



Jordan Evan Greenman
1621 West Willetta Street
Phoenix, AZ 85007
Phone: 248.225.0428
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September 25, 2026

Dear Property Owner or Neighborhood Association,

The purpose of this letter is to inform you that Greenman Law, on behalf of Silverton Capital LLC, has filed a rezoning request for an approximately 0.46-acre site located at 8025 North 12th Street, Phoenix, Arizona 85020, approximately 290 feet north of the northeast corner of 12th Street and Northern Avenue. The rezoning case number is Z-85-26-6. The request is to change the zoning from R1-6 (Single-Family Residential) to C-1 (Neighborhood Retail). I would like to invite you to a neighborhood meeting to discuss this rezoning request and the proposed development. Attached is a copy of the cover page of our application and the site plan. The following describes our request:

- **Proposed change:** Rezone the property from R1-6 to C-1 to allow Holy Grounds Coffee, a small neighborhood-serving drive-through coffee shop. The project includes approximately 1,924 square feet of total building area, with a maximum building height of approximately 16.5 feet.
- **Existing use:** The property is currently developed with a vacant single-family home and is zoned R1-6. The General Plan Land Use Map designates the area for a mix of single-family and multifamily residential development.

A neighborhood meeting will be held on **Wednesday, October 14th, from 6:00 p.m. to 7:00 p.m. at:**

Sunnyslope High School

- Room B104
- 35 W. Dunlap Ave.
- Phoenix, AZ 85021
- **Access:** Room B104 can be accessed from the **north front parking lot of the school.**

You are invited to attend this meeting to learn more about the project and proposed zoning. If you are unable to attend, please contact me at jordan@greenmanlawfirm.com or 248-225-0428.

The City of Phoenix Village Planner assigned to this case is Robert Kuhfuss, who may be reached at 602-534-1608 or robert.kuhfuss@phoenix.gov. Mr. Kuhfuss can answer questions regarding the City review and hearing processes as well as the staff position once the staff report is complete.

You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing Case No. Z-85-26-6. Your letter will be made part of the case file.

Please be advised that meetings and hearings before the North Mountain Village Planning Committee and the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the dates and locations of those meetings and hearings once they have been scheduled.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at jordan@greenmanlawfirm.com or 248-225-0428. Thank you, and I appreciate your time and participation.

Sincerely,



Jordan Evan Greenman
Greenman Law
1621 West Willetta Street
Phoenix, Arizona 85007
248-225-0428
jordan@greenmanlawfirm.com





City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE APPLICATION NO: Z-85-26-6

PROPERTY LOCATION: Approximately 290 feet north of the northeast corner of 12th Street and Northern Avenue

PROPOSED USE: Drive Thru Coffee Shop

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: R1-6

TO: C-1

Ordinance #:

CASE TYPE: Rezoning

Ordinance Date:

DSD #:

September 15, 2025

CASE STATUS: Substantive
Review

GROSS ACREAGE: 0.46

VILLAGE: North Mountain

COUNCIL DISTRICT: 6

DATE FILED: 09/23/2026

ZONING MAP:

J9

Q.S. MAP:

Q25-30

APN

160-10-004

Contact Information

Name		Address	Phone	Fax	Email
Jordan Greenman, Greenman Law Firm	Applicant	1621 West Willetta Street Phoenix AZ 85007	2482250428		jordan@greenmanlawfirm.com
Keith Grayson, Silverton Capital LLC	Owner	8025 North 12th Street Phoenix AZ 85020	6024182950		keith@phxeco.com
Jordan Greenman, Greenman Law Firm	Representative	1621 West Willetta Street Phoenix AZ 85007	2482250428		jordan@greenmanlawfirm.com

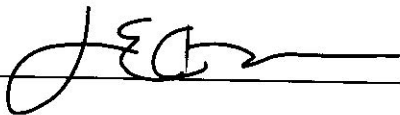
An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the

200 W. Washington St., 2nd floor, Phoenix, AZ 85003 • 602-626-7131

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE:  DATE: 9.23.26

POST APPLICATION MEETING DATE: 10/26/2026 3:00 PM

Fee Information

Fee	Fee Waived	Fee Date	Purpose
4,325.00	\$0.0	09/23/2026	Rezoning

PROJECT NARRATIVE:

THIS REQUEST IS FOR A ZONING CHANCE FROM R1-6 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (LIGHT INDUSTRIAL) TO ALLOW THE DEVELOPMENT OF A SMALL-SCALE RESTAURANT USE (COFFEE SHOP) WITH LIMITED INDOOR AND OUTDOOR SEATING.

THE PROPOSED USE IS PICKUP-ORIENTED WITH MINIMAL ON-SITE ACTIVITY AND MAINTAINS A LOW-INTENSITY OPERATIONAL FOOTPRINT CONSISTENT WITH THE INTENT OF THE C-2 ZONING DISTRICT.

THE PROJECT INCLUDES:

- A PICKUP-ORIENTED COFFEE SHOP (RESTAURANT USE) WITH MINIMAL SEATING UTILIZATION OF THE EXISTING 1444 SQ. FT. BUILDING.
- USE ONLY WITH ONLY A SMALL PORTION (RESTROOM) FUNCTIONING AS A RESTROOM.
- A DRIVE-THRU COFFEE SERVICE AREA CONSIDERED NON-OCCUPIED OR STORAGE AREA AND PROVIDE EFFICIENT VEHICULAR CIRCULATION.
- MINIMIZE ON-SITE CONGESTION AND IMPROVE THE FLOW OF TRAFFIC.
- NEEDS OF THE DRIVE-THRU PICKUP SERVICE.

THE SITE IS INTENTIONALLY DESIGNED TO REFLECT AN EXTREMELY LIMITED SERVICE AND MINIMAL PEDESTRIAN INTENSITY.

THE PROPOSED DEVELOPMENT IS INTENDED TO PROVIDE A CONVENIENT, CHARACTER AND PURPOSE OF THE C-2 ZONING DISTRICT, CONSISTENT WITH THE SUPPORTING THE ASSOCIATED USE PERMIT AND VARIANCE REQUESTS.

LEGAL DESCRIPTION:

(REG. OUT. CLAIM. DOCUMENT NO. 2005023522, M.C.R.)
 LOT 4, OF 4000 LOTS, IN THE PHOENIX SUBDIVISION, AS SHOWN ON THE MAP OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 38 OF MAPS, PAGE 11.

OWNER:

NAME: Eco Properties LLC
 MAILING ADDRESS: 12th Street, Phoenix, AZ 85020
 EMAIL: keith@phoenix.com
 PHONE NUMBER: (602) 418-2750

DESIGNER:

NAME: CRISTIAN ARROYO
 MAILING ADDRESS: 12th Street, Phoenix, AZ 85020
 EMAIL: cristian@arroyo-design.com
 PHONE NUMBER: (602) 810-4075

DEVELOPMENT REQUIREMENTS:

Actual Zoning: R-14 Single Family
 Proposed Zoning: C-1 Neighborhood Commercial
 SITE AREAS:
 NET AREA: 14,979 SQ. FT. (3.4 ACRES)
 GROSS AREA: 19,937 SQ. FT. (4.5 ACRES)

BUILDING SETBACKS:

REQUIRED WEST FRONT: 25 FT
 REQUIRED NORTH SIDE: 25 FT
 REQUIRED SOUTH SIDE: 25 FT
 REQUIRED EAST REAR: 25 FT
 REQUIRED EAST REAR: 25 FT
 5' BUFFER STRIP REQUIRED IN FRONT
 5' BUFFER STRIP REQUIRED BETWEEN PARKING AND CURB
 CURB REQUIRED: 120 FT
 FRONTAGE: 8 FT = 980 SF

LANDSCAPE SETBACKS:

REQUIRED WEST FRONT: 25 FT
 REQUIRED NORTH SIDE: 25 FT
 REQUIRED SOUTH SIDE: 25 FT
 REQUIRED EAST REAR: 25 FT
 REQUIRED EAST REAR: 25 FT
 5' BUFFER STRIP REQUIRED IN FRONT
 5' BUFFER STRIP REQUIRED BETWEEN PARKING AND CURB
 CURB REQUIRED: 120 FT
 FRONTAGE: 8 FT = 980 SF

REQUESTED VARIANCE:

- Section 622 E.4.d - Variance to reduce the required front yard building setback (west) from 25 feet to 0 feet.
- Section 622 E.4.e - Variance to reduce the required front yard landscape setback (west) from 25 feet to 0 feet.
- Section 622 E.4.f - Variance to reduce the required side yard building setback (north) from 25 feet to 14 feet.
- Section 622 E.4.g - Variance to reduce the required side yard landscape setback (north) from 10 feet to 0 feet.
- Section 702.C - Variance to reduce the required on-site parking spaces from 12 spaces to 6 spaces, provided by the site plan.

APN 160-10-005
 ZONING R1-6
 SINGLE FAMILY
 RESIDENCE

APN 160-10-003A
 ZONING C-2
 LIGHT INDUSTRIAL

OCCUPANT LOAD:

BUILDING OCCUPANCY - 302% IBC 303.3
 PER TABLE 1004.1.2

AREA / USAGE	SPACE S.F.	OCCUPANT LOAD FACTOR	TOTAL O.L.
STORAGE	1380 S.F.	N/A	0
RESTROOM	70 S.F.	N/A	0
DRIVE-THRU	60 S.F.	N/A	0
SEATING AREA	150 GROSS	1	1
KITCHEN	72 S.F.	1	1
OUTDOOR SEATING	143 S.F.	1	1
TOTAL	498 S.F.	15 NET	7
	726 S.F.	FIX SEATING	16

LEGEND:

- NEW CONCRETE
- EXISTING AREA TO REMAIN INTACT
- PROPOSED LANDSCAPE
- WALL TYP PER PLAN
- SETBACK LINE
- PROPERTY LINE
- VEHICLE CIRCULATION LINE

PARKING:

PARKING REQUIREMENTS: 12 SPACES PER 300 S.F. (INCLUDING OUTSIDE DINING/SALES)
 EXCLUSIVE OF KITCHEN, RESTROOM, DRIVE-THRU, ETC.
 RETAIL SPACE PER 300 S.F. FLOOR AREA

INDOOR SEATING: 12 SPACES
 OUTDOOR SEATING: 12 SPACES
 RETAIL: 12 SPACES
 KITCHEN: 12 SPACES
 12 REQUIRED PARKING SPACES
 CUSTOMER PARKING SPACES INCLUDING 1 ACCESSIBLE

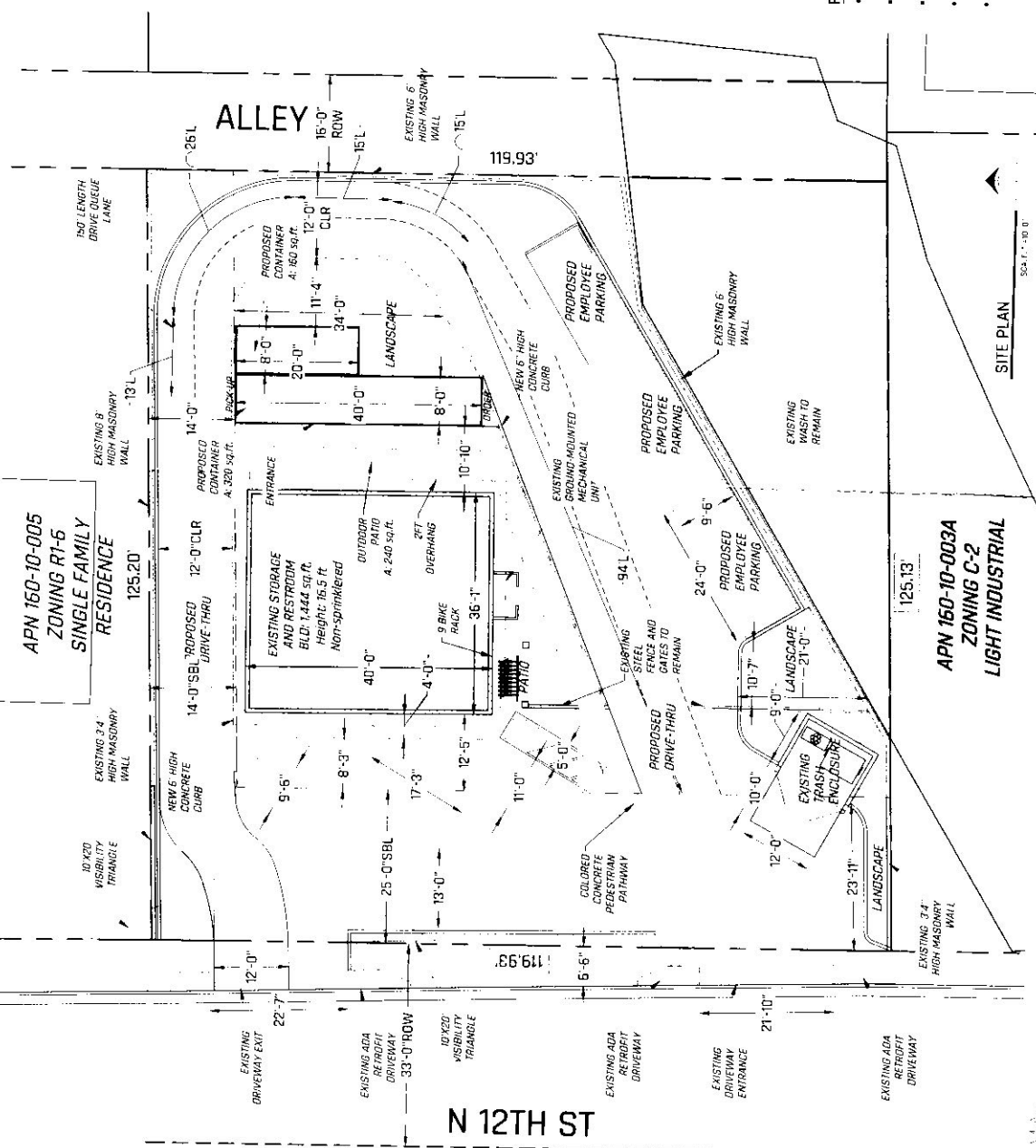
PARKING LANDSCAPE:

EXISTING PARKING LANDSCAPE: 10% 120 SQ. FT.
 REQUIRED PARKING LANDSCAPE: 10% 120 SQ. FT.
 EMPLOYEE PARKING LANDSCAPE: 220 SQ. FT.
 CUSTOMER PARKING LANDSCAPE: 180 SQ. FT.
 TOTAL LANDSCAPE: 400 SQ. FT.

BUILDING SQ. FT.:

EXISTING STORAGE: 1380 S.F.
 NEW CONTAINER TYPE B: 320 S.F.
 MAX LOT COVERAGE: 50%
 LOT COVERAGE PROVIDED: 12.8%
 PROVIDED NET: 16 S.F.

SITE LOCATION:

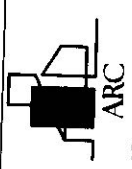


NOTES:

PROJECT:

HOLY GROUNDS COFFEE
 8025 N 12TH ST
 PHOENIX, AZ 85020

REVISIONS:



STUDIO DESIGN
 ARCHITECTURAL
 DESIGN
 2011 W. Central Ave #710 Phoenix, AZ 85012
 (602) 810-0175
 @cristianarroyo-design.com

CLIENT
 SUFETON OPT. LLC
 DRAFTER
 CRISTIAN ARROYO

PROJECT DATA:

DATE: 07/11/2020
 SHEET: 1 OF 1
 PROJECT: HOLY GROUNDS COFFEE
 DRAWN BY: CRISTIAN ARROYO
 CHECKED BY: [blank]
 PROJECT NO: [blank]

SP:

