

Thomas 3 Rezoning

Project Narrative



CHAMBERLIN + ASSOCIATES

Real Estate Management

Walkable Urban Code Rezoning for a Proposed Restaurant, Office and Retail Development on Approximately 0.76 Acres Located at the Northwest Corner of 5th Street Alignment and Thomas Road

Prepared by:



Benjamin Graff
Quarles & Brady LLP
2 North Central Avenue, Suite 600
Phoenix, AZ 85004

Development Team

Owner

Suncor Partner Thomas Office LLC
Attn: David Chamberlin
2121 East Palo Verde Drive
Phoenix, AZ 85016
Phone: 602-296-0887
Email: dave@ca-mgmt.com

Applicant

D.B. Chamberlin & Associated LLC
Attn: David Chamberlin
2712 North 7th Street
Phoenix, AZ 85006
Phone: 602-296-0887
Email: dave@ca-mgmt.com

Architect

Kaiserworks LLC
Attn: Christoph Kaiser
915 East Pierce Street
Phoenix, AZ 85006
Phone: 602-697-1205
Email: Christoph@kaiserworks.com

Representative/Zoning Attorney

Quarles & Brady LLP
Attn: Benjamin Graff
2 North Central Avenue, Suite 600
Phoenix, AZ 85004
Phone: 602-229-5683
Email: Benjamin.Graff@quarles.com

Table of Contents

I. Introduction	4
II. Property Overview	5
III. General Plan Conformity	6
IV. Midtown Transit Oriented Development Policy Plan	8
V. Development Standards Comparative Table	8
VI. Physical Characteristics	9
VII. Impact on Current and Future Land Uses and Unique Design Considerations	10
VIII. Why Rezoning is Necessary, Other Entitlements & Waste	10
IX. Traffic and Parking Statement	10
X. Conclusion	11

I. Introduction:

Quarles & Brady LLP submits this rezoning application on behalf of D.B. Chamberlin & Associates LLC ("Chamberlin") in regard to the roughly 0.7 gross acre site located at the Northwest corner of the 5th Street alignment and Thomas Road (336, 342 and 346 East Thomas Road, Phoenix, AZ) (the "Property"). The Applicant intends to rezone the property from R-5 (Multifamily Residence) to WU T5:2 (Walkable Urban Code Transect T5:2) to allow for a restaurant, office and other commercial uses on the Property. See Zoning & Aerial Maps attached at **Tab A**.

Chamberlin is a leading real estate development group based locally in Arizona. They have quarterbacked the efforts to develop numerous successful local restaurants in the valley, including St. Francis on Central and Camelback, Phoenix Public Market on Pierce Street, Taco Chelo on Roosevelt, and both Tempe Public Market and Ghost Ranch located in Tempe. The proposed restaurant and commercial/office use at the Northwest corner of the 5th Street alignment and Thomas Road will provide a significant revitalization to the community with a walkable restaurant amenity for the neighborhood.

Chamberlin intends to adapt one of the office buildings (eastern most building) to a restaurant use with outdoor dining. The western most office building will be expanded and the remaining center building will be utilized for commercial/office uses generally shown on the Site Plan attached at **Tab B**. The Property will also be enhanced with site improvements to the parking lot, landscaping and exterior upgrades to all three buildings. As an adaptive reuse, the buildings will not increase in height or intensity and the existing building configuration will remain unchanged.

The purpose of the requested rezoning case is to allow for one of the existing buildings on the Property to be used as a small neighborhood-scale restaurant for breakfast and lunch, while allowing the two remaining buildings to be used for general commercial/office uses. The proposed breakfast/lunch restaurant is intended to have limited hours of operation and is not

currently planned to be open for dinner. The Applicant envisions a cozy neighborhood-scale breakfast and lunch nook within walking distance from adjacent neighborhoods. Additionally, the footprint of the existing buildings is not proposed to change except for an outdoor patio



restaurant expansion for the eastern most building and an expansion to the western most building for more commercial space. The height and overall intensity of the buildings will not change and the new construction will bring exterior building improvements along with new landscaping and parking lot enhancements. See Site Plan and Landscape Plan attached at **Tab B**.

II. Property Overview:

The Property is comprised of three parcels (Parcel Nos. 118-21-067B, 118-21-069, and 118-21-072). (the "Property"). The Property is currently zoned R-5 (Multifamily Residence and

is located within the Midtown TOD Policy Plan. The Property has a General Plan designation of Commercial. See Zoning & Aerial Maps attached at **Tab A**.

The Property currently includes three existing buildings with minimal landscaping and few improvements. The three buildings are currently being used for

various office uses permitted in the R-5 zoning district. All three buildings fall within the land area of the rezoning request and will result in a restaurant, offices and commercial uses for the Property. There will be improvements made to the Property and buildings including enhanced

landscaping, parking lot improvements, alley improvements, a 901 sq. ft. addition to the western most building and a 150 sq. ft. addition to the eastern most building including a 551 sq. ft. shaded outdoor dining area fronting Thomas Road. See Site Plan and Landscape Plan attached at **Tab B**; Elevations and Renderings attached at **Tab C**.



III. General Plan Conformity:

As noted above, the General Plan designates the Property as Commercial. The proposed use is in compliance with the General Plan. See General Plan Map Attached at **Tab A**. The PlanPHX General Plan encompasses an overall framework that includes Community Benefits, Core Values and Strategic Tools. The three Community Benefits are "Prosperity, Health and Environment." To achieve the vision and embed the Community Benefits, the PlanPHX General Plan outlines 5 Core Values: **(1)** Connect People and Places; **(2)** Strengthen Our Local Economy; **(3)** Celebrate Our Diverse Communities and Neighborhoods; **(4)** Build the Sustainable Desert City; and **(5)** Create an Even More Vibrant Downtown. The last piece of the framework is the 7 Strategic Tools which include: **(1)** Plans; **(2)** Codes; **(3)** Operations; **(4)** Financing; **(5)** Partnerships; **(6)** Knowledge; and **(7)** "I PlanPHX."

A. Community Benefits:

The request to rezone the Property addresses the Community Benefits by: **(1)** introducing and sustaining small businesses in the area and attracting local employees; **(2)** creating a healthy community through a landscaped, shaded, and comfortable pedestrian environment; and **(3)** by being conscientious of the environment through an adaptive reuse project which does not require disruptive construction and utilizes existing buildings. The first Community Benefit is "Prosperity" which is defined in the PlanPHX General Plan as, "Providing for a robust and healthy climate for both large and small businesses, enhancing the skills of our workforce, and ensuring that the costs associated with building and maintaining our great city do not place an economic burden on our residents." In this case, the rezoning request will attract small businesses and a vibrant local restaurant, and associated local jobs, within close proximity to downtown Phoenix and the Light Rail Transit System.

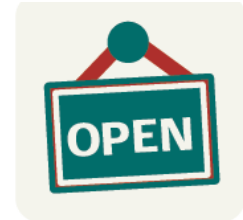
The second Community Benefit is "Health" and is described as, "Phoenix's beautiful desert setting provides tremendous amenities that allow residents to live an active and healthy lifestyle. Few cities in the world can have the combination of climate and open space that Phoenix enjoys. Protecting and enhancing Phoenix's natural elements will not only provide recreational opportunities but improve residents' health with cleaner air, soil and water. Phoenix also serves as the medical epicenter for the state of Arizona. Its hospital and health care education infrastructure contribute to helping make the city healthier." To meet the intent of this benefit, the Property will be improved with landscaping, including active open space for residents to enjoy a comfortable shaded pedestrian environment in a manner that encourages an active lifestyle.



The third Community Benefit is "Environment" and is described as, "Creating a thriving city in the desert has taken centuries of ingenuity and innovation by generations of Phoenix residents. We will need to continue to call upon this ingenuity and innovation if we are to address the challenges we face regarding our natural resources." The Applicant addresses this Community Benefit by choosing to utilize the existing building onsite via an adaptive reuse project.

B. Core Values and Tools Utilized:

The PlanPHX General Plan puts forth five Core Values and of those five, at least two are supported by this rezoning request. The first Core Value is "Strengthen Our Local Economy" and includes the following Land Use and Design Principle: "Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow." The development following this rezoning request will utilize the existing buildings on site through adaptive reuse. The core purpose of the requested rezoning case is to expand the list of permitted uses to allow for a mix of commercial uses, while minimizing the disruption to the surrounding community by avoiding unnecessary demolition and construction. This will not only create a mechanism for these small businesses to operate and grow but will also provide retail and restaurant uses within walking distance from the surrounding neighborhood - thereby reducing the need for vehicular trip generation. The "Tool" to achieve this Core Value is by strategically locating opportunities where adaptive reuse projects will be encouraged through the Midtown TOD Policy Plan Investment Opportunities Map.



**Strengthen Our
Local Economy**

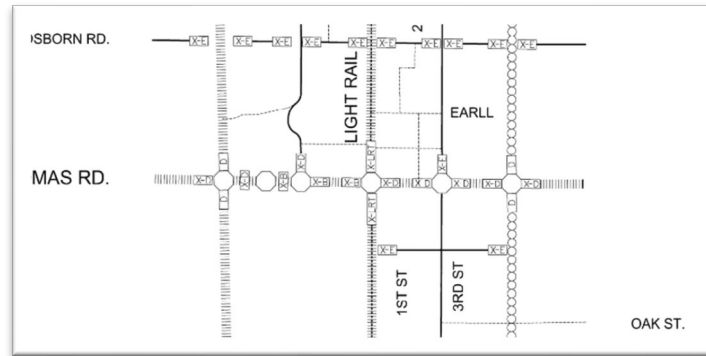


**Celebrate Our
Diverse Communities &
Neighborhoods**

The second Core Value is aims to "Celebrate Our Diverse Communities and Neighborhoods" and includes the following Land Use and Design Principle: "New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans." The Property currently has three office buildings and is in compliance with the current zoning of the Property. The rezoning request will support this land use and design principle by allowing for a greater breadth of compatible and desirable uses which are consistent with the General Plan and Midtown TOD Policy Plan. The "Tool" to achieve this Core Value is by continuing to utilize the Walkable Urban Code Design Standards as new improvements are made to the Property overtime.

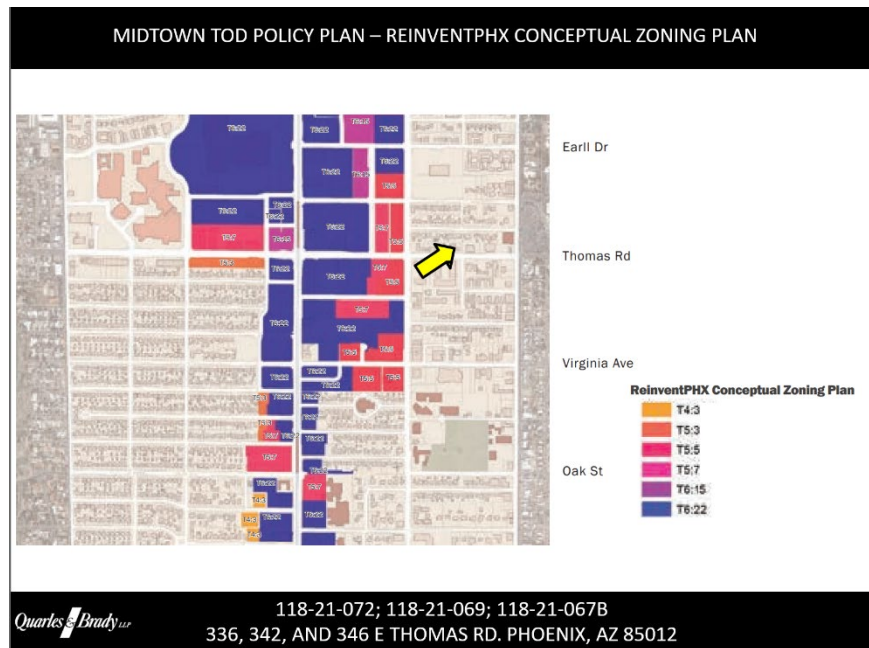
C. Street Classification Map:

The Property is located on Thomas Road which is classified as an Arterial Street on the City of Phoenix Street Classification Map.



IV. Midtown Transit Oriented Development Policy Plan:

The Property is located within the Midtown Transit Oriented Development ("TOD") Policy Plan. The Midtown TOD Policy Plan seeks to identify "a package of investments that are linked to measurable, community-supported outcomes." The Policy Plan also guides rezoning to the new Walkable Urban Code by identifying intensity level Transect sub-districts. The Property is currently not designated on the ReinventPHX Conceptual Zoning Plan but due to the Property's distance from Central Avenue, the Applicant and City Staff have agreed the T5:2 Transect is an appropriate transect for the Property. Additionally, the Property is identified for Redevelopment on the Investment Opportunities Map. The rezoning request is in line with the Midtown TOD Policy Plan and the proposed commercial uses are a permitted use by right in the T5:2 Transect. See Midtown TOD Policy Plan Maps attached at **Tab A**.



V. Development Standards Comparative Table:

Standard	Requirements for the District/Land Use: WU T5:2	Provisions on the Proposed Site Plan
Building Setbacks	Primary Frontage - 12 ft. max.	Frontage - 10 ft. 6 in.
Street	Secondary Frontage - 10 ft. max.	West Side - 14 ft.
Side	Side - 0 ft. min.	East Side - 20 ft. 1 in.
Rear	Rear - 0 ft. min.	Rear - 17 ft.

Landscape Setbacks Street Side Rear	10 ft. landscape setback from street right-of-way Minimum Landscape width - 5 ft.	Frontage - 10 ft.
Lot Coverage	Lot Coverage - 80% max. Primary Building Frontage - 70% min. Secondary Building Frontage - 50% min.	26.4%
Building Height	56 ft. max.	19 ft. 6 in.
Parking	Primary Frontage - 30 ft. min. or behind building Secondary Frontage - 20 ft. min. Side - 0 ft. min. Rear - 10 ft. min. Required Off-Street Parking: 1 space per 300 (375) sq. ft. 1 space per 100 sq. ft.	22 parking spaces provided
Other	Minimum Sidewalk Width - 5 ft. Frontage Types - All frontage types or alternative frontages Glazing - Ground Floor - 75%; Second Floor - 45%, 25% East and West Upper Floors - 25%, 15% East and West	Sidewalk Width - 5 ft. Frontage Types - Common Entry, Gallery Glazing - 75%

Due to the Applicant's intent to continue to utilize the existing buildings, the current buildings and site standards will not comply with the WU T5:2 Transect standards at the time the rezoning case is approved. However, the Applicant agrees that the requested rezoning designation will require that any future redevelopment of the Property will require conformance with the WU T5:2 development standards along with any proposed additions.

VI. Physical Characteristics:

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 currently consists of three office buildings, both one-story in height with minimal landscaping and surface parking. The Property will also be enhanced with site improvements to the parking lot, landscaping and exterior upgrades to all three buildings. As an adaptive reuse, the buildings will not increase in height or intensity and the existing building configuration will remain unchanged. The purpose of the requested rezoning case is to allow for one of the existing buildings on the Property to be used as a small neighborhood-scale restaurant for breakfast and lunch, while allowing the two remaining buildings to be used for general commercial/office uses. The proposed breakfast/lunch restaurant will have limited hours of

operation and is not currently planned to be open for dinner. The Applicant envisions a cozy neighborhood-scale breakfast and lunch nook within walking distance from adjacent neighborhoods. Additionally, the footprint of the existing buildings is not proposed to change except for an outdoor patio restaurant building to the eastern most building and an expansion to the western most building. There will be no new construction in terms of height or intensity of the buildings and only exterior improvements will be completed along with new landscaping and improvements to the parking lot. There will be a shared alley with the adjacent Office Complex to the east that will be utilized by both sites for maneuvering. The maneuvering within the alley will require a variance and is another instance of an unusual physical characteristic.

VII. Impact on Current and Future Land Uses and Unique Design Considerations:

What impact will the proposed project have on current or future surrounding land use and zoning patterns? Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.

The rezoning request will allow a use that is compatible with the surrounding mixture of uses. With residential, offices, retail and restaurants in close proximity to the Property, additional commercial uses including office and restaurant uses fit into the surrounding land use patterns. Due to this development being an adaptive reuse project, there will be limited development and the impact on adjacent landowners and the surrounding community will be limited.

VIII. Why Rezoning is Necessary, Other Entitlements & Waste:

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

Currently, a restaurant use with outdoor dining is not permitted in the R-5 (Multifamily Residence) District and a rezoning is necessary to utilize that use category. The Property has long been used for office and other commercial office uses and this rezoning request is in line with the surrounding area, General Plan and Policy Plans. The following additional zoning entitlements will need to be applied for and taken through the Zoning Adjustment Public Hearing process: **(1)** A Use Permit to allow outdoor dining as an accessory use to a restaurant when located within 500 feet of a single-family zoning district; **(2)** A Use Permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant when located within 500 feet of a single-family zoning district; and **(3)** A Variance to allow maneuvering within an public alley.

IX. Traffic and Parking Statement:

Once the proposed commercial office and restaurant uses are fully operational there is expected to be two points of ingress and egress from Thomas Road. One point is situated directly

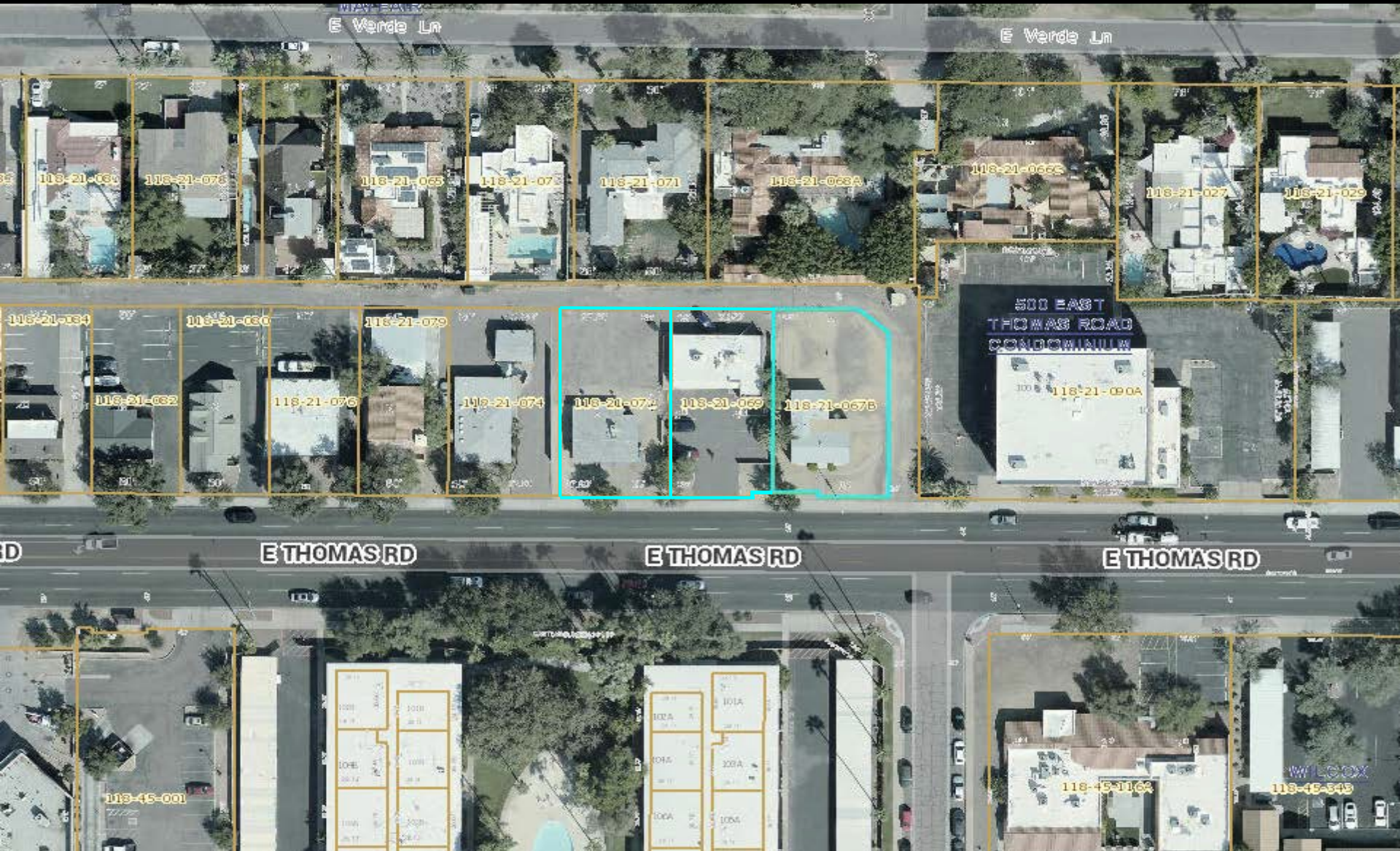
center of the Property and will provide access to 9 parking spaces and all three business. The second point will be through the alley and loops around the back of the Property providing access to the remaining 13 parking spaces, access to the trash enclosures and pedestrian access to the three businesses. The Property will provide a total of 22 parking spaces and will have a shared parking agreement with the Office Complex to the east located at 500 East Thomas Road to accommodate overflow parking needs. The Applicant and owner of the subject Property is also the owner of the office building to the east of this site. The overall traffic will be consistent with office and restaurant uses.

X. Conclusion:

The proposed rezoning request to Walkable Urban Code Transect T5:2 meets the General Plan and the Midtown TOD Policy Plan. The Applicant is proposing an adaptive reuse project with minor changes to the existing buildings to permit the use of a restaurant and other commercial and office uses, which is in line with the surrounding land uses in the area. Based on our initial outreach efforts in the surrounding neighborhood, the Applicant believes this opportunity to provide additional commercial, and restaurant uses will be well-received and welcomed by the community.

TAB A

AERIAL MAP



AERIAL MAP

118-21-072; 118-21-069; 118-21-067B
336, 342, AND 346 E THOMAS RD. PHOENIX, AZ 85012

Quarles & Brady LLP

118-21-072; 118-21-069; 118-21-067B
336, 342, AND 346 E THOMAS RD. PHOENIX, AZ 85012

[illegible]

ZONING MAP

118-21-072; 118-21-069; 118-21-067B
336, 342, AND 346 E THOMAS RD. PHOENIX, AZ 85012

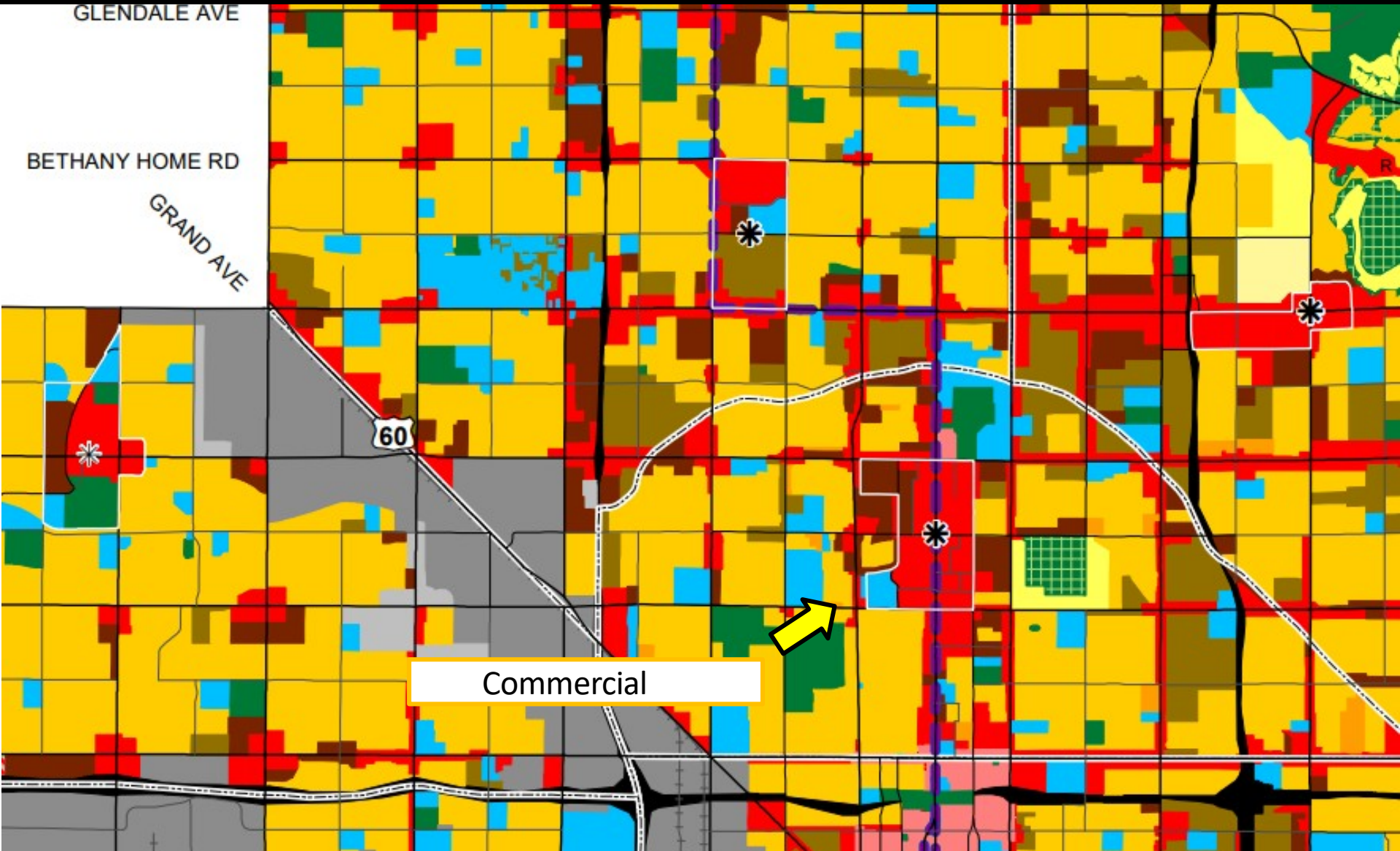
Quarles & Brady LLP

ZONING MAP

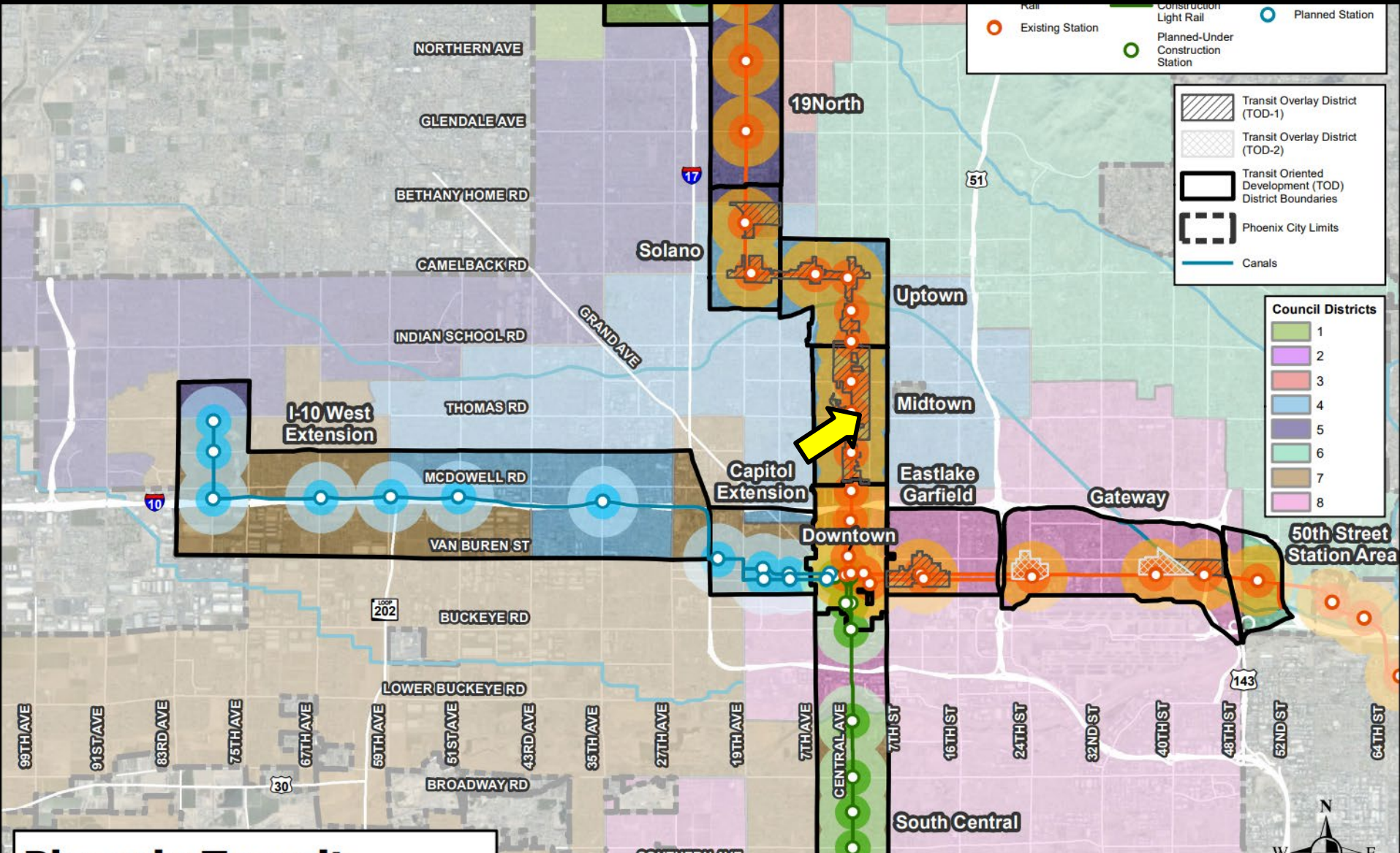
118-21-072; 118-21-069; 118-21-067B
336, 342, AND 346 E THOMAS RD. PHOENIX, AZ 85012

Quarles & Brady LLP

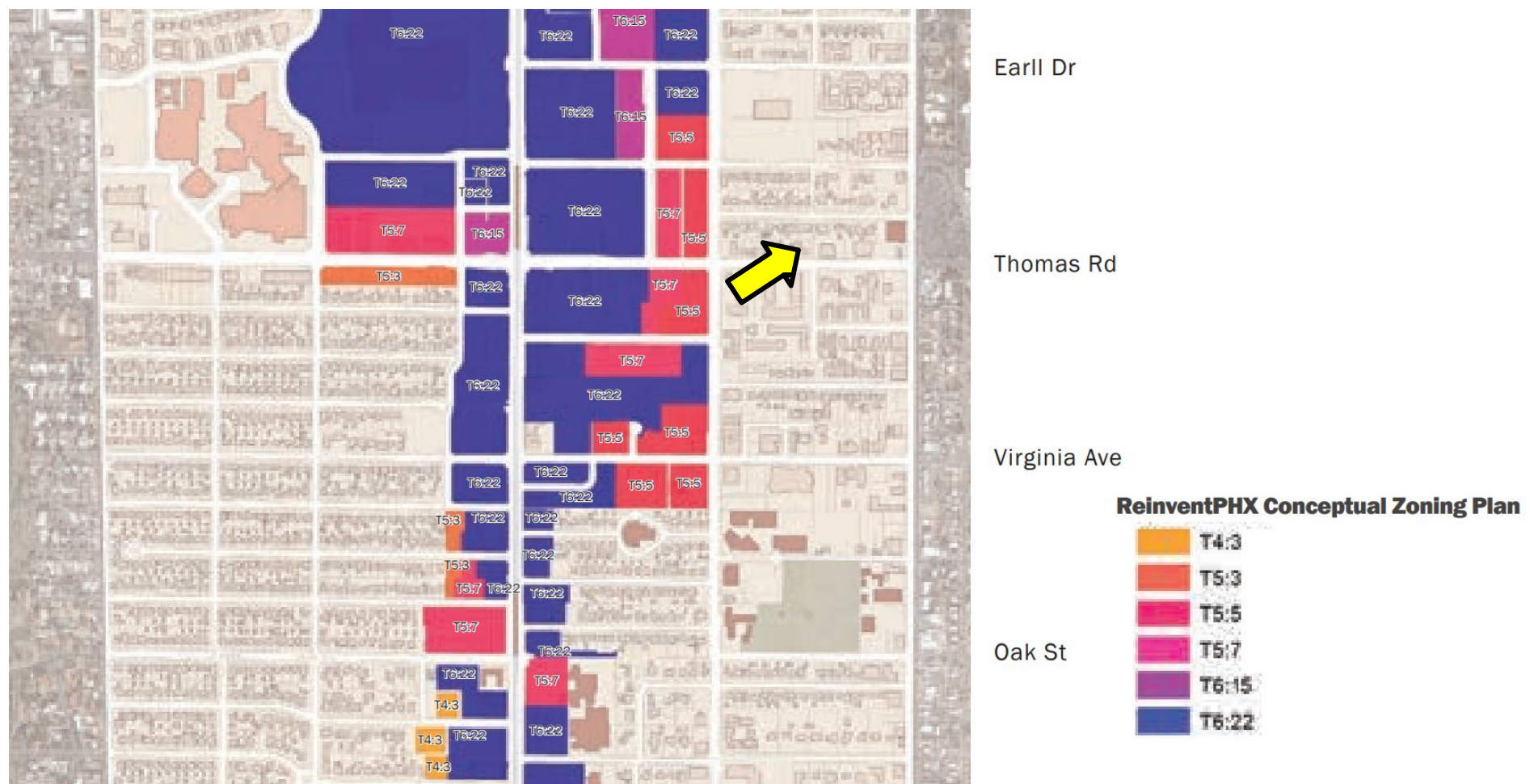
GENERAL PLAN



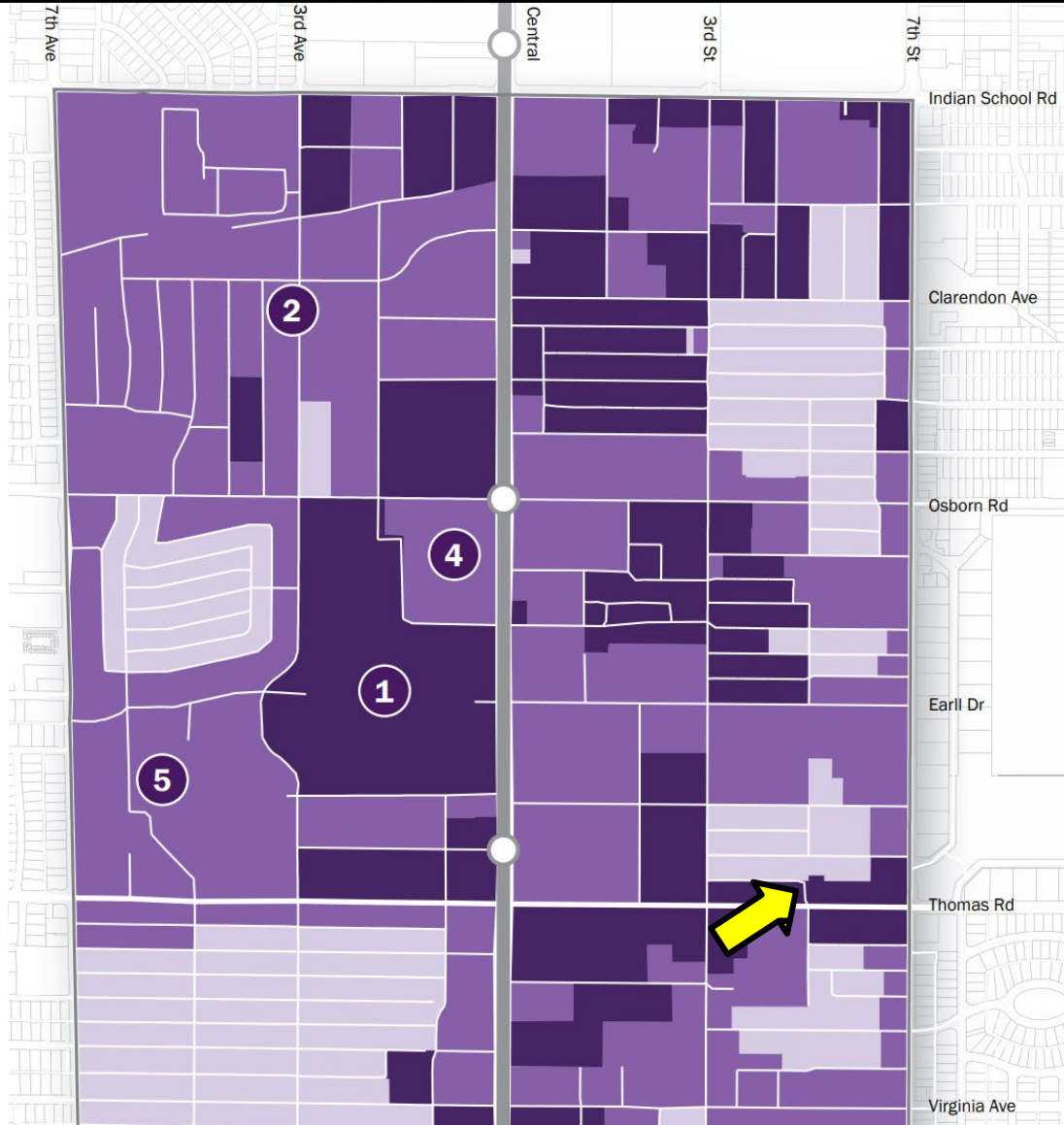
MIDTOWN TOD POLICY PLAN



MIDTOWN TOD POLICY PLAN – REINVENTPHX CONCEPTUAL ZONING PLAN



MIDTOWN TOD POLICY PLAN – INVESTMENT OPPORTUNITIES MAP



Best Practices

1



Walkable Urban Center

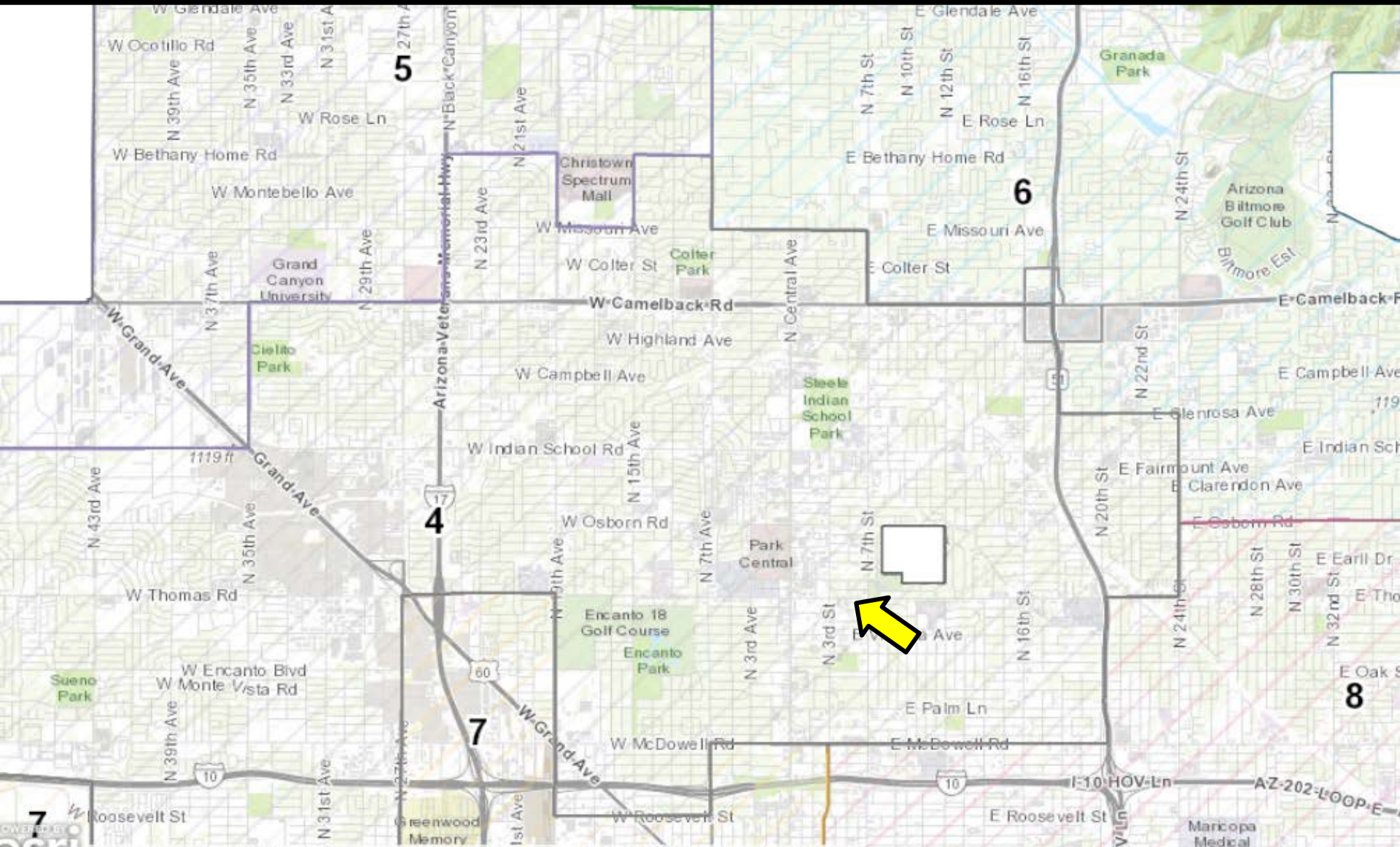
2



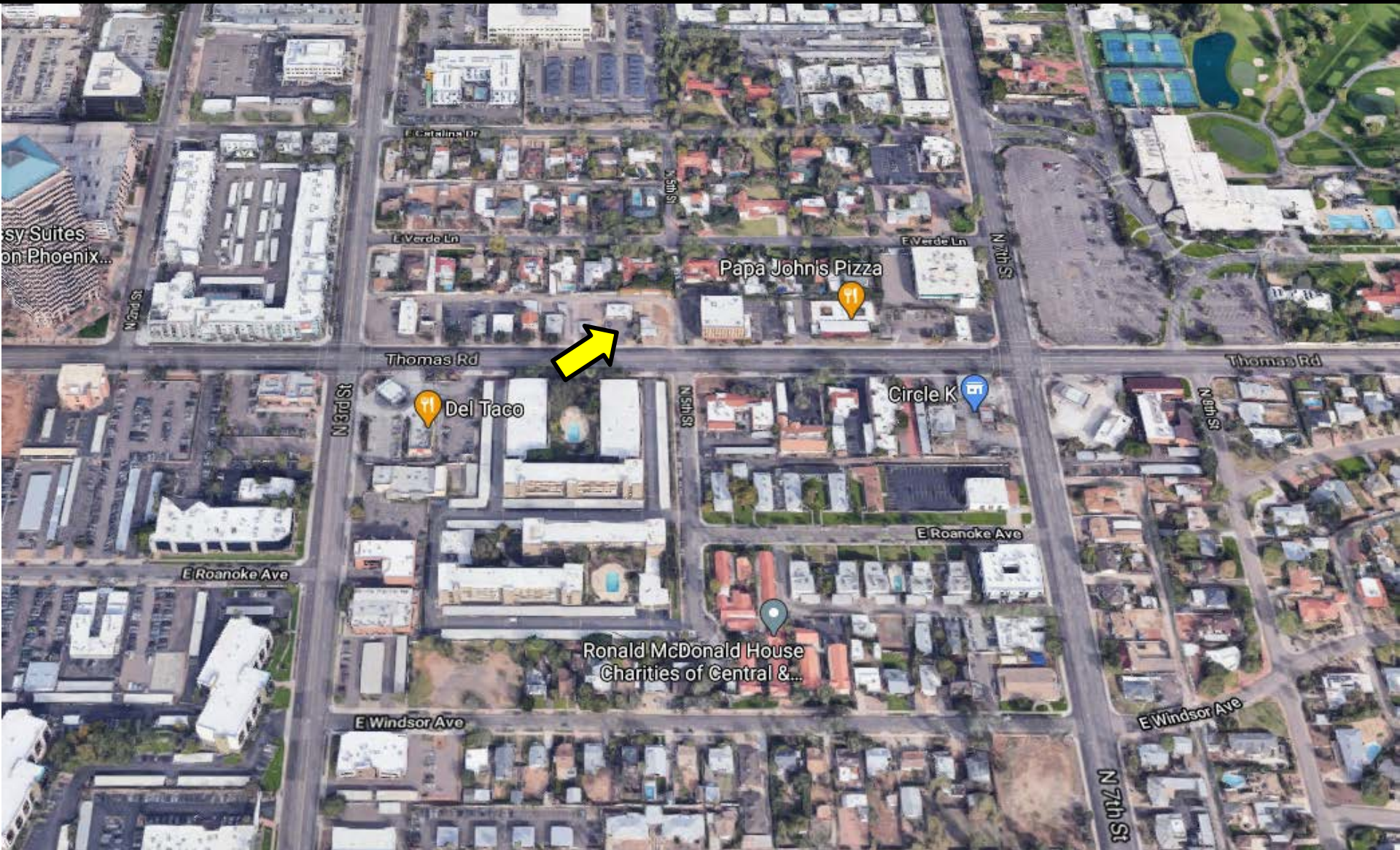
Walkable Urban Neighborhood



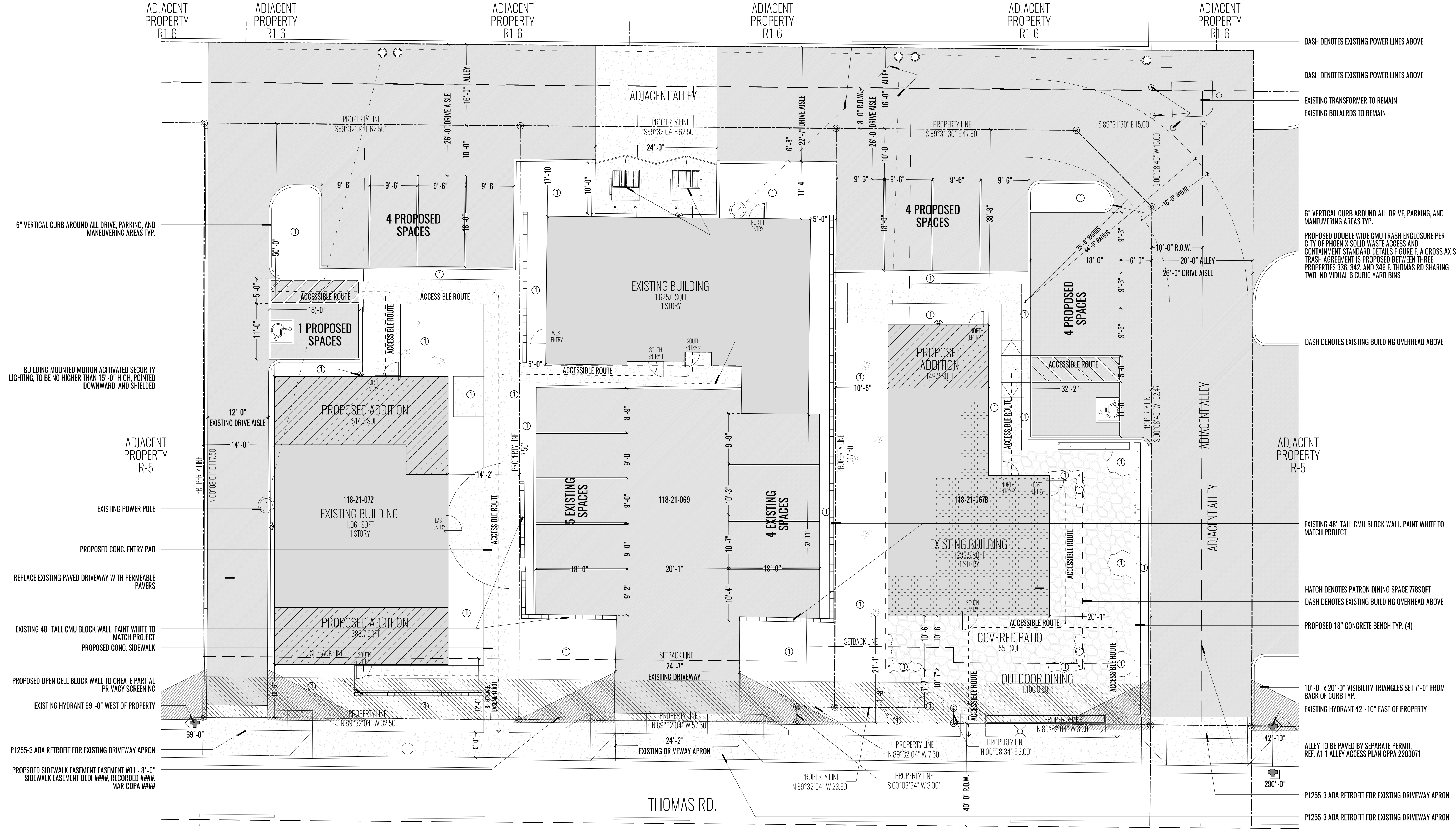
CITY COUNCIL DISTRICT NO. 4 – COUNCILMEMBER LAURA PASTOR
ENCANTO VILLAGE PLANNING COMMITTEE



PHOTOGRAPHIC ELEVATIONS



TAB B



SITE PLAN KEY

SECURITY LIGHTING

PROPERTY CORNER MARKER

FIRE HYDRANT

STREETLIGHT

EXISTING POWER POLES

WATER METER

PROPOSED BACK FLOW PREVENTERS

PROPOSED BIKE RACKS

LANDSCAPE AREAS. REF LANDSCAPE SHEETS BY SEPARATE SUBMITTAL.

EXISTING ASPHALT PARKING LOT. TOP SURFACE REPAVING AS NEEDED. REF. SEPARATE CIVIL SUBMITTAL.

EXISTING BUILDING

PROPOSED ADDITION

PROPOSED CONCRETE SIDEWALKS, SALT AND PEPPER FINISH

HATCH DENOTES EASEMENTS

TRAVERTINE FLAGSTONE TILE, SLIP RESISTANT

HATCH DENOTES PATRON DINING SPACE 778SQFT

- SITE PLAN 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 LANDSCAPE WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'

4. ANY 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 AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE

5. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY. IN ACCORDANCE WITH APPROVED PLANS ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT

6. ALL SERVICE AREA SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCS, TRANSFORMERS, BACK FLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS

8. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS

336 PROJECT INFORMATION

PROJECT SCOPE:
ADDITION AND REMODEL TO THE EXISTING HOUSE, NEW LANDSCAPING

CONSTRUCTION TYPE : VB

OCCUPANCY TYPE - PER IBC CH3: B

FIRE SPRINKLERS : REQUIRED, DEFERRED

FIRE ALARM : REQUIRED, DEFERRED

EMERGENCY ACCESS:
EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE:
GROSS 10,479.4 SQFT OR 0.2405 ACRES
NET 7,343.4 SQFT OR 0.1685 ACRES

EXISTING BUILDING:
PROPOSED ADDITION 1,061 SQFT 901.0 SQFT

PROPOSED GROSS BUILDING AREA: 1,962 SQFT

PROPOSED LOT COVERAGE:
1,962 SQFT / 7,343.4 SQFT = 26.7%

PER IBC TABLE 504.3
ALLOWABLE AREA FOR B, TYPE VB S1 36,000 SQFT
ALLOWABLE HEIGHT FOR B, TYPE VB S1 3 STORY, 60'-0" PROPOSED HEIGHT

342 PROJECT INFORMATION

PROJECT SCOPE:
EXISTING BUILDING TO REMAIN, PAINT AND REPAIR AS NEEDED. PROPOSED SCOPE OF WORK INCLUDES DOUBLE TRASH ENCLOSURE W/ CROSS AXIS AGREEMENT, NEW LANDSCAPING

CONSTRUCTION TYPE : VB

OCCUPANCY TYPE - PER IBC CH3: M

FIRE SPRINKLERS : NOT REQUIRED (NO CHANGE)

FIRE ALARM : NOT REQUIRED (NO CHANGE)

EMERGENCY ACCESS:
EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE:
GROSS 10,467.4 SQFT OR 0.2402 ACRES
NET 7,320.2 SQFT OR 0.1680 ACRES

EXISTING BUILDING: 1,625 SQFT

PROPOSED LOT COVERAGE:
1,625 SQFT / 7,320.2 SQFT = 22.2%

PER IBC TABLE 504.3
ALLOWABLE AREA FOR A-2, TYPE VB S1 24,000 SQFT
ALLOWABLE HEIGHT FOR A-2, TYPE VB S1 2 STORY, 60'-0" PROPOSED HEIGHT

346 PROJECT INFORMATION

PROJECT SCOPE:
EXISTING HOUSE TO REMAIN, PAINT AND REPAIR AS NEEDED. PROPOSED SCOPE OF WORK INCLUDES DOUBLE TRASH ENCLOSURE W/ CROSS AXIS AGREEMENT, NEW LANDSCAPING

CONSTRUCTION TYPE : VB

OCCUPANCY TYPE - PER IBC CH3: A-2

FIRE SPRINKLERS : REQUIRED, DEFERRED

FIRE ALARM : REQUIRED, DEFERRED

EMERGENCY ACCESS:
EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE:
GROSS 12,141.7 SQFT OR 0.2787 ACRES
NET 7,159.0 SQFT OR 0.1643 ACRES

EXISTING BUILDING: 1,233.5 SQFT

PROPOSED BUILDING SQUARE FOOTAGE:
PROPOSED ADDITION 1,481.6 SQFT
PROPOSED SHADE CANOPY 149.2 SQFT
551.5 SQFT

PROPOSED GROSS BUILDING AREA: 2,182.3 SQFT

PROPOSED LOT COVERAGE:
2,182.3 SQFT / 7,159.0 SQFT = 30.4%

PER IBC TABLE 504.3
ALLOWABLE AREA FOR M, TYPE VB S1 36,000 SQFT
ALLOWABLE HEIGHT FOR M, TYPE VB S1 2 STORY, 60'-0" PROPOSED HEIGHT

PARKING CALCULATIONS

336 REQUIRED PARKING:
1,962 SQFT / 300 SQFT(TABLE 1307.1) 6.54 = 7 SPACES

336 PROVIDED PARKING:
TYPICAL SPACES PROVIDED 4
ACCESSIBLE SPACES PROVIDED 5
TOTAL PROVIDED 5 SPACES

342 REQUIRED PARKING:
1,625 SQFT / 300 SQFT(TABLE 1307.1) 5.42 = 6 SPACES

342 PROVIDED PARKING:
TYPICAL SPACES PROVIDED 9 EXISTING
ACCESSIBLE SPACES PROVIDED 0 EXISTING
TOTAL PROVIDED 9 EXISTING

346 REQUIRED PARKING:
778 SQFT / 100 SQFT(TABLE 1307.1) 7.78 = 8 SPACES

346 PROVIDED PARKING:
TYPICAL SPACES PROVIDED 7
ACCESSIBLE SPACES PROVIDED 1
TOTAL PROVIDED 8 SPACES

SOLID WASTE:
A CROSS AXIS TRASH AGREEMENT IS PROPOSED BETWEEN ALL THREE PROPERTIES 336, 342, AND 346 E. THOMAS RD SHARING TWO INDIVIDUAL 6 CUBIC YARD BINS LOCATED IN AN ENCLOSURE ON 342 E. THOMAS RD

ZONING HISTORY

EXISTING ZONING:
R-5

PROPOSED ZONING:
WU CODE

ZONING ADJUSTMENTS NEEDED AS FOLLOWS:
1. VARIANCE TO ALLOW MANEUVERING IN THE ALLEY
2. 1306.5, TABLE 1306.1 USE PERMIT TO ALLOW OUTDOOR DINING AS AN ACCESSORY USE
3. 1306.5, TABLE 1306.1 USE PERMIT TO OUTDOOR ALCOHOLIC BEVERAGE CONSUMPTION AS AN ACCESSORY USE

336 LEGAL DESCRIPTION:
LOT 8 AND THE WEST HALF OF LOT 6, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 12.50 FEET OF LOT 8.

342 LEGAL DESCRIPTION:
THE WEST 31.50 FEET OF LOT 4, BLOCK 2, AND THE EAST 26.00 FEET OF LOT 6, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE EAST 12.50 FEET OF LOT 4 AND THE WEST HALF OF LOT 6.

346 LEGAL DESCRIPTION:
LOT 2 AND THE EAST 12.50 FEET OF LOT 4, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19, PAGE 50 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION OF SAID LOT 2 CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED IN DOCKET 15158, PAGE 1119.

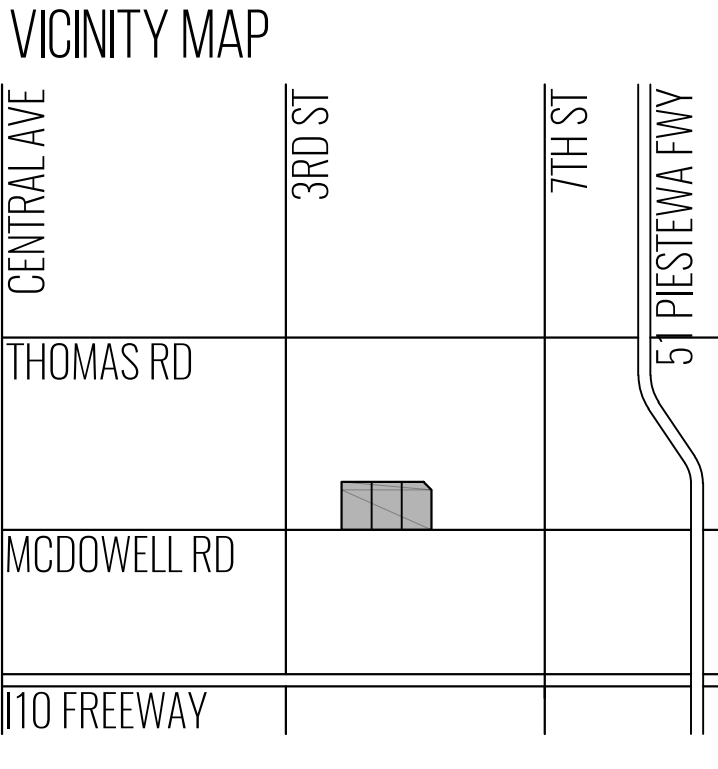
- GENERAL NOTES
- ALLEY WILL NOT BE USED FOR FIRE DEPARTMENT EMERGENCY ACCESS

EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL F481

PERMIT IS REQUIRED FOR MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM IN EACH BUILDING, SHALL BE SEPARATE SUBMITTAL

ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR ARE WITHIN 200'-0" OF THOMAS ROAD. NO ON SITE ACCESS NEEDED OR FIRE APPARATUS ROUTE

FIRE HYDRANTS :
69'-0" TO WEST OF 336 E. THOMAS
42'-10" TO EAST OF 346 E. THOMAS
290'-0" TO SOUTHEAST OF 346 E. THOMAS



THOMAS 3

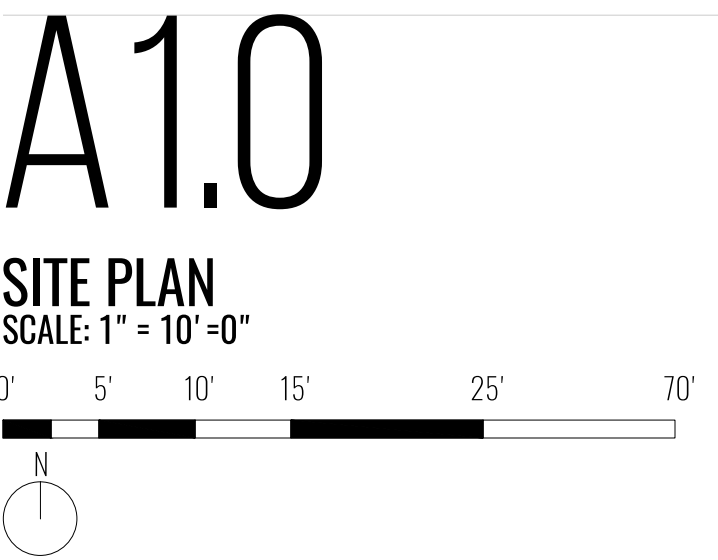
336 E. THOMAS RD 118-21-072

342 E. THOMAS RD 118-21-069

346 E. THOMAS RD 118-21-067B

PHOENIX, AZ 85012

©05/24/2022



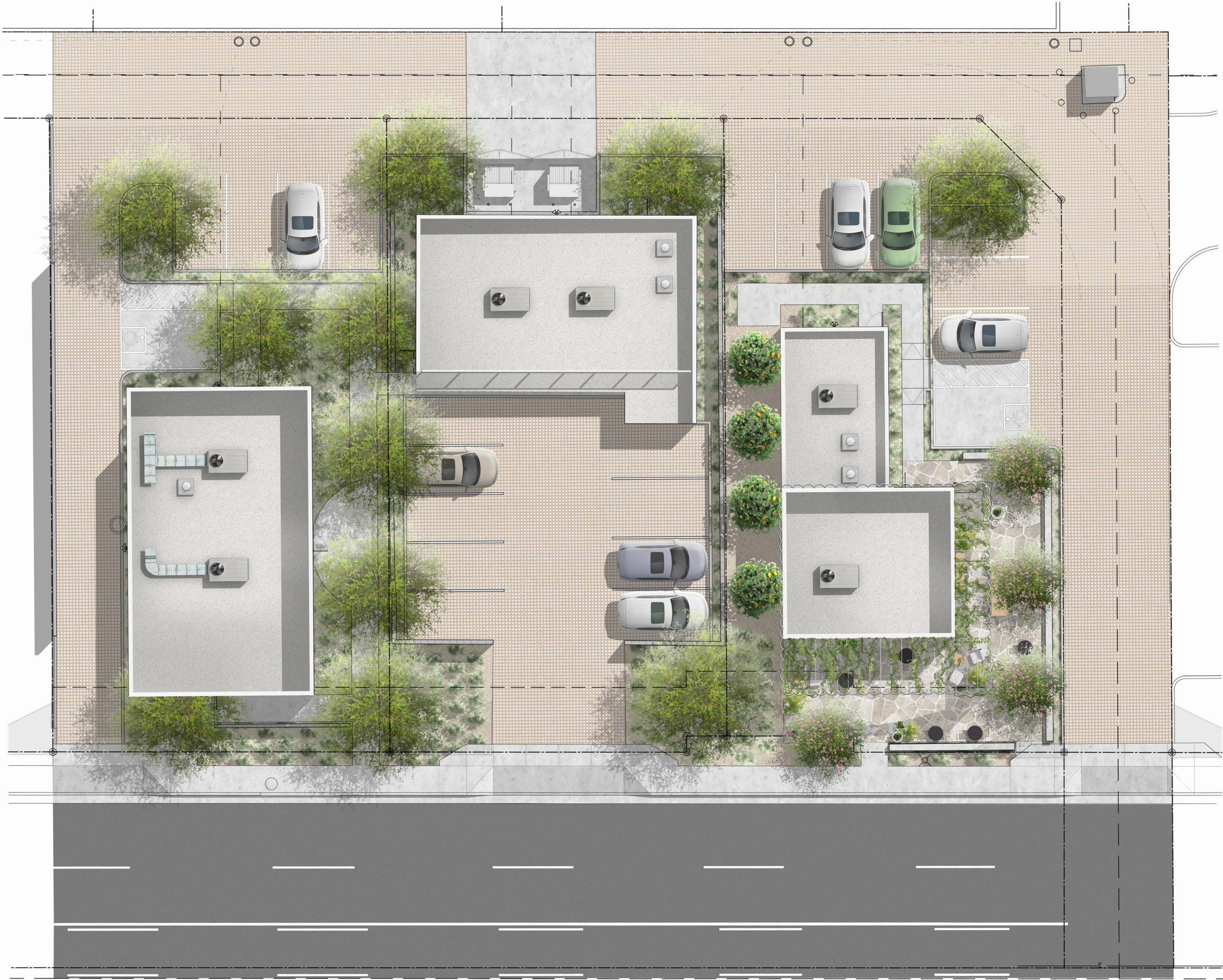
kaiserworks

915 East Pierce Street

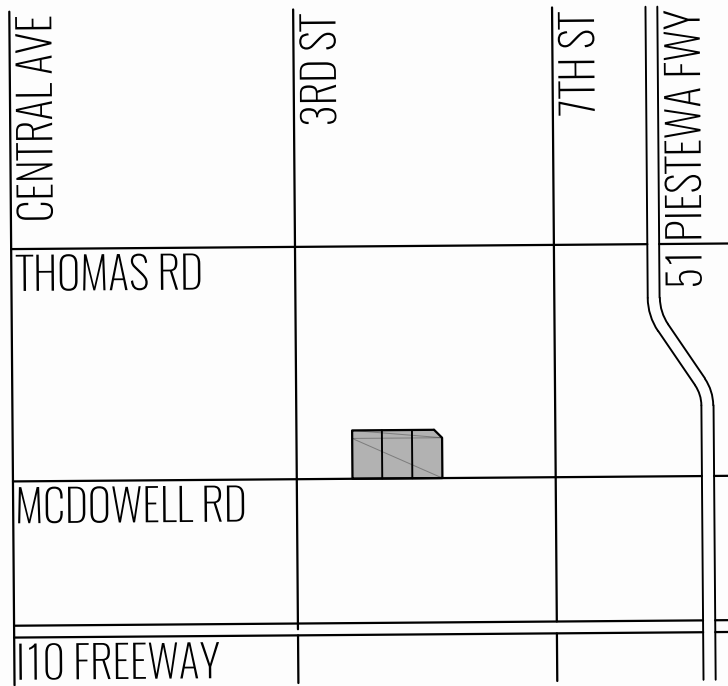
Phoenix, Arizona 85006

kaiserworks.com

PRELIMINARY
PENDING
CITY REVIEW



VICINITY MAP
N.T.S.

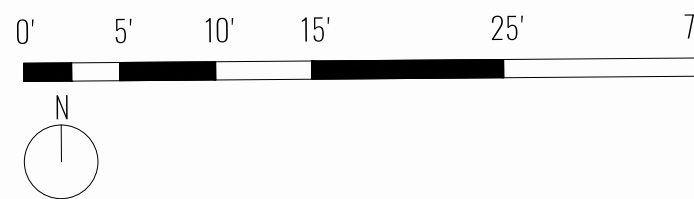


THOMAS 3

336 E. THOMAS RD 118-21-072
342 E. THOMAS RD 118-21-069
346 E. THOMAS RD 118-21-067B
PHOENIX, AZ 85012
©05/24/2022

L1.0

ILLUSTRATED LANDSCAPE PLAN
SCALE: 1" = 10' = 0"



kaiserworks

915 East Pierce Street
Phoenix, Arizona 85006
kaiserworks.com

PRELIMINARY
PENDING
CITY REVIEW

TAB C

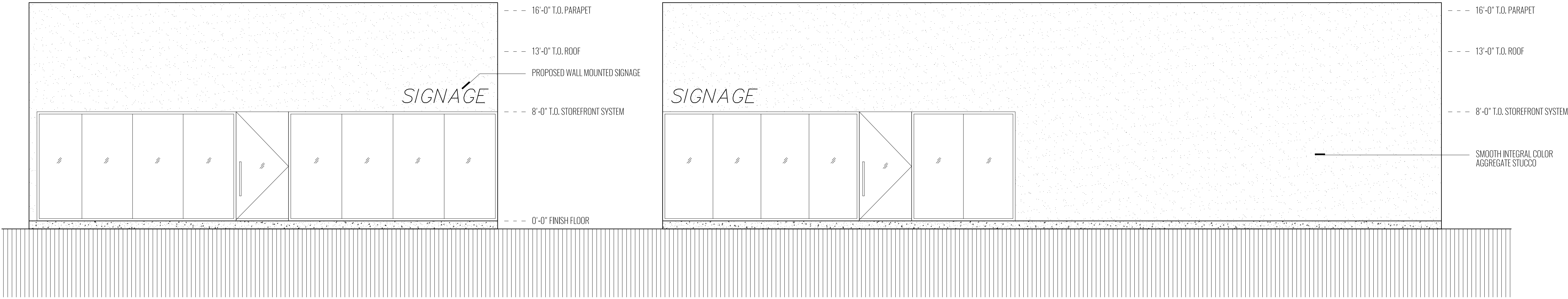
WU CODE FACADE

FRONTAGE TYPE:
GLAZING PERCENTAGE BETWEEN 3' & 8':

GALLERY
98%

ELEVATION KEY

PROPOSED SMOOTH STUCCO WITH PAINT FINISH



01 | A4.0B 336 PROPOSED SOUTH ELEVATION, LOOKING NORTH
SCALE: 1/4" = 1'-0"

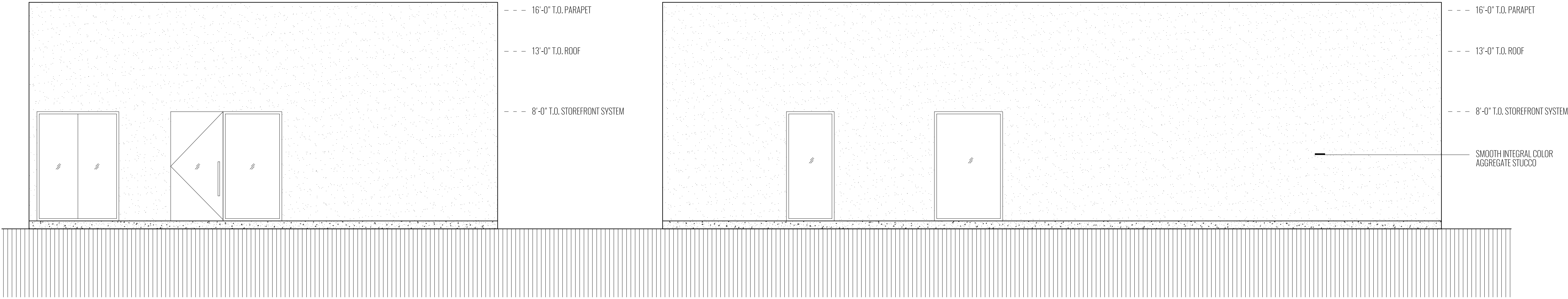
02 | A4.0B 336 PROPOSED EAST ELEVATION, LOOKING WEST
SCALE: 1/4" = 1'-0"

THOMAS 3

336 E. THOMAS RD
PHOENIX, AZ 85012
118-21-072

A4.0

PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0"



03 | A4.0B 336 PROPOSED NORTH ELEVATION, LOOKING SOUTH
SCALE: 1/4" = 1'-0"

04 | A4.0B 336 PROPOSED WEST ELEVATION, LOOKING EAST
SCALE: 1/4" = 1'-0"

kaiserworks

915 East Pierce Street
Phoenix, Arizona 85006
kaiserworks.com

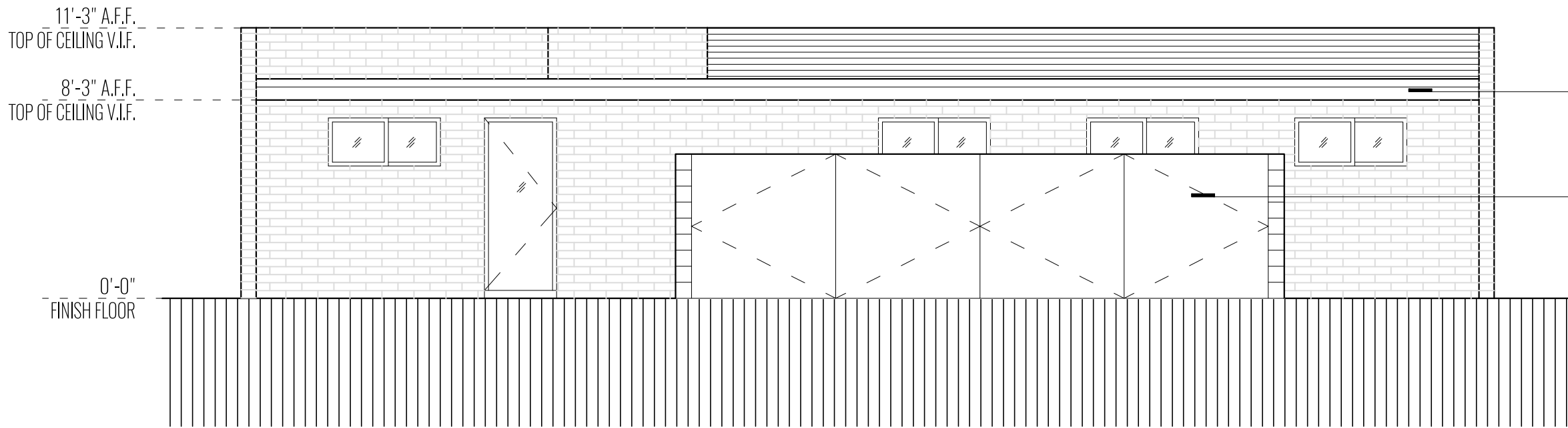
PRELIMINARY
PENDING
CITY REVIEW

WU CODE FACADE

FRONTAGE TYPE:
NON-CONFORMING, EXISTING FACADE IS TO REMAIN
GLAZING PERCENTAGE BETWEEN 3' & 8': 32% EXISTING

ELEVATION KEY

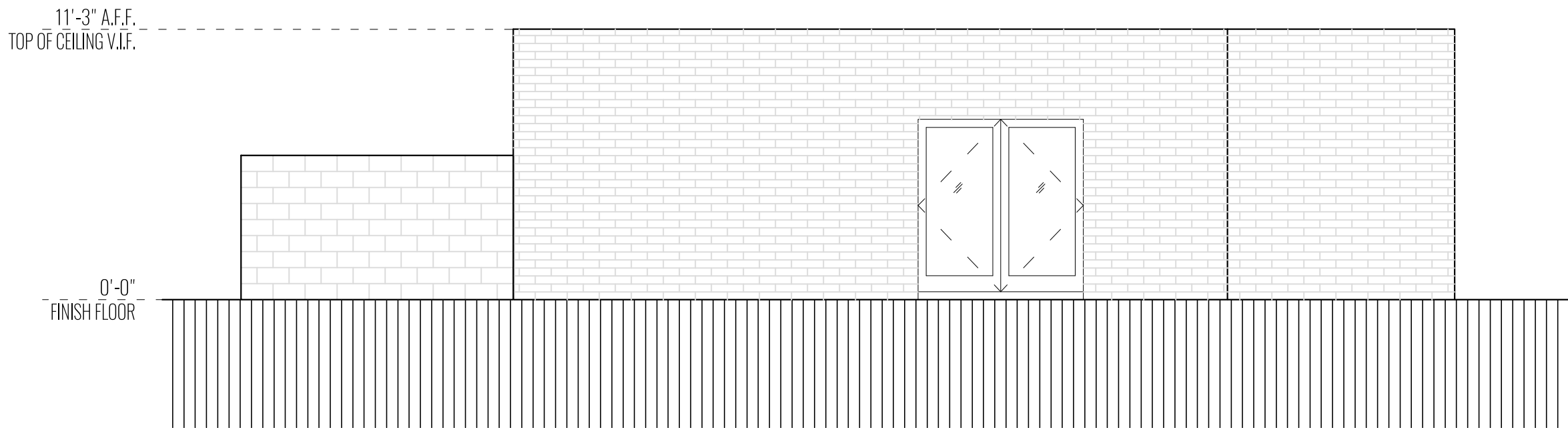
- PROPOSED 16GA PERFORATED MECHANICAL SCREEN TO MATCH HEIGHT OF TALLEST UNIT, PAINT (P2) FINISH
- EXISTING 8X4X16 BLOCK, PAINT (P1) FINISH
- PROPOSED 8X8X16 BLOCK TRASH ENCLOSURE



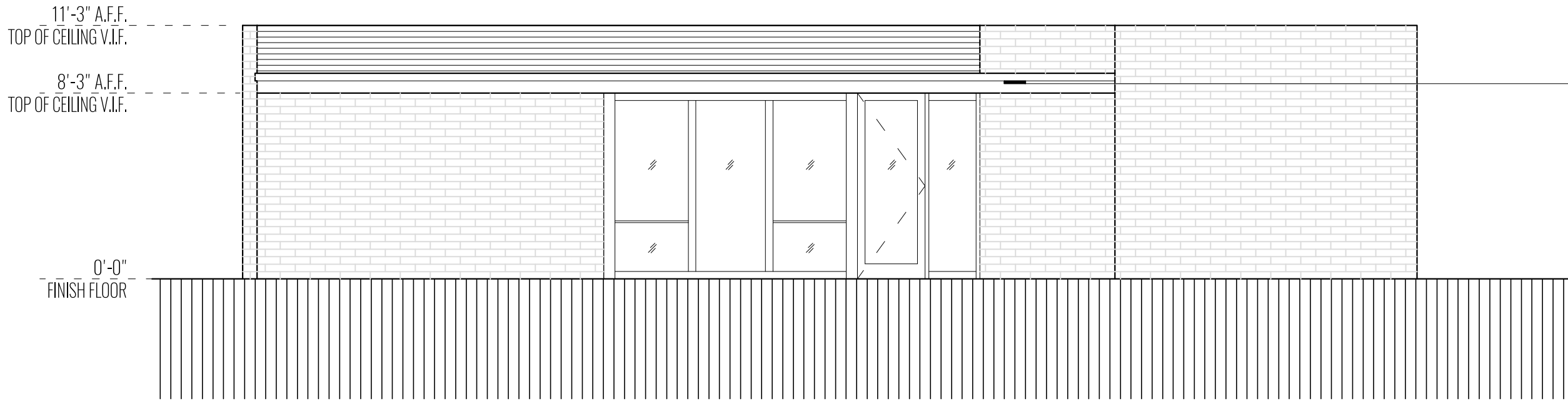
EXISTING ROOF OVERHANG TO REMAIN,
PATCH AND REPAIR AS NEEDED PAINT
(P2) FINISH

PROPOSED DOUBLE WIDE CMU TRASH
ENCLOSURE PER CITY OF PHOENIX SOLID
WASTE ACCESS AND CONTAINMENT
STANDARD DETAILS FIGURE F. A CROSS
AXIS TRASH AGREEMENT IS PROPOSED
BETWEEN THREE PROPERTIES 338, 342,
AND 346 E. THOMAS RD SHARING TWO
INDIVIDUAL 6 CUBIC YARD BINS

01 | A4.OB 342 PROPOSED NORTH EXTERIOR ELEVATION, LOOKING SOUTH
SCALE: 3/16" = 1'-0"

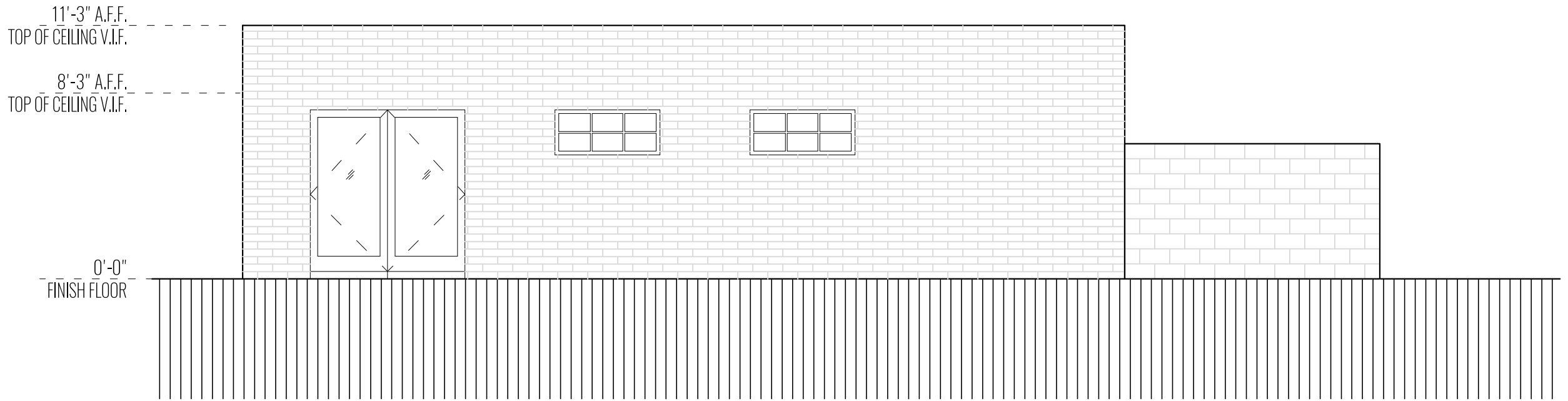


02 | A4.OB 342 PROPOSED EAST EXTERIOR ELEVATION, LOOKING WEST
SCALE: 3/16" = 1'-0"



EXISTING ROOF OVERHANG TO REMAIN,
PATCH AND REPAIR AS NEEDED PAINT
(P2) FINISH

03 | A4.OB 342 PROPOSED SOUTH EXTERIOR ELEVATION, LOOKING NORTH
SCALE: 3/16" = 1'-0"



04 | A4.OB 342 PROPOSED WEST EXTERIOR ELEVATION, LOOKING EAST
SCALE: 3/16" = 1'-0"

THOMAS 3

342 E. THOMAS RD
PHOENIX, AZ 85012

118-21-069

A4.1

PROPOSED ELEVATIONS
SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 6' 10' 14'

kaiserworks

915 East Pierce Street
Phoenix, Arizona 85006
kaiserworks.com

PRELIMINARY
PENDING
CITY REVIEW

KVA: 21-764
SDEV: 2100095
PAPP: 2101143
QS: Q15-28

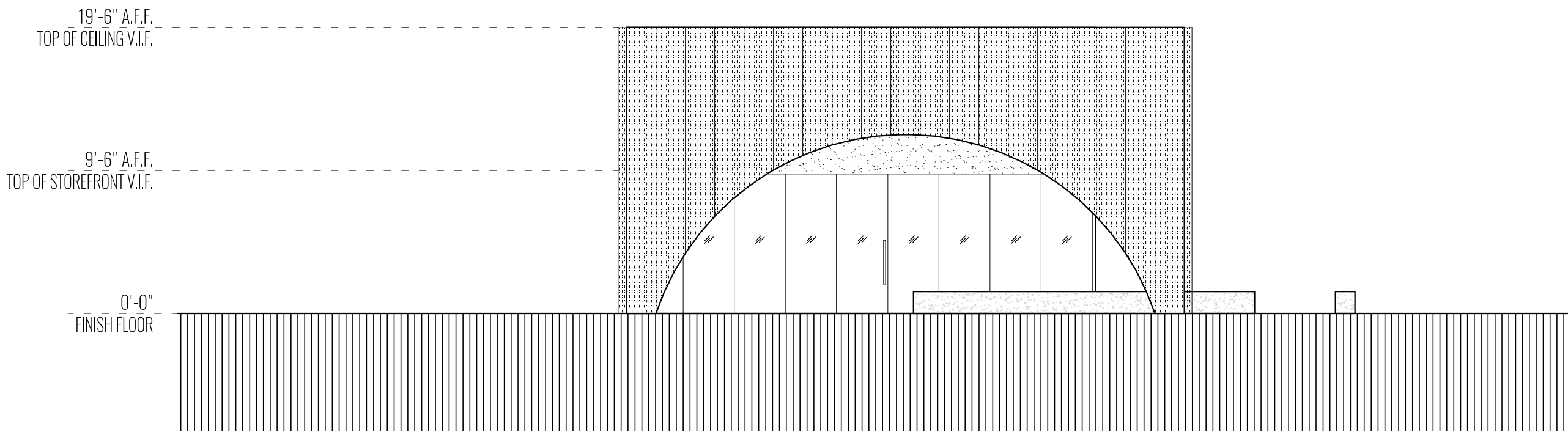
WU CODE FACADE

FRONTAGE TYPE:
GLAZING PERCENTAGE BETWEEN 3' & 8' :

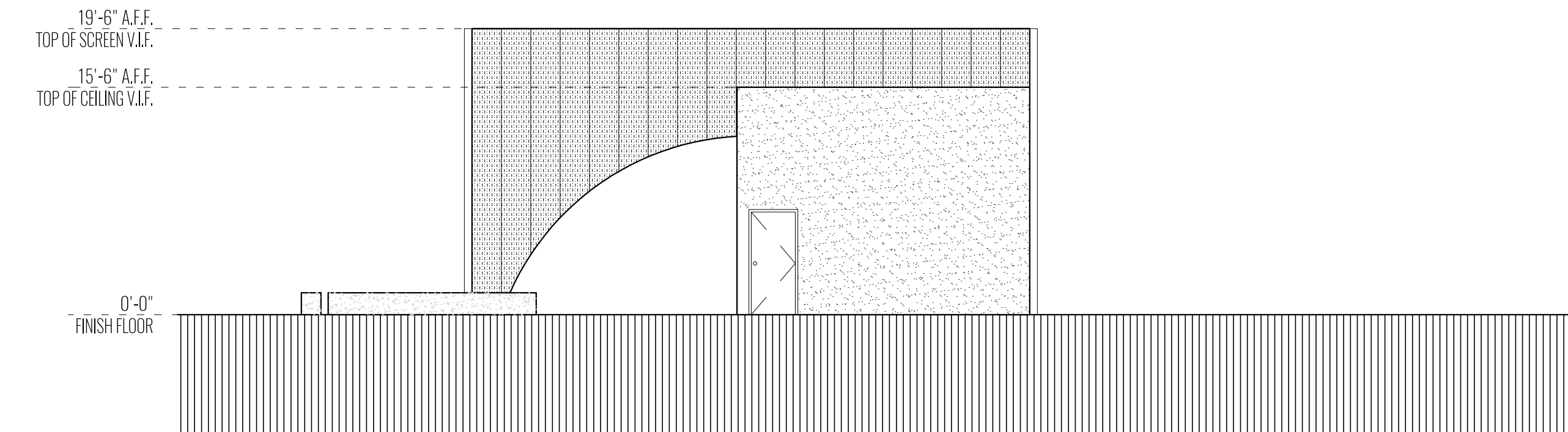
ELEVATION KEY

- PATIO

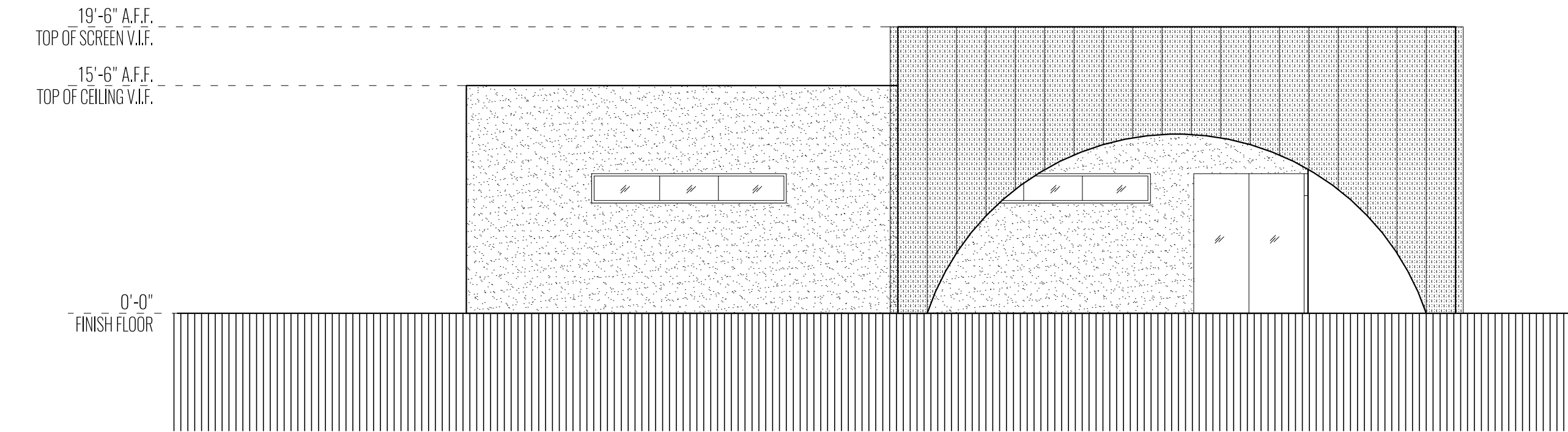
100%
- PROPOSED SAND FINISH SMOOTH STUCCO, PAINT (P1) FINISH
- FLUTED PERFORATED METAL FACADE, ALUMINUM FINISH
- DUAL PANE BUTT GLAZED STOREFRONT SYSTEM
- PROPOSED ARCHITECTURAL WHITE CONCRETE BENCH



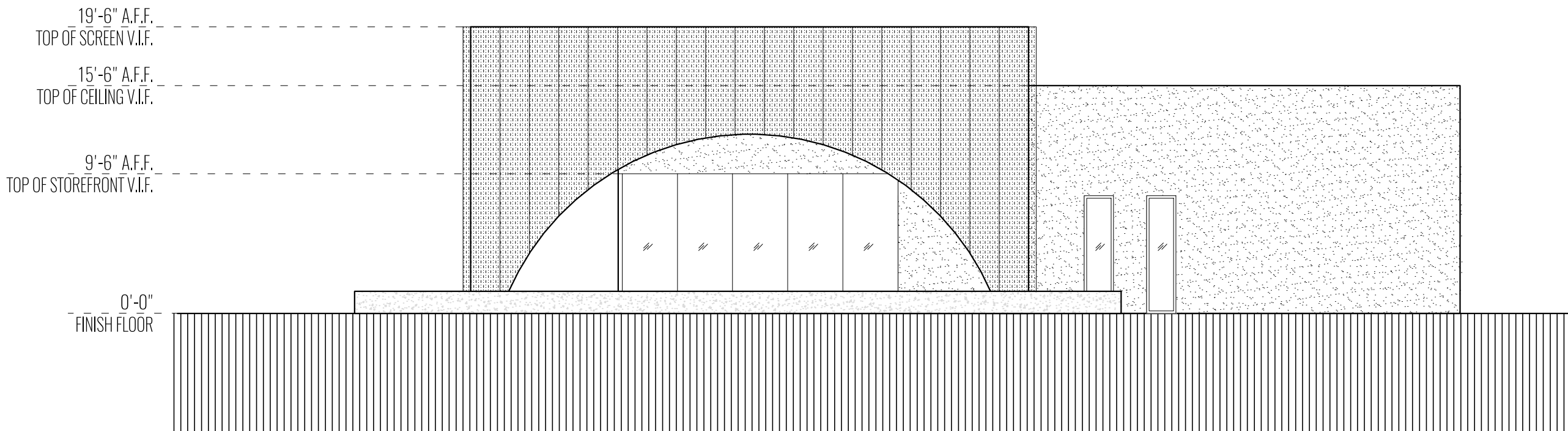
01 | A4.0B 346 PROPOSED NORTH EXTERIOR ELEVATION, LOOKING SOUTH



02 | A4.0B 346 PROPOSED EAST EXTERIOR ELEVATION, LOOKING WEST



03 | A4.0B 346 PROPOSED SOUTH EXTERIOR ELEVATION, LOOKING NORTH



04 | A4.0B 346 PROPOSED WEST EXTERIOR ELEVATION, LOOKING EAST

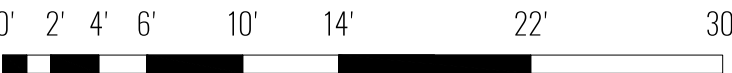
THOMAS 3

346 E. THOMAS RD
PHOENIX, AZ 85012

118-21-067B

A4.2

PROPOSED ELEVATIONS
SCALE: 1" = 8'-0"



kaiserworks

915 East Pierce Street
Phoenix, Arizona 85006
kaiserworks.com

PRELIMINARY
PENDING
CITY REVIEW

KIVA: 21-764
SDEV: 2100095
PAPP: 2101143
QS: Q15-28



OTTO

OTTO



bijou