



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION NO: ZA-22-26-3

CASE TYPE:

Non Sign

DATE FILED:

01/29/2026

COUNCIL DISTRICT:

3

EXISTING ZONING:

C-2 HP HROD

PROPERTY LOCATION

524 WEST HATCHER ROAD

PROPERTY ADDRESS

524 W HATCHER RD PHOENIX AZ 85021-2458

HEARING INFORMATION

<i>Hearing Type</i>	<i>Hearing Date</i>	<i>Hearing Time</i>	<i>Hearing Location</i>
Zoning Adjustment Hearing	03-26-2026	1:30 PM	200 West Washington Street, 1st Floor, Assembly Room C, Phoenix, AZ 85003

GEOGRAPHIC INFORMATION

<i>APN</i>	<i>Quarter Section</i>
159-52-119	Q27-27
159-52-118	Q27-27

CONTACT INFORMATION

<i>Name</i>	<i>Relationship Type</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
Robert Barberio, Sixty First Place Architects	Representative	3200 N Hayden Rd Scottsdale AZ 85251	4809476844		rob@sixtyfirstplace.com
Joe McCallum, 524 West Hatcher LLC	Owner	524 West Hatcher Road Phoenix AZ 85021	6505754311		joe.mccallum@gmail.com
Robert Barberio, Sixty First Place Architects	Applicant	3200 N Hayden Rd Scottsdale AZ 85251	4809476844		rob@sixtyfirstplace.com

REQUEST

- 1) Use Permit to allow outdoor dining as an accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required.
- 2) Use permit to allow package liquor sales as an accessory use to a restaurant (Rise Over Run) located within 300 feet of a residential zoning district. Use permit required.
- 3) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Rise Over Run) within 500 feet of a residential zoning district. Use permit required.

ZONING ORD. SECTIONS

- 623.D.157.c
622.D.102.a
623.D.157.c



REVISIONS

DATE	DESCRIPTION

PROJECT DATA

NAME: RESTAURANT SPEC
 ADDRESS: 624 W HATCHER ROAD
 PHOENIX, AZ 85021
 CITY: PHOENIX, AZ 85021
 DESCRIPTION: ADAPTIVE REUSE OF EXISTING BUILDING FOR RESTAURANT AND MERCANTILE SPACE
 ARCHITECT: SIXTY FIRST PLACE ARCHITECTS
 PROJECT NO.: 25008
 PROJECT ADDRESS: 624 W HATCHER ROAD
 PHOENIX, AZ 85021
 APPLICANT: JOE MCCALLUM
 624 W HATCHER ROAD
 PHOENIX, AZ 85021

SITE DATA

EXISTING ZONING: C-4 HRO HATCHER ROAD OVERLAY
 HEIGHT: 47' MAX ALLOWABLE 15' PROVIDED
 WHICH MEETS OR EXCEEDS ALL CITY REQUIREMENTS

APN AND LOT SIZE: 19-05-118 (LOT #13) 6,800 SF
 19-05-119 (LOT #14) 8,870 SF
 19-05-120 (LOT #15) 8,870 SF
 19-05-121 (LOT #16) 8,870 SF
 19-05-122 (LOT #17) 8,870 SF
 19-05-123 (LOT #18) 8,870 SF
 19-05-124 (LOT #19) 8,870 SF
 19-05-125 (LOT #20) 8,870 SF
 19-05-126 (LOT #21) 8,870 SF
 19-05-127 (LOT #22) 8,870 SF
 19-05-128 (LOT #23) 8,870 SF
 19-05-129 (LOT #24) 8,870 SF
 19-05-130 (LOT #25) 8,870 SF
 19-05-131 (LOT #26) 8,870 SF
 19-05-132 (LOT #27) 8,870 SF
 19-05-133 (LOT #28) 8,870 SF
 19-05-134 (LOT #29) 8,870 SF
 19-05-135 (LOT #30) 8,870 SF
 19-05-136 (LOT #31) 8,870 SF
 19-05-137 (LOT #32) 8,870 SF
 19-05-138 (LOT #33) 8,870 SF
 19-05-139 (LOT #34) 8,870 SF
 19-05-140 (LOT #35) 8,870 SF
 19-05-141 (LOT #36) 8,870 SF
 19-05-142 (LOT #37) 8,870 SF
 19-05-143 (LOT #38) 8,870 SF
 19-05-144 (LOT #39) 8,870 SF
 19-05-145 (LOT #40) 8,870 SF
 19-05-146 (LOT #41) 8,870 SF
 19-05-147 (LOT #42) 8,870 SF
 19-05-148 (LOT #43) 8,870 SF
 19-05-149 (LOT #44) 8,870 SF
 19-05-150 (LOT #45) 8,870 SF
 19-05-151 (LOT #46) 8,870 SF
 19-05-152 (LOT #47) 8,870 SF
 19-05-153 (LOT #48) 8,870 SF
 19-05-154 (LOT #49) 8,870 SF
 19-05-155 (LOT #50) 8,870 SF
 19-05-156 (LOT #51) 8,870 SF
 19-05-157 (LOT #52) 8,870 SF
 19-05-158 (LOT #53) 8,870 SF
 19-05-159 (LOT #54) 8,870 SF
 19-05-160 (LOT #55) 8,870 SF
 19-05-161 (LOT #56) 8,870 SF
 19-05-162 (LOT #57) 8,870 SF
 19-05-163 (LOT #58) 8,870 SF
 19-05-164 (LOT #59) 8,870 SF
 19-05-165 (LOT #60) 8,870 SF
 19-05-166 (LOT #61) 8,870 SF
 19-05-167 (LOT #62) 8,870 SF
 19-05-168 (LOT #63) 8,870 SF
 19-05-169 (LOT #64) 8,870 SF
 19-05-170 (LOT #65) 8,870 SF
 19-05-171 (LOT #66) 8,870 SF
 19-05-172 (LOT #67) 8,870 SF
 19-05-173 (LOT #68) 8,870 SF
 19-05-174 (LOT #69) 8,870 SF
 19-05-175 (LOT #70) 8,870 SF
 19-05-176 (LOT #71) 8,870 SF
 19-05-177 (LOT #72) 8,870 SF
 19-05-178 (LOT #73) 8,870 SF
 19-05-179 (LOT #74) 8,870 SF
 19-05-180 (LOT #75) 8,870 SF
 19-05-181 (LOT #76) 8,870 SF
 19-05-182 (LOT #77) 8,870 SF
 19-05-183 (LOT #78) 8,870 SF
 19-05-184 (LOT #79) 8,870 SF
 19-05-185 (LOT #80) 8,870 SF
 19-05-186 (LOT #81) 8,870 SF
 19-05-187 (LOT #82) 8,870 SF
 19-05-188 (LOT #83) 8,870 SF
 19-05-189 (LOT #84) 8,870 SF
 19-05-190 (LOT #85) 8,870 SF
 19-05-191 (LOT #86) 8,870 SF
 19-05-192 (LOT #87) 8,870 SF
 19-05-193 (LOT #88) 8,870 SF
 19-05-194 (LOT #89) 8,870 SF
 19-05-195 (LOT #90) 8,870 SF
 19-05-196 (LOT #91) 8,870 SF
 19-05-197 (LOT #92) 8,870 SF
 19-05-198 (LOT #93) 8,870 SF
 19-05-199 (LOT #94) 8,870 SF
 19-05-200 (LOT #95) 8,870 SF
 19-05-201 (LOT #96) 8,870 SF
 19-05-202 (LOT #97) 8,870 SF
 19-05-203 (LOT #98) 8,870 SF
 19-05-204 (LOT #99) 8,870 SF
 19-05-205 (LOT #100) 8,870 SF

ADAPTIVE REUSE EXISTING TOILETS:
 2024 CITY OF PHOENIX BUILDING CODE (IBC)
 2024 INTERNATIONAL BUILDING CODE (IBC)
 2024 INTERNATIONAL PLUMBING CODE (IPC)
 2024 INTERNATIONAL FIRE CODE (IFC)
 2024 INTERNATIONAL ELECTRICAL CODE (IEC)
 2024 INTERNATIONAL MECHANICAL CODE (IMC)
 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2024 INTERNATIONAL SWEET'S BUILDING CODE (SBC)
 2024 INTERNATIONAL SWEET'S ELECTRICAL CODE (SIEC)
 2024 INTERNATIONAL SWEET'S MECHANICAL CODE (SMEC)
 2024 INTERNATIONAL SWEET'S PLUMBING CODE (SIPC)
 2024 INTERNATIONAL SWEET'S FIRE CODE (SIFC)
 2024 INTERNATIONAL SWEET'S ENERGY CONSERVATION CODE (SIECC)
 2024 INTERNATIONAL SWEET'S BUILDING CODE (SBC)

BUILDING DATA

EXISTING BUILDING S.F.: 3,482 S.F.
 TOTAL AREA UNDER ROOF: 4,222 S.F.
 ROOF HEIGHT: 11'-0"
 HVAC SCREEN HEIGHT: 10'-0"
 SUPPORTED LOAD: AS SPRINKLED
 CONSTRUCTION TYPE: 10 SPRINKLED
 SPECIAL SHAKE RESIST: PERCENTAGE REL. 5%
 PROVIDER: 100%
 FIRE ALARMS: MPA 130
 EMERGENCY LIGHTING: YES
 2024 INTERNATIONAL FIRE CODE (IFC)
 WITH FIRE ALARMS

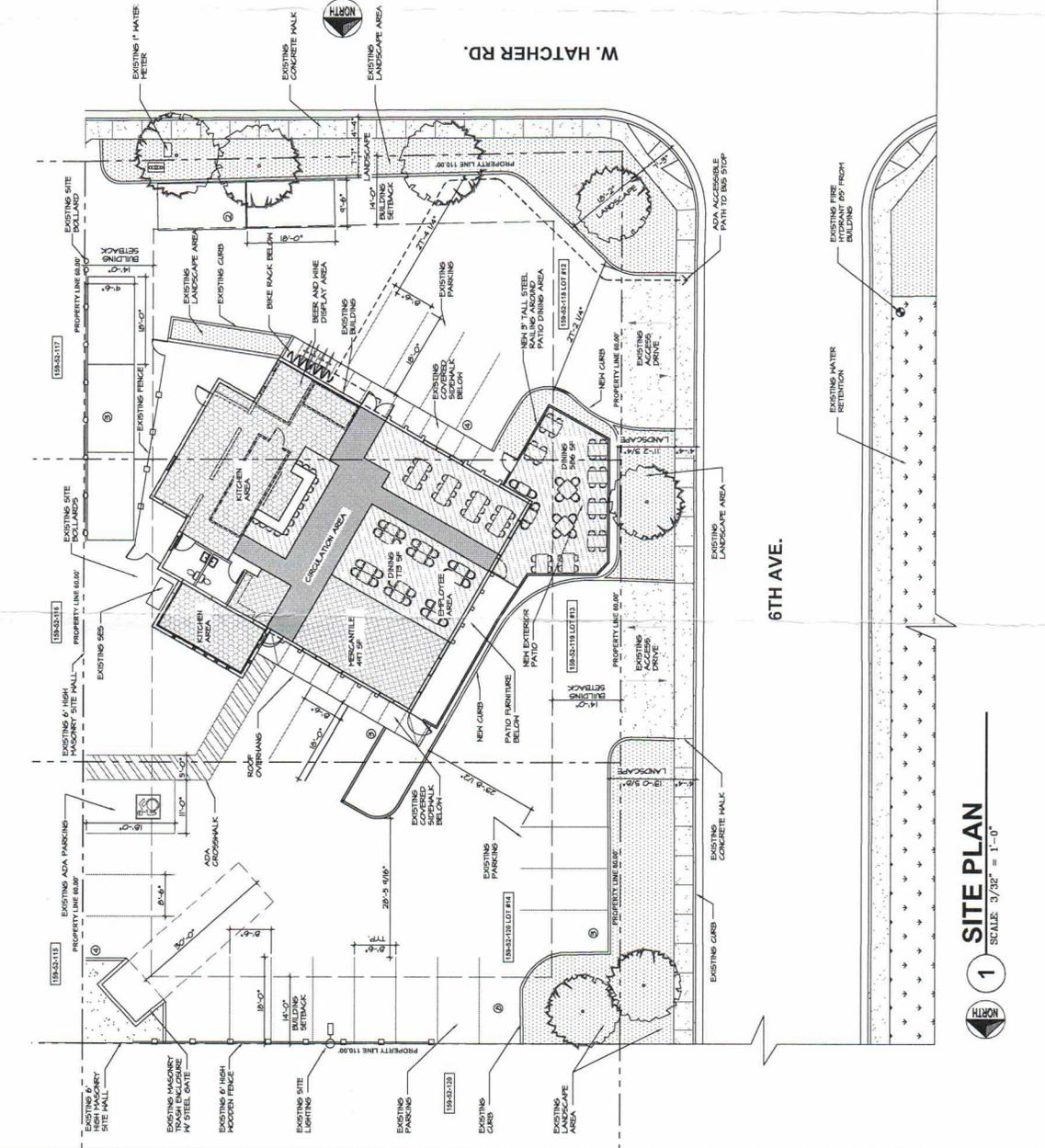
CITY OF PHOENIX CODES:

2024 CITY OF PHOENIX BUILDING CODE (IBC)
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 2024 INTERNATIONAL SWEET'S BUILDING CODE (SBC)

DATE: 1/12/26
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 25008
 SHEET NO.: PA.0



VINCINITY MAP
 SCALE: NTS



1 SITE PLAN
 SCALE: 3/32" = 1'-0"

NOTIFICATION LETTER

02/24/2026

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (**ZA-22-26-3**) for a site located at **524 West Hatcher Road Phoenix, AZ 85021-2458**

Our request is for:

- Use Permit to allow outdoor dining as an accessory to a restaurant within 500 feet of a residential zoning district. Use Permit required. (Section: 623.D.157.c)
- Use Permit to allow package liquor sales as an accessory use to a restaurant (Rise Over Run) located within 300 feet of a residential zoning district. Use permit required. (Section: 622.D.102.a)
- Use Permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Rise Over Run) within 500 feet of a residential zoning district. Use permit required. (Section: 623.D.157.c)

The hearing is as follows:

Zoning Adjustment Hearing

Phoenix City Hall

200 West Washington Street

Assembly Room C

On 03-26-2026, at 1:30 PM

Hearing agenda will be available online 15 days prior to the scheduled date on the Public Meeting Notices website: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your opinions known on this case by writing to the Planning and Development Department at 200 West Washington Street, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the Hearing Officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-947-6844 or rob@sixtyfirstplace.com or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,
Rob Barberio
Sixty First Place Architects

Attachments:

- APPLICATION
- SITE PLAN