

Application Information Form

This form is part of the rezoning/special permit submittal requirement. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

DEVELOPMENT SERVICES PRE-APPLICATION MEETING

KIVA NUMBER: _____ DATE: _____ TIME: _____

Please have the following information filled out before filing your application. This will assist staff when entering data on our computer system.

Zoning Map Amendment ☐ Special Permit ☐ Other ☒ Rezone

Property Location:	NEC 9th Ave & Jefferson				
To Be Changed From:	C-3 SP MOD	To:	C-3 CMOD		
Proposed Use:	Commercial				
Council District:	7	Village:	Central City		
Legal Description:	Lot 6 Neahrs Addition				
Tax Parcel Number(s):	112-05-044A & 112-05-045A	Gross Acreage:	1.12		
Zoning Map:		TAZ (Traffic Area Zone):			
Quarter Section:		Census Tract:			
Property Owner:	Arizona LLC				
Mailing Address:	4735 E. Arroyo Verde Drive				
City:	Paradise Valley	State:	AZ	Zip:	85253
Phone:	425-802-0399	Fax:		Email:	julie@emeraldcitysmoothe.com
Applicant:	Leodra Bowdell				
Mailing Address:	1241 E. Washington Ste 101				
City:	Phoenix	State:	AZ	Zip:	85034
Phone:	4802054828	Fax:		Email:	leodra@phoenixpermitservices.com
Representative:	Leodra Bowdell				
Mailing Address:	SAME AS APPLICANT				
City:		State:		Zip:	
Phone:		Fax:		Email:	
Adjacent Jurisdiction to be Notified:					

A filing fee has been paid to the City of Phoenix to cover the cost of processing this application. The fee will be retained to cover these costs whether or not the request is granted. I hereby certify that the above information is correct, and that I am authorized to file on behalf of the owner. I understand that any materials submitted are part of the public record and consent to reproduction for the purpose of public examination and discussion in preparation for and during any public hearing process concerning this application. This does not permit reproduction for any commercial purpose.

Leodra Bowdell

Applicant's signature

9/15/2020

Date

Project Information Form

This form is used to ensure compliance with the posting requirements for rezoning/special permit cases. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

The information required on this form may be provided in an alternative format as long as all items listed are included.

1. Complete the following table related to General Plan conformity.

The General Plan is available on <https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan>.

General Plan Conformity	
General Plan Land Use Designation Provide designation and, if residential, the category (e.g., 3.5 - 5 du/ac traditional lot)	Public/Quasi Public
Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment? See pages 18-26 in the Phoenix General Plan.	Allowing the zone change will provide commercial services, promote small business, and actual use the property as it was intended prior to the SUP
Identify two or more Core Values that the request represents: 1) Indicate how the request contributes to the goals of the Core Value. 2) Describe how one or more land use and design principles of the Core Value are expressed in the request.	1) Connect People and Places by providing additional commercial use such as services, retail restaurant that the community can use, access through bus, walk, ride, etc. 2) Strengthen Local Economy by providing a property to allow for new small business.
Indicate whether the proposal utilizes any of the Tools identified for use in achieving the Core Value.	Yes
Street Classification Map: Provide name(s) of street(s), classification of street(s), and existing right-of-way widths	Jefferson is a Major with 100' Width 9th Ave is a Collector with 90' width

2. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area)? If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.

The subject property is within the Capitol Mall Overlay, is infill, and Single Family Attached. The general plan area is Public/Quasi Public and with the approval to remove via rezoning the Special Use Permit that is currently the zoning designation will open up opportunities to serve this area with additional, much needed commercial uses allowed in the C-3 classification. It also allows for this building to be remodeled and updated, maintained for new business(es).

3. Complete the following table(s) related to specific project information.

Commercial/Commerce Park/Industrial

Standards	Requirements for the District/Land Use	Provisions on the Proposed Site Plan
Building Setbacks Street Side Rear	F 25', R 0', ST Side 25', Side 10'	Same apply
Landscaped Setbacks Street Side Rear	25' for single story front, 0' side not adjacent to street.	Same ext here
Lot Coverage	50%	10%
Building Height	2 story	1 story
Parking	Depends on Use	11 provided
Other		

Single Family

Standards	Requirements for the District/Land Use	Provisions on the Proposed Site Plan
Development Option (Select One)	Conventional or PRD	
Gross Acreage		
Total Number of Units		
Density		
Typical Lot Size		
Subject to Single Family Design Review	10% or more of the lots are equal or less than 65 feet in width	
PRD Perimeter Setbacks or Conventional Setbacks		
Open Space		
Other		

Multiple Family

Standards	Requirements for the District/Land Use	Provisions on the Proposed Site Plan
Gross Acreage		
Total Number of Units		
Density		
Lot Coverage		
Building Height/Stories		
Setbacks Front Side Rear		
Landscaping Front Side Rear		
Open Space		
Amenities		
Parking		
Other		

4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?

The property has two structures on it that will be considered for use for C-3 allowable uses; there is an utility easement or alley that runs on it which will need to be addressed in future development.

The existing building on the front along Jefferson is at a 0' setback, which historical aeriels showed this existing conditions since 1969. See attached 1969 aerial.

5. What impact will the proposed project have on current or future surrounding land use and zoning patterns?

Rezoning to remove the SUP and restore the C-3 zoning is in alignment with the general plan, the downtown area for providing additional commercial use. This will allow the existing buildings to be renovated and used for commercial services.

6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.

There are currently no plans to redevelop this property, the intent is to remove the SUP so that the owner can use the existing buildings for commercial use.

7. Why is the subject property not suitable for development as currently zoned?

The existing SUP prohibits the use in any other manner; there is no need for the related bus use as approved in the SUP case Z-SP-31-82

8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e., abandonments, variances, use permits, state or county licenses or permits, etc.?

We do not see any other processes besides new COFO for future use.

9. 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. Will the proposed development incorporate recycling? If so, how?

Recycling will be encouraged, but will depend on the tenants and business type and usage of products that can be recycled

Principals and Development Team

This form is used as part of the rezoning/special permit submittal requirements. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

List of persons involved in development proposal. This includes owner and potential buyers of record and members of development team. If a partnership or limited partnership is involved, list the general partners and limited partners with more than a 10 percent interest.

Principal Owners:

Name	Arizona LLC
Address	4735 E. Arroyo Verde Drive Paradise Valley, AZ 85253
Phone	425-802-0399
Fax	
E-Mail	julie@emeraldcitysmoothie.com

Principal Buyers:

Name	N/A
Address	
Phone	
Fax	
E-Mail	

Development Team:

Name	Same as Owner
Address	
Phone	
Fax	
E-Mail	

Additional development team members may be provided.

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