]</i>	4807 Woodh St
2	Tim Elden	<i>[Signature]</i>	8413 S. 21 st Street
3	Joe Borquez	<i>[Signature]</i>	5623 S. 9 th PL
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PETITION FOR PLANNED FUNERAL HOME

We, the undersigned residents of South Phoenix, agree with the Funeral Home planned for: 2454 East Broadway Road, Phoenix AZ 85040.

	Printed Name	Signature	Address
1	Loretta Buffin	Loretta Buffin	2150 E. Broadway Rd
2	Bessie Soils	Bessie Soils	2150 East Broadway Rd
3	Juanita Lope	Juanita Lope	2150 East Broadway Rd, Phx
4	Margaret Pruitt	Margaret Pruitt	2150 E. Broadway Rd
5	John		
6	Otha Jones	Otha Jones	2150 E. Broadway apt 2048
7	James Stewart	James Stewart	2150 E. Broadway #1023
8	HARRY LEWIS	Harry Lewis	2150 E. BROADWAY apt 2012
9	BESSIE M BOLDT	Bessie Boldt	2150 E Broadway Rd 1030 apt
10	Ruben C. Sinescos	Ruben C. Sinescos	7150 E. Broadway Rd 1035 apt
11	EUGENE BOUENE	Eugene Bouene	1635 E. Fremont Rd. 85042
12	DERIS LOGAN	Deris Logan	2132 E. Carver 85040
13	HARRY DUNN	Harry Dunn	837 E CAMP LANE 85042
14	KEILLI APPLING	Keilli Appling	5150 S. 18th Pl #313 85040
15	DANN L BURNS	Dann L. Burns	5611 S. 32nd St 85040
16	VALERIE GAMBLE	Valerie Gamble	5468 S 15th Phx AZ 85040
17	TAVEY JOHNSON	Tavey Johnson	2128 E. Parkway Dr Az 85040
18	DIEDRA M FROTHER	Diedra M Frother	1830 E. Camelback Rd 85040
19	DWAYNE EVANS	Dwayne Evans	1632 E. CARTER Rd 85042
20	OTOSAKE MUHAMMAD	Otosake Muhammad	4625 S. 7th AVE Phx AZ 85041
21	TAWANA MUHAMMAD	Tawana Muhammad	4424 E. Baseline Rd Phx AZ 85042
22	FREDERICK JACOBS	Frederick Jacobs	7213 S. 16th way Phx AZ 85042
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From: [hu wen](#)
To: [Nick Klimek](#)
Subject: Rezoning case # Z-SP-5-19=2454 E Broadway rd
Date: Tuesday, August 27, 2019 7:56:36 PM

Hi Nick,

Regarding to this rezoning request, I don't understand why we need a funeral home in a full of live people resident area.

And, I think if we can have a grocery store, baby care center or student learning center is better than a funeral home.

Please let me know how to stop this funeral home build.

Thank you!