



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: September 15, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-117-98-6 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **October 15, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **September 22, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 6 - Jennifer Wingenroth (council.district.6@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Anthony Grande, Camelback East Village)
Village Planning Committee Chair (William Fischbach, Camelback East Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-117-98-6

Council District: 6

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 1 regarding general conformance with the site plan date stamped February 1, 1999.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Harry Antram, Diocese of Phoenix Catholic Cemeteries & Funeral Homes	Owner	2009 North 48th Street Phoenix AZ 85008	602-267-1329		hantram@dopccfh.org
Madison Leake, Burch & Cracchiolo, P.A.	Applicant	1850 North Central Avenue. Suite 1700 Phoenix AZ 85004	602-234-8791		mleake@bcattorneys.com
Madison Leake, Burch & Cracchiolo, P.A.	Representative	1850 North Central Avenue. Suite 1700 Phoenix AZ 85004	602-234-8791		mleake@bcattorneys.com

Property Location: Northeast corner of 48th Street and Holly Street

Acreage: 2.83

Geographic Information

Zoning Map	APN	Quarter Section
G-11	126-18-002A	13-39
Village: Camelback East		

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 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>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

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: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00		PHO (1-2 stipulations)



BURCH & CRACCHIOLO

BCATTORNEYS.COM

ED BULL

DIRECT LINE: 602.234.9913

E-MAIL: ebull@bcattorneys.com

MADISON LEAKE

DIRECT LINE: 602.234.8791

E-MAIL: mleake@bcattorneys.com

September 10, 2025

Mr. Byron Easton
Planning Hearing Officer
City of Phoenix Planning and Development Department
200 W. Washington St., 2nd Floor
Phoenix, Arizona 85003

**RE: PHO Request 117-98-6 and SP 29-98-6
Northeast Corner of 48th Street and Holly Street (the "Site")**

Dear Mr. Easton:

We respectfully request the PHO's approval to modify the previously approved site plan to allow for the development of an additional building on St. Francis Catholic Cemetery's (St. Francis) property. St. Francis is an existing and well-established cemetery, being 120 years old and having multiple cemeteries and funeral homes in Arizona. See **Exhibit 1**, Site Aerial and **Exhibit 2** showing the overall cemetery. St. Francis is proposing an addition (a mortuary building) adjacent to their existing office building. See **Exhibit 3**, Site Plan. The building is planned to be approximately 10,312 square feet and approximately 28 feet tall.

The Site is zoned C-O/G-O SP and R-3 SP. The Special Permit allows a cemetery, which allows a mortuary as an accessory use. The Rezoning and Special Permit were approved in 1999, under cases 117-98-6 and SP 29-98-6. Those cases rezoned 2.81 acres from R-3 to C-O/G-O SP (for 1.9 acres) with a height waiver of up to 34 feet and R-3 SP (0.91 acres) to allow the expansion of a cemetery and corporate office for St Francis on approximately 2.81 overall acres. See **Exhibit 4**, zoning map. The proposed mortuary building will be an expansion of the existing office building on the R-3 SP portion of the site.

117-98-6 and SP 29-98-6 Stipulations to be Modified

1. That development be in general conformance to the site plan dated ~~February 1, 1999~~ 2025, as may be modified by the following stipulations. Ordinance requirements and Development Services Department site plan review.

We are requesting approval to modify the previously approved site plan to allow for the development of a new mortuary building. See **Exhibit 3**, Site Plan. The building will be approximately 10,312 square feet and will include mortuary space as well as a delivery area for funeral vehicles.

Regarding access, the two northernmost drives on 48th street are ingress only and only utilized by funeral vehicles. This access plan has been reviewed and confirmed with Streets, See **Exhibit 5**, revised Staff comments.

The new building has been designed to be attractive while fitting well with what exists on Site today. See **Exhibit 6**, Elevations. The architecture blends traditional elements with contemporary detailing to create a structure that is both visually attractive and contextually appropriate.

The new building features a dramatic gable roof with a steep pitch and prominent stained-glass detailing. The large stained-glass panel at the north elevation will create a beautiful environment both inside the mortuary and an attractive presence to passers-by

This request to modify the stipulation will allow for a new building that will be attractive, appropriate, and will help St. Francis continue to thrive. The proposed building will be attractive, high quality, and a positive addition to the area as a whole. If you have questions or want to discuss any of the above, please contact Madison Leake (602-234-8791 or mleake@bcattorneys.com), or me (602-234-9913 or ebull@bcattorneys.com).

Very truly yours,

BURCH & CRACCHIOLO, P.A.



Ed Bull
Madison Leake
For the Firm

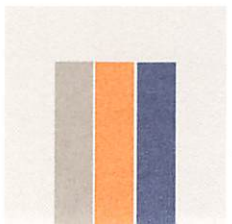


EXHIBIT 1

Map



February 12, 2025

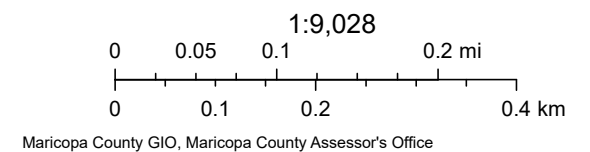


EXHIBIT 2

EXHIBIT 3

APPLICANT

LEGAL (PRIMARY):

BURCH & CRACCHIOLO, P.A.
702 E OSBORN RD. SUITE 200
PHOENIX, AZ 85014
ED BULL
EBULL@BCATTORNEYS.COM
602-234-9903

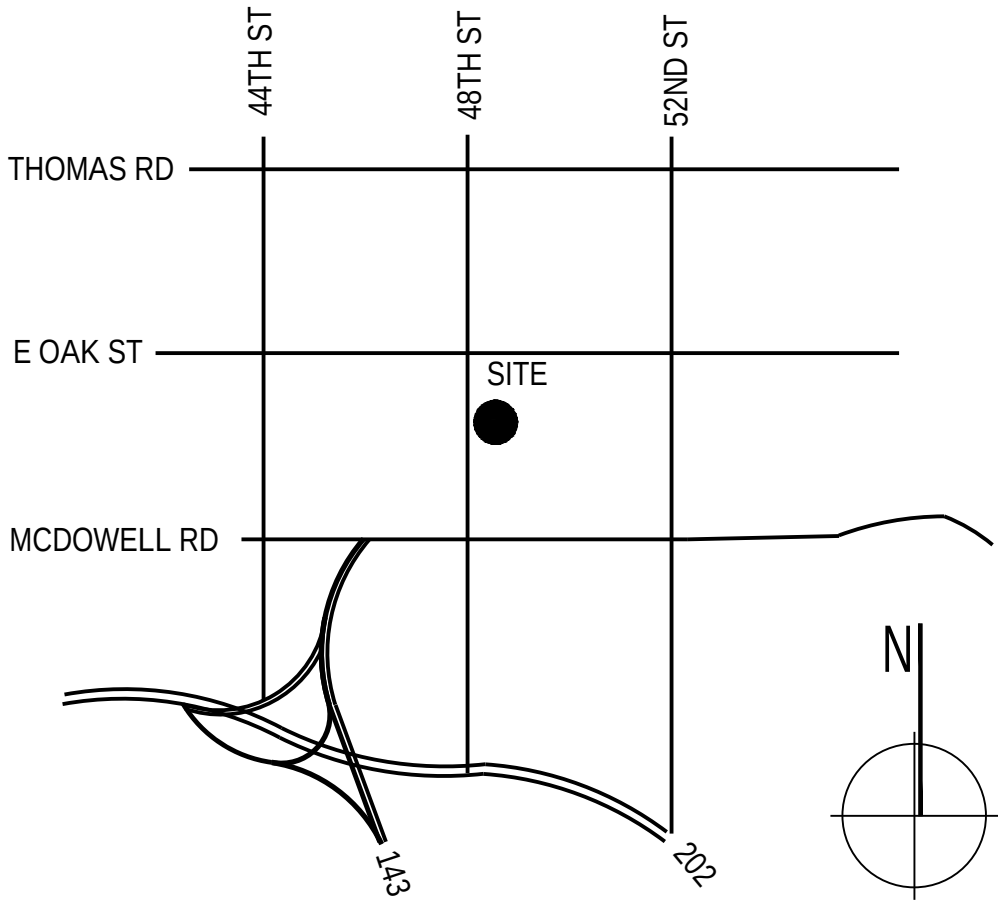
OWNER:

ST FRANCIS CATHOLIC CEMETARY
2033 W. 48TH STREET
PHOENIX, AZ 85008

ARCHITECT:

WORKSBUREAU, INC.
ROB GASPARD
500 E THOMAS RD
PHOENIX, AZ 85012
CONTACT: ERIN BOGEN / EBOGEN@WORKSBUREAU.COM
520-481-8828

VICINITY MAP



WORKSBUREAU

500 E EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT	REQUIRED BY ZONING ORDINANCE FOR CO/GO DISTRICT W/ HT WVR	REQUIRED BY ZONING ORDINANCE FOR R-3 DISTRICT W/ SP	IN CONFORMANCE?
EXISTING USE	CATHOLIC CEMETARY OFFICES	USE ALLOWED IN CO/GO	USE ALLOWED IN R-3 WITH SPECIAL PERMIT	Y
PROPOSED USE	CATHOLIC CEMETARY OFFICES WITH FUNERAL HOME ADDITION	USE ALLOWED IN CO/GO	USE ALLOWED IN R-3 WITH SPECIAL PERMIT	Y
BUILDING HEIGHT	30' @ MEAN HT OF CHAPEL ROOF; 56' @ STEEPLE CROSS; 32'-2" @ MEAN HT OF EXISTING ROOF	56' PER 621.B.2.f; RESTRICTED BY HT WVR TO 34'	30' PER 615.B.a	Y
BUILDING SETBACKS				
FRONT (HOLLY STREET)	99'-5" PROVIDED	20'	N/A	Y
REAR	18'-4" PROVIDED	N/A	15'	Y
INTERIOR SIDE	120'-3" PROVIDED	5'	3'	Y
STREET SIDE (N. 48TH STREET)	13'-5" PROVIDED	5'	10'	Y
LANDSCAPE SETBACKS				Y
FRONT (HOLLY STREET)	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	Y
REAR	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.c	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.c	Y
INTERIOR SIDE			BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.b and c; INTERIOR SIDE BUFFER TO BE INCREASED TO MIN 5' PER 703.B.3.b.3	Y
STREET SIDE (N. 48TH STREET)	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	Y
LOT COVERAGE	20,699 SF / 82136 NET SF = 25%	50%	50%	Y
PARKING LOT LANDSCAPE	WILL COMPLY	5% OF SURFACE PARKING AREA (507 Tab A.II.A.6.1.1)		Y
SHADING	LANDSCAPE PLANS WILL SHOW IN PSP SET	50-75% SHADE COVERAGE ON ALL PEDESTRIAN PATHS AND SIDEWALKS AT FULL MATURITY (507 Tab A II.3.1.10)		
VEHICLE PARKING QUANTITY	88 ON SITE (61 EXISTING + 27 NEW) 64 PARCEL SOUTH OF HOLLY ST. (SITE PLAN FOR S.OF HOLLY UNDER SEP. APP) 152 TOTAL CARPARKS PROVIDED	15,614 OFFICE AREA X 1 CARPARK / 300 SF = 52 220 SEAT CHAPEL X 1 CARPARK / 3 SEATS = 73 70 SEAT GATHERING X 1 CARPARK / 3 SEATS = 23 149 REQUIRED		Y
BICYCLE PARKING	8 BIKE PARKING SPACES PROVIDED	1/ 25 VEHICLE SPACES (150/25) = 6 BIKE PARKING SPACES REQUIRED PER SECTION 1307		Y
ADA CARPARKS	6 ACCESSIBLE SPACES PROVIDED (2 EXISTING)	BASED ON THE TOTAL CARPARKS OF 150 (NOH + SOH), ADA REQUIRES THAT 6 ACCESSIBLE SPACES BE PROVIDED		Y
EV CARPARKS	0			Y

PROJECT DESCRIPTION

ST FRANCIS CATHOLIC CEMETERIES IS PLANNING AN APPROX 11,000 SF ADDITION TO THEIR EXISTING OFFICE BUILDING. THE ADDITION WILL PROVIDE FUNERAL AND MORTUARY SERVICES AND WILL HOUSE A CHAPEL , MULTI-PURPOSE ROOM, MORTUARY SERVICES, AND VEHICLE GARAGE FOR FOUR SERVICE VEHICLES. THE SITE IS ZONED C-OIG-O WITH HEIGHT WAIVER AND R-3 SP. THE SPECIAL PERMIT ALLOWS A CEMETERY, WHICH ALLOWS A MORTUARY AS AN ACCESSORY USE. THIS PHO APPLICATION IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN. ADDITIONAL PARKING IS PLANNED FOR THE PARCEL DIRECTLY SOUTH OF THE SITE, ACROSS HOLLY STREET. THAT SITE PLAN WILL BE SUBMITTED UNDER A SEPARATE APPLICATION.

SITE DATA

APN:

126-18-002A

SITE ADDRESS:

2033 N 48TH ST PHOENIX 85008

SITE AREA:

1.89 NET ACRES (82,136 NET SF); 2.08 GROSS ACRES

CURRENT USE:

CATHOLIC CEMETERIES OFFICES

PROPOSED USE:

CATHOLIC CEMETERIES OFFICES WITH FUNERAL HOME

ADDITION AREA:

10,312 GSF

EXISTING BLDG AREA:

13,717 SF

PROPOSED TOTAL AREA:

25,029 SF

PHASING:

ADDITION CONSTRUCTED AS ONE PHASE

LOST SALES:

NO

ZONING EXISTING

DUAL ZONING; CO-GO W/ HT WAIVER, R-3 W/ SPECIAL PERMIT

ZONING PROPOSED

MAINTAIN EXISTING ZONING - ADDITION IS ACCESSORY TO CEMETERY; PHO APPLICATION IS TO AMEND PREVIOUSLY APPROVED SITE PLAN

PRIOR ZONING CASE

ZO - 117-96-6 WITH 34' HEIGHT WAIVER & SPECIAL PERMIT 29-98-6

OCCUPANCY:

MIXED OCCUPANCY B AND A-3

CONSTRUCTION TYPE:

V-B W/ AUTOMATIC SPRINKLER PER NFPA 13

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

REVISIONS	NO	DATE	DESCRIPTION

8
SHEET SCALE (INCHES)

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

COVER SHEET PARCEL NORTH OF HOLLY STREET

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH1of2



KEYNOTES

1. PROPERTY LINE
2. SETBACKS PER CURRENT ZONING
3. EXISTING CURB CUT
4. EXISTING CURB CUT TO BE REMOVED
5. CURB CUT PER P-1225-1
6. EXISTING VEHICLE GATE - OPEN DURING WORKING HOURS
7. VEHICLE GATE - OPEN DURING WORKING HOURS
8. OPERABLE ACCESS GATE
9. EXISTING PEDESTRIAN GATE
10. PEDESTRIAN GATE
11. PEDESTRIAN CROSSING W/ PAINTED DEMARCATION
12. EXISTING VIEW FENCE WITH STONE BASE (APPROX 5' H)
13. EXISTING VIEW FENCE (APPROX 4' H)
14. EXISTING FENCE W/ LANDSCAPE HEDGE TO REMAIN
15. EXISTING MASONRY SIGNAGE WALL
16. 20' WIDE FIRE APPARATUS ACCESS PATHWAY W/ 35' INSIDE AND 55' OUTSIDE RADI
17. SERVICE VEHICLE PATHWAY
18. DEDICATED DELIVERY PARKING
19. EXISTING FIRE HYDRANT
20. EXISTING FDC
21. EXISTING FIRE RISER INTERNAL TO BUILDING
22. EXISTING ELECTRICAL TRANSFORMER
23. (2) 8CY TRASH BINS WITH ENCLOSURE
24. SCREENED MECHANICAL UNITS
25. PARKING LOT PLANTER DIAMOND
26. PROPOSED SIGNAGE (R-5 DISTRICT STANDARDS)
27. OPEN PROJECTION - PORTICO TO PROPERTY LINE
28. EXISTING PARKING AREA W/ MIN 9' WIDE STALLS
29. PROPOSED PARKING AREA W/ 9.5' WIDE STALLS
30. PARKING CANOPY
31. EXISTING PARKING CANOPY
32. BIKE RACKS FOR 8 BICYCLES
33. INGRESS ONLY DRIVE

LEGEND

- | | |
|-----|---|
| --- | REFUSE TRUCK RADI |
| --- | FIRE APPARATUS RADI (35' INSIDE, 55' OUTSIDE) |
| --- | PROPERTY LINE |
| --- | FENCE |
| --- | BUILDING SETBACK |
| --- | PUBLIC UTILITY EASEMENT |
| ⦿ | FIRE RISER |
| ⦿ | FDC |
| ⦿ | PROPOSED / EXISTING FIRE HYDRANT |

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH2of2

0 1 2

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

SITE PLAN PARCEL NORTH OF HOLLY STREET

8
SHEET SCALE (INCHES)

[illegible]

WORKSBUREAU
500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

EXHIBIT 4

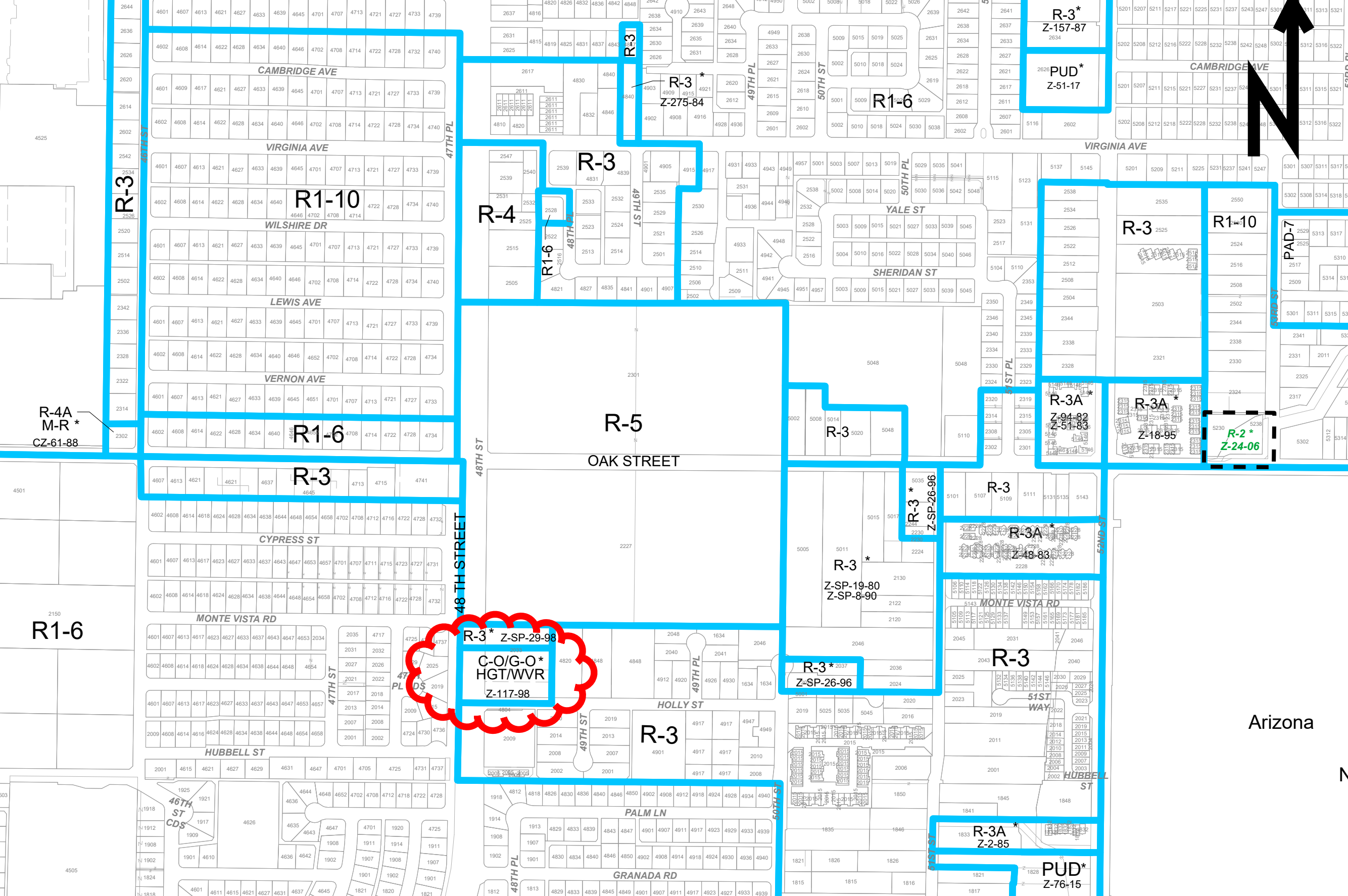


EXHIBIT 5

TO: Denise Torres, Traffic Reviewer
Planning & Development Department

DATE: May 6, 2025
Edited: Aug 12, 2025 HM

FROM: Heather Mitchell Traffic Engineer II
Street Transportation Department

SUBJECT: Pre-app Opt.1: 2502293
Kiva: 99-3985

PROJECT: St. Francis Catholic Center Addition – 2033 N 48th St

Upon review of this pre-app Opt. 1 request, the Street Transportation Department has the following comments:

1. Right-of-Way Management

- Authorization to restrict or close the Right-of-way can only be obtained through the Traffic Services Division, Right- of- Way Management Section.
- TRACS Permits must be obtained for each individual project through ROWM. TRACS Permits are approved based on the phasing of the project and the scope of work.
- Permission to restrict City streets, sidewalks and alleys (street closure permits) shall be requested as specified in Chapter 2 of the Traffic Barricade Manual, 9TH Edition and addendums thereof.
- Improved management of public ROW enhances traffic safety and mobility by minimizing unauthorized and improper street and sidewalk restrictions, and when they occur, minimizing duration of restrictions. The goal is to achieve high levels of compliance with temporary traffic control rules to ensure impact upon the traveling public is minimized without delaying projects.

2. Driveways:

- ~~In accordance with the city's Complete Streets policy to encourage active transportation such as walking and bicycling, the number of driveways shall be limited.~~
- Provide a ~~30' P-1255-1~~ **24' P-1255-1 entrance only** driveway on **48th Street** (northernmost driveway)
- ~~The proposed middle driveway on 48th Street is not agreeable to Streets and shall not be provided to the site.~~ **Provide a 24' P-1255-1 entrance only driveway on 48th Street (center driveway)**
- **Entrance only driveways shall be signed appropriately for entrance only/no exit**
- **If a wider on-site drive-aisle is required, a 3:1 taper may be used to transition from the driveway to drive-aisle.**
- Provide a 30' P-1255-1 driveway on **Holly Street**
- Remove all unused driveways and replace any broken or out-of-grade curb, gutter, and sidewalk on all streets. Update all existing off-site improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.

3. Show 33'x33' visibility triangles at the public intersections and 10'x20' visibility triangles at each driveway, at property line, per City of Phoenix Code and Zoning Ordinance.

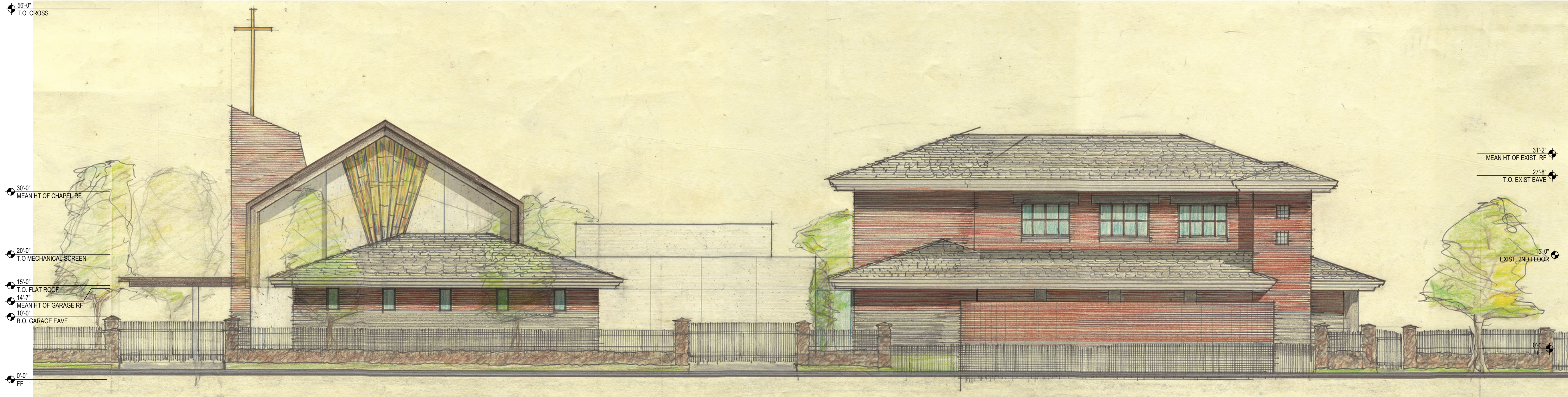
- No object greater than 1 foot in diameter, between 3 feet and 10 feet above the elevation of the street, may be within the sight visibility triangle or its extension.
- Proposed signage shall be outside of the SVT

4. All gates are to comply with the City of Phoenix Controlled Access Gate Policy.

- **See policy details and provide dimensions for approval.**
- The centerline of the controller device in the driveway (or private street) shall be a min. 50' from the face-of-curb
- Gated access to arterial streets and collector streets requires a turn-around in front of the gate.
- Gates are a deferred submittal permitted through the Fire Department and shall meet the requirements of Section 503

5. Provide pedestrian access to and from the site.

EXHIBIT 6



WEST ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

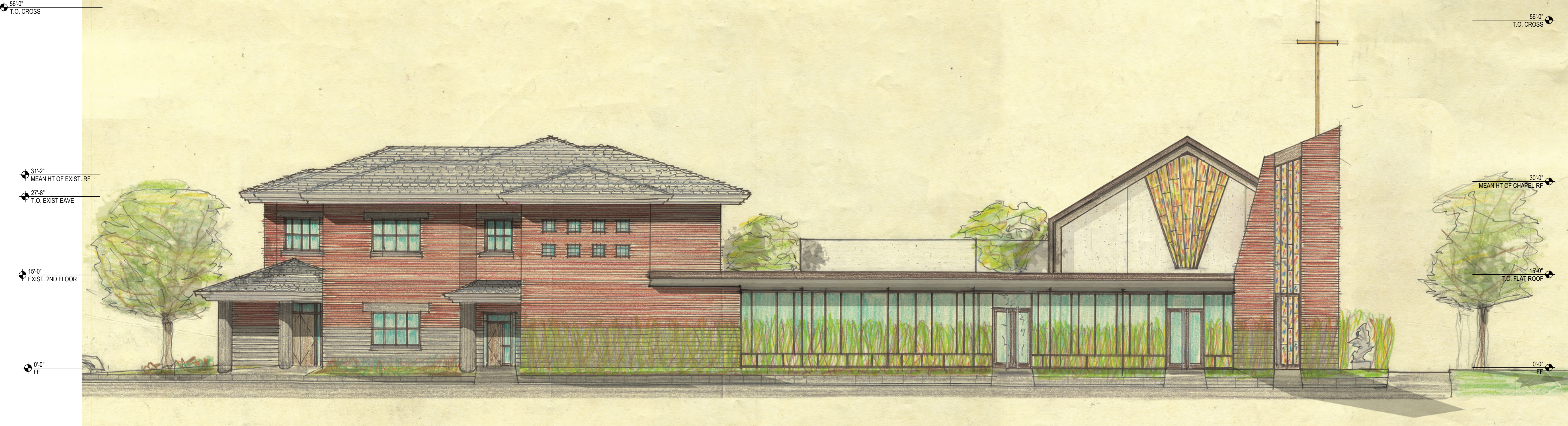


NORTH ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

REVISIONS		DESCRIPTION	
NO	DATE		



EAST ELEVATION - RENDERED
Scale: 1/8" = 1'-0"



SOUTH ELEVATION - RENDERED
Scale: 1/8" = 1'-0"

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

REVISIONS	8		SHEET SCALE (INCHES)	DESCRIPTION
	NO	DATE		



City of Phoenix

PLANNING DEPARTMENT

April 1, 1999

Bishop O'Brien, Roman Catholic Church
c/o G. Brown
1438 West Broadway Road, Ste B-245
Tempe, AZ 85282

Dear Applicant:

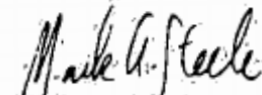
RE: 117-98-6 and SP 29-98-6

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on March 31, 1999, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and has ratified Applications 117-98-6 and SP 29-98-6, for rezoning from R-3 to C-O/G-O SP (1.9 ac) with a height waiver up to 34 feet and R-3 SP (0.91 ac) to allow expansion of a cemetery and administrative/corporate offices, on approximately 2.81 acres located at the northeast corner of 48th Street and Holly Street, subject to the following stipulations:

Mod

1. That development be in general conformance to the site plan dated February 1, 1999, as may be modified by the following stipulations, Ordinance requirements and Development Services Department site plan review.
2. That the height of the building be limited to 34 feet.
3. That any walls along the west and south property lines be constructed of stone masonry and steel pickets to match the character of existing fencing on the cemetery property.
4. That any fence constructed along the east property line be constructed of wood, or with chain link in conjunction with a landscaped hedge which will serve to screen the cemetery property.
5. That signage be limited to that allowed under the R-5 district standards.
6. That the building be designed to complement the residential character of the area, with such design to be approved through Development Services Department review.

Sincerely,



Mark A. Steele
Principal Planner

MAS:zhola\117sp29.w61

c: City Clerk
Files

Graphics (Steve C)

Vesting Planner

Bob Luxton, Sign Enforcement

*Victor Morrison-Vega, NSD

Kelly Zak, Site Planning

Ben Leonard, Public Transit

Dave Barrier, Building Safety

Ed Bull; Burch & Gracchiolo, P.A., 702 East Osborn Road, Ste. 200, Phoenix, AZ 85014

R1-10
R1-6

R-5

R-3

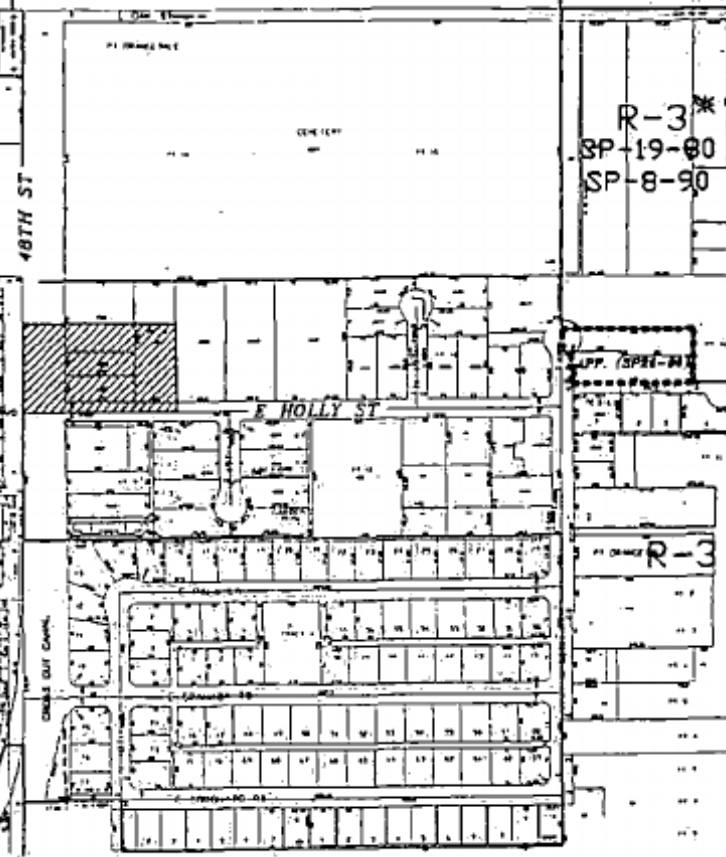
R-3

R-3*
SP-19-80
SP-8-90

R-3

R-6

R-6



GRAPHIC SCALE IN FEET
CITY OF PHOENIX PLANNING DEPARTMENT

CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6

117-98

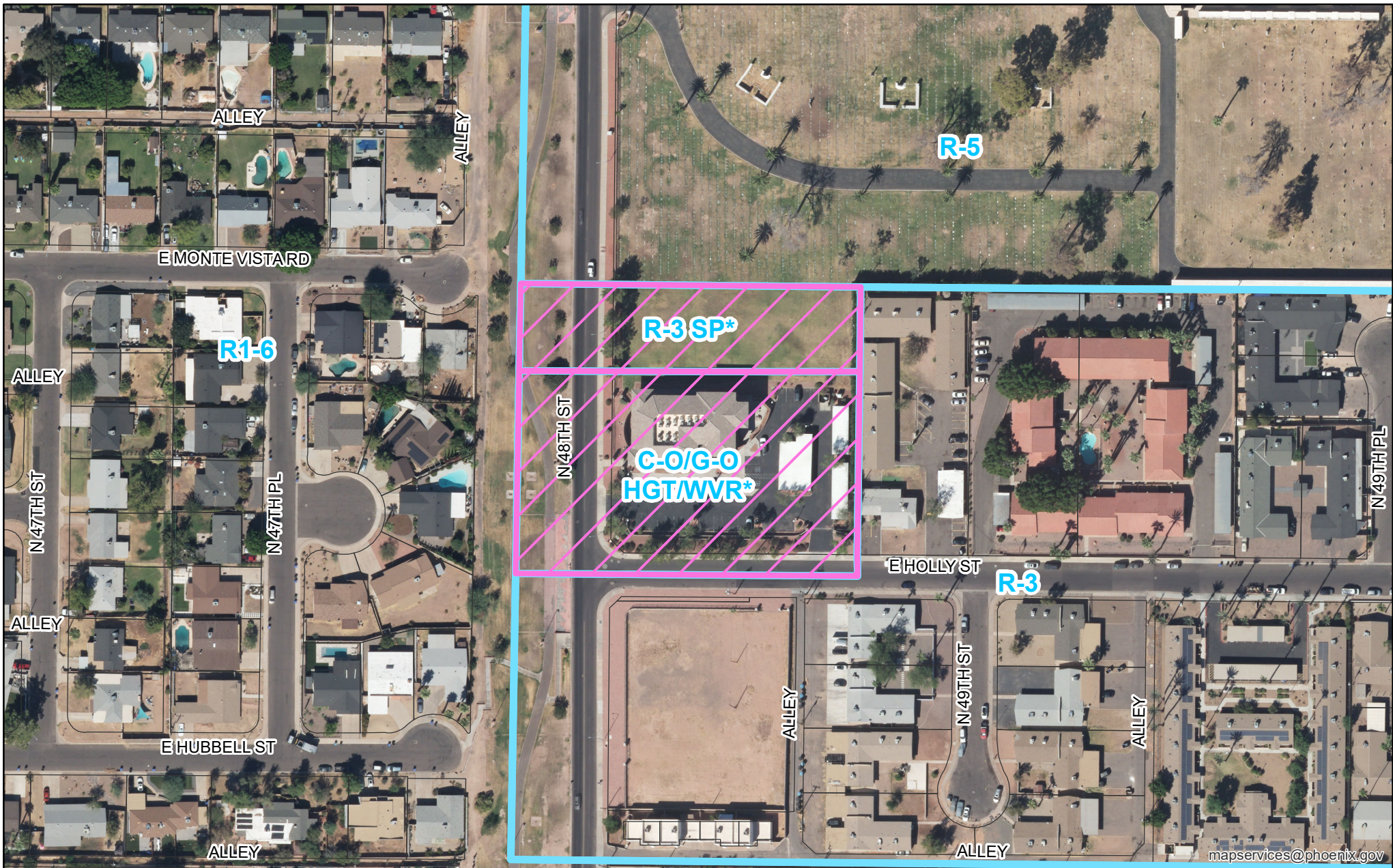


APPLICANT'S NAME: ED BULL BURCH & CRACCHIOLO, P.A.	
APPLICATION NO. 117-98-6	DATE: 11-17-88 REVISION DATES: 11-28-88
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.9 ACRES	AERIAL PHOTO & QUARTER SEC. NO. 13-39 ZONING MAP G-11
MULTIPLES PERMITTED	UNITS STANDARD OPTION

REQUESTED CHANGE: FROM: R-3 TO: CO/GO W/HGT. WAIVER
* UNITS P.R.D. OPTION

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS.

117-98-6



PHO-1-25--Z-117-98-6

Property Location: Northeast corner of 48th Street and Holly Street

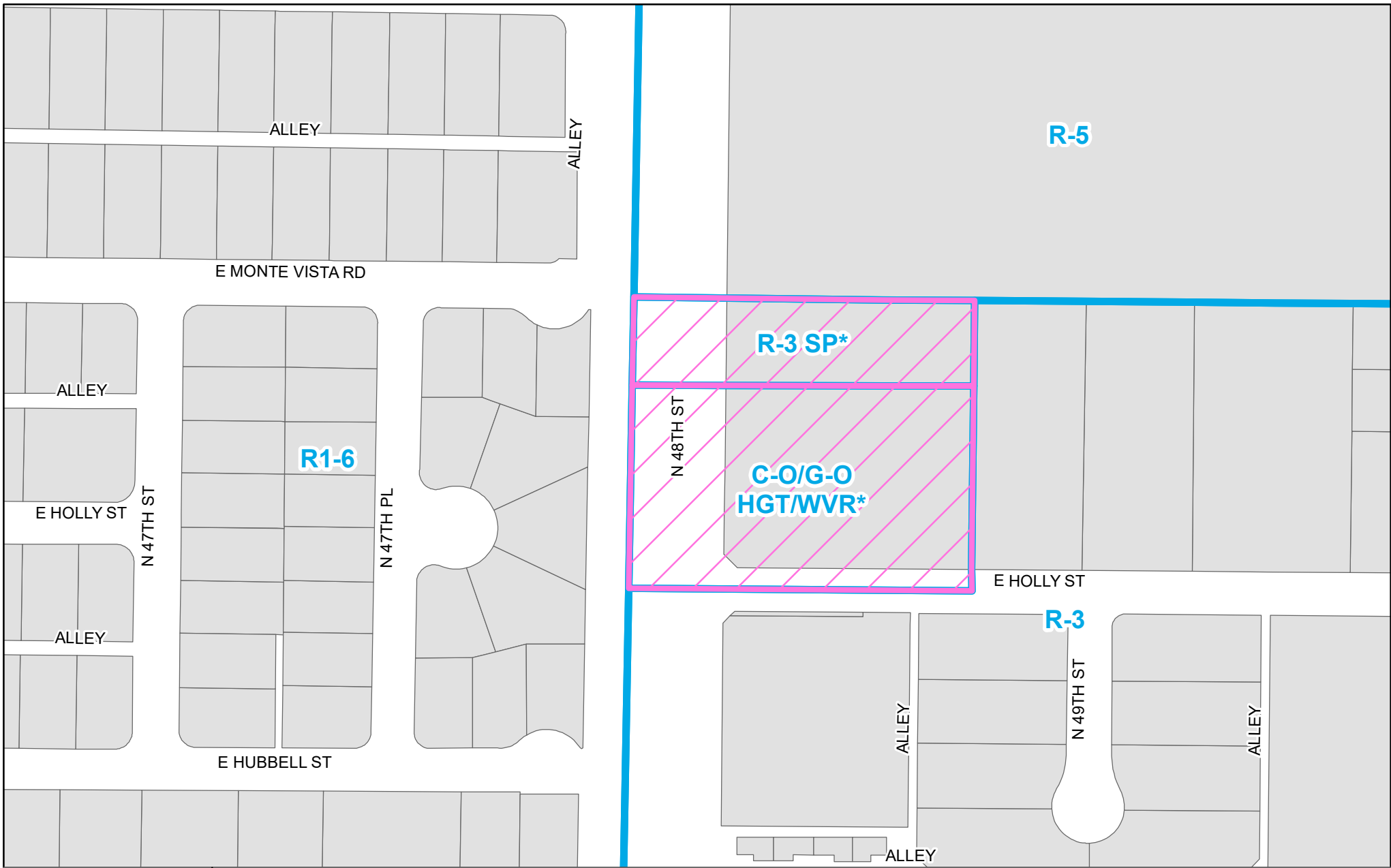


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 70 140 280 Feet





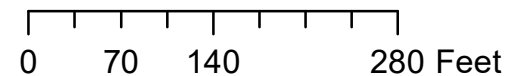
PHO-1-25--Z-117-98-6

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City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department



DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT	REQUIRED BY ZONING ORDINANCE FOR CO/GO DISTRICT W/ HT WVR	REQUIRED BY ZONING ORDINANCE FOR R-3 DISTRICT W/ SP	IN CONFORMANCE?
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PROPOSED USE	CATHOLIC CEMETARY OFFICES WITH FUNERAL HOME ADDITION	USE ALLOWED IN CO/GO	USE ALLOWED IN R-3 WITH SPECIAL PERMIT	Y
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REAR	18'-4" PROVIDED	N/A	15'	Y
INTERIOR SIDE	120'-3" PROVIDED	5'	3'	Y
STREET SIDE (N. 48TH STREET)	13'-5" PROVIDED	5'	10'	Y
LANDSCAPE SETBACKS				Y
FRONT (HOLLY STREET)	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	Y
REAR	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.c	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.c	Y
INTERIOR SIDE			BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.b and c; INTERIOR SIDE BUFFER TO BE INCREASED TO MIN 5' PER 703.B.3.b.3	Y
STREET SIDE (N. 48TH STREET)	LANDSCAPED PER ORDINANCE	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	BLDG SETBACKS TO BE LANDSCAPED PER 703.B.3.a	Y
LOT COVERAGE	20,699 SF / 82136 NET SF = 25%	50%	50%	Y
PARKING LOT LANDSCAPE	WILL COMPLY	5% OF SURFACE PARKING AREA (507 Tab A.II.A.6.1.1)		Y
SHADING	LANDSCAPE PLANS WILL SHOW IN PSP SET	50-75% SHADE COVERAGE ON ALL PEDESTRIAN PATHS AND SIDEWALKS AT FULL MATURITY (507 Tab A II.3.1.10)		
VEHICLE PARKING QUANTITY	88 ON SITE (61 EXISTING + 27 NEW) 64 PARCEL SOUTH OF HOLLY ST. (SITE PLAN FOR S.OF HOLLY UNDER SEP. APP)	15,614 OFFICE AREA 220 SEAT CHAPEL 70 SEAT GATHERING	X 1 CARPARK / 300 SF = 52 X 1 CARPARK / 3 SEATS = 73 X 1 CARPARK / 3 SEATS = 23	
	152 TOTAL CARPARKS PROVIDED		149 REQUIRED	Y
BICYCLE PARKING	8 BIKE PARKING SPACES PROVIDED	1/ 25 VEHICLE SPACES (150/25) = 6 BIKE PARKING SPACES REQUIRED PER SECTION 1307		Y
ADA CARPARKS	6 ACCESSIBLE SPACES PROVIDED (2 EXISTING)	BASED ON THE TOTAL CARPARKS OF 150 (NOH + SOH), ADA REQUIRES THAT 6 ACCESSIBLE SPACES BE PROVIDED		Y
EV CARPARKS	0			Y

APPLICANT

LEGAL (PRIMARY):

BURCH & CRACCHIOLO, P.A.
702 E OSBORN RD. SUITE 200
PHOENIX, AZ 85014
ED BULL
EBULL@BCATTORNEYS.COM
602-234-9903

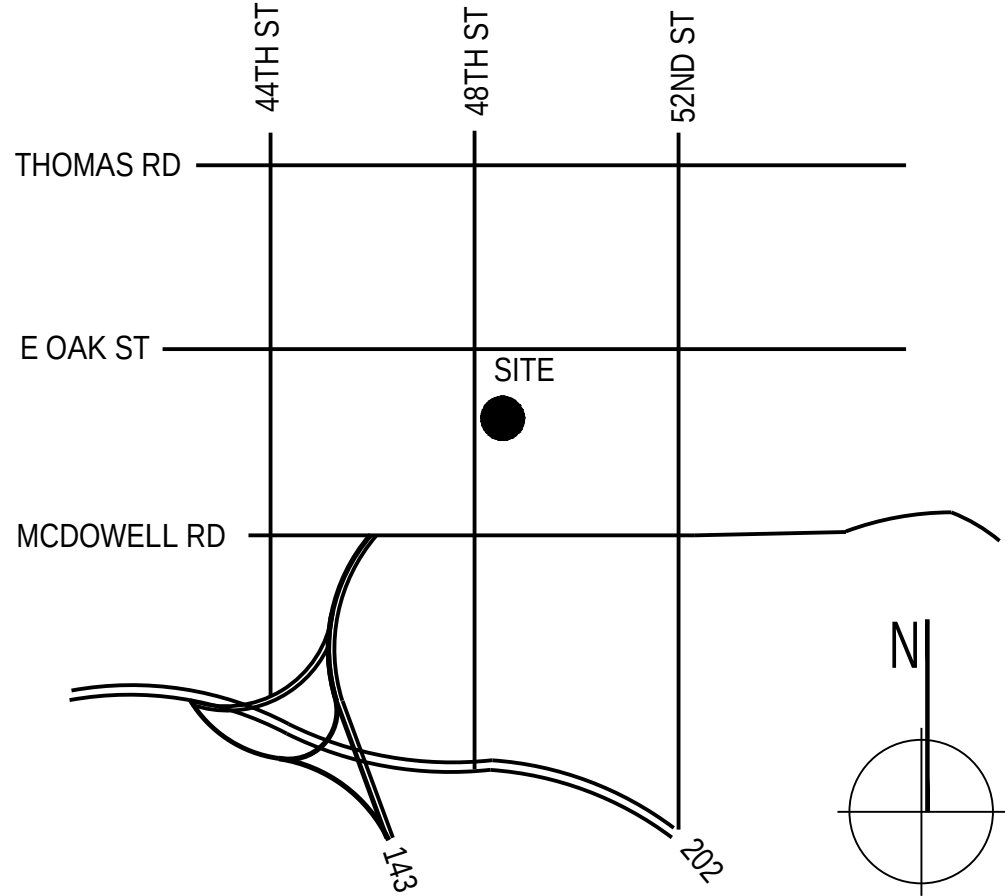
OWNER:

ST FRANCIS CATHOLIC CEMETARY
2033 W. 48TH STREET
PHOENIX, AZ 85008

ARCHITECT:

WORKSBUREAU, INC.
ROB GASPARD
500 E THOMAS RD
PHOENIX, AZ 85012
CONTACT: ERIN BOGEN / EBOGEN@WORKSBUREAU.COM
520-481-8828

VICINITY MAP



PROJECT DESCRIPTION

ST FRANCIS CATHOLIC CEMETERIES IS PLANNING AN APPROX 11,000 SF ADDITION TO THEIR EXISTING OFFICE BUILDING. THE ADDITION WILL PROVIDE FUNERAL AND MORTUARY SERVICES AND WILL HOUSE A CHAPEL , MULTI-PURPOSE ROOM, MORTUARY SERVICES, AND VEHICLE GARAGE FOR FOUR SERVICE VEHICLES. THE SITE IS ZONED C-OIG-O WITH HEIGHT WAIVER AND R-3 SP. THE SPECIAL PERMIT ALLOWS A CEMETERY, WHICH ALLOWS A MORTUARY AS AN ACCESSORY USE. THIS PHO APPLICATION IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN. ADDITIONAL PARKING IS PLANNED FOR THE PARCEL DIRECTLY SOUTH OF THE SITE, ACROSS HOLLY STREET. THAT SITE PLAN WILL BE SUBMITTED UNDER A SEPARATE APPLICATION.

SITE DATA

APN:

126-18-002A

SITE ADDRESS:

2033 N 48TH ST PHOENIX 85008

SITE AREA:

1.89 NET ACRES (82,136 NET SF); 2.08 GROSS ACRES

CURRENT USE:

CATHOLIC CEMETERIES OFFICES

PROPOSED USE:

CATHOLIC CEMETERIES OFFICES WITH FUNERAL HOME

ADDITION AREA:

10,312 GSF

EXISTING BLDG AREA:

13,717 SF

PROPOSED TOTAL AREA:

25,029 SF

PHASING:

ADDITION CONSTRUCTED AS ONE PHASE

LOST SALES:

NO

ZONING EXISTING

DUAL ZONING; CO-GO W/ HT WAIVER, R-3 W/ SPECIAL PERMIT

ZONING PROPOSED

MAINTAIN EXISTING ZONING - ADDITION IS ACCESSORY TO CEMETERY; PHO APPLICATION IS TO AMEND PREVIOUSLY APPROVED SITE PLAN

PRIOR ZONING CASE

ZO - 117-96-6 WITH 34' HEIGHT WAIVER & SPECIAL PERMIT 29-98-6

OCCUPANCY:

MIXED OCCUPANCY B AND A-3

CONSTRUCTION TYPE:

V-B W/ AUTOMATIC SPRINKLER PER NFPA 13

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX

AUG 19 2025

Planning & Development
Department

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH1of2

REVISIONS	NO	DATE	DESCRIPTION

8
SHEET SCALE (INCHES)

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

COVER SHEET PARCEL NORTH OF HOLLY STREET

WORKSBUREAU
500 E EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000



KEYNOTES

1. PROPERTY LINE
2. SETBACKS PER CURRENT ZONING
3. EXISTING CURB CUT
4. EXISTING CURB CUT TO BE REMOVED
5. CURB CUT PER P-1225-1
6. EXISTING VEHICLE GATE - OPEN DURING WORKING HOURS
7. VEHICLE GATE - OPEN DURING WORKING HOURS
8. OPERABLE ACCESS GATE
9. EXISTING PEDESTRIAN GATE
10. PEDESTRIAN GATE
11. PEDESTRIAN CROSSING W/ PAINTED DEMARCATION
12. EXISTING VIEW FENCE WITH STONE BASE (APPROX 5' H)
13. EXISTING VIEW FENCE (APPROX 4' H)
14. EXISTING FENCE W/ LANDSCAPE HEDGE TO REMAIN
15. EXISTING MASONRY SIGNAGE WALL
16. 20' WIDE FIRE APPARATUS ACCESS PATHWAY W/ 35' INSIDE AND 55' OUTSIDE RADII
17. SERVICE VEHICLE PATHWAY
18. DEDICATED DELIVERY PARKING
19. EXISTING FIRE HYDRANT
20. EXISTING FDC
21. EXISTING FIRE RISER INTERNAL TO BUILDING
22. EXISTING ELECTRICAL TRANSFORMER
23. (2) 8CY TRASH BINS WITH ENCLOSURE
24. SCREENED MECHANICAL UNITS
25. PARKING LOT PLANTER DIAMOND
26. PROPOSED SIGNAGE (R-5 DISTRICT STANDARDS)
27. OPEN PROJECTION - PORTICO TO PROPERTY LINE
28. EXISTING PARKING AREA W/ MIN 9' WIDE STALLS
29. PROPOSED PARKING AREA W/ 9.5 WIDE STALLS
30. PARKING CANOPY
31. EXISTING PARKING CANOPY
32. BIKE RACKS FOR 8 BICYCLES
33. INGRESS ONLY DRIVE

LEGEND

- REFUSE TRUCK RADII
- FIRE APPARATUS RADII (35' INSIDE, 55' OUTSIDE)
- PROPERTY LINE
- FENCE
- BUILDING SETBACK
- PUBLIC UTILITY EASEMENT
- FIRE RISER
- FDC
- PROPOSED / EXISTING FIRE HYDRANT

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX

AUG 19 2025

Planning & Development
Department

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH2of2

Hearing Date: October 15, 2025

WORKSBUREAU

500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

REVIEWS	NO	DATE	DESCRIPTION

SHEET SCALE (INCHES)

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

SITE PLAN PARCEL NORTH OF HOLLY STREET

56'-0"
T.O. CROSS

30'-0"
MEAN HT OF CHAPEL RF

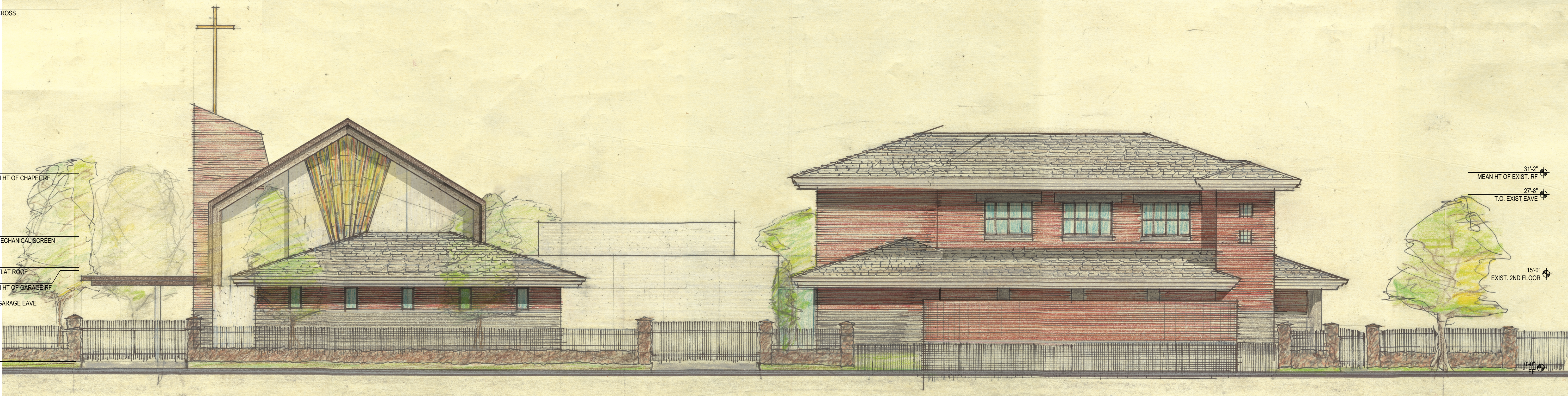
20'-0"
T.O. MECHANICAL SCREEN

15'-0"
T.O. FLAT ROOF

14'-7"
MEAN HT OF GARAGE RF

10'-0"
B.O. GARAGE EAVE

0'-0"
FF



SOUTH ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

56'-0"
T.O. CROSS

30'-0"
MEAN HT OF CHAPEL RF

15'-0"
T.O. FLAT ROOF

10'-0"
B.O. GARAGE EAVE

0'-0"
FF

PLOT DATE: 7/23/2025 5:13 PM



NORTH ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

AUTOCAD FILE: SFFH PH3 CONCEPTUAL BUILDING ELEVATIONS.DWG

PHO-1-25--Z-117-98-6

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX

AUG 19 2025

**Planning & Development
Department**

WORKSBUREAU

500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

REVISIONS	NO	DATE	DESCRIPTION

SHEET SCALE (INCHES)

0 1 2 3 4 5 6 7 8

**ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION**
2033 N 48TH STREET
PHOENIX, AZ 85008

CONCEPTUAL BUILDING ELEVATIONS

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH3



EAST ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX

AUG 19 2025

Planning & Development
Department

30 JULY 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH4

REVISIONS	NO	DATE	DESCRIPTION

0 1 2 8
SHEET SCALE (INCHES)

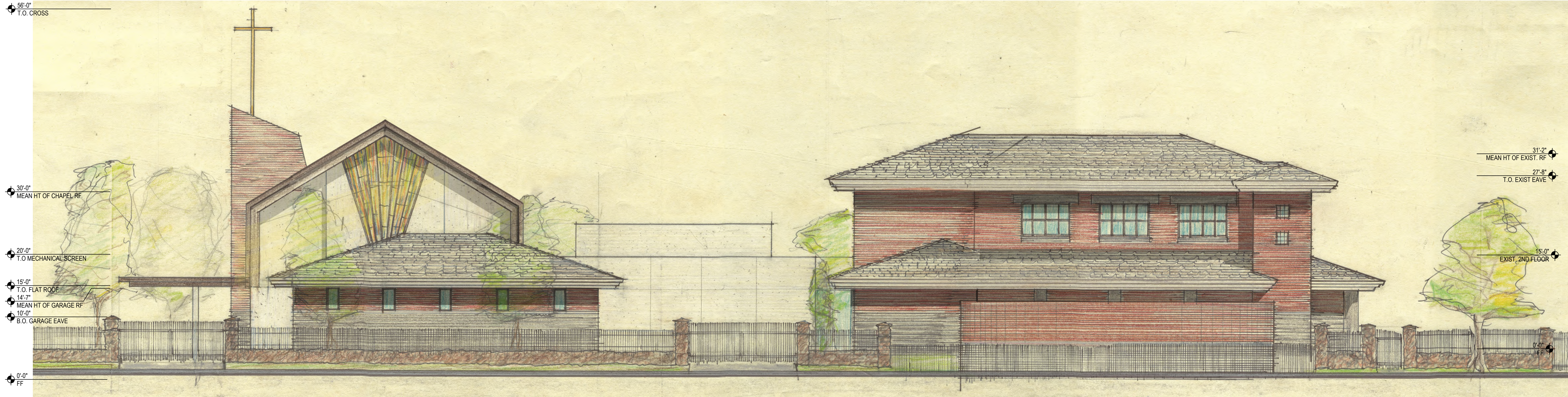
ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

CONCEPTUAL BUILDING ELEVATIONS

WORKSBUREAU
500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

PLOT DATE: 9/5/2025 3:07 PM

AUTOCAD FILE: SFPH PH3 CONCEPTUAL BUILDING ELEVATIONS.DWG



WEST ELEVATION - RENDERED

Scale: 1/8" = 1'-0"



NORTH ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX

SEP 11 2025

Planning & Development
Department

5 SEPT 2025
DRAWN BY: RG
CHECKED BY: RG

PROJECT # 24101
PHO APPLICATION

PH3

WORKSBUREAU
500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

REVISIONS	NO	DATE	DESCRIPTION

8
SHEET SCALE (INCHES)

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008

CONCEPTUAL BUILDING ELEVATIONS

56'-0"
T.O. CROSS

31'-2"
MEAN HT OF EXIST. RF

27'-8"
T.O. EXIST EAVE

15'-0"
EXIST. 2ND FLOOR

0'-0"
FF



EAST ELEVATION - RENDERED

Scale: 1/8" = 1'-0"



SOUTH ELEVATION - RENDERED

Scale: 1/8" = 1'-0"

KIVA# 99-3985A5
SDEV# 990311
PAPP# 2502293

CITY OF PHOENIX
SEP 11 2025
Planning & Development
Department

5 SEPT 2025
DRAWN BY: RG
CHECKED BY: RG
PROJECT # 24101
PHO APPLICATION

PH4

WORKSBUREAU
500 EAST THOMAS ROAD
PHOENIX ARIZONA 85012
+ 1 602 324 6000

REVISIONS	NO	DATE	DESCRIPTION

8
SHEET SCALE (INCHES)

ST. FRANCIS CATHOLIC CEMETERY
FUNERAL HOME ADDITION
2033 N 48TH STREET
PHOENIX, AZ 85008
CONCEPTUAL BUILDING ELEVATIONS

March 31, 1999

DISTRICT 1 -
OWNER: STATE LAND
DEPARTMENT
REPRESENTATIVE: CITY OF
PHOENIX PLANNING
COMMISSION

- A. Application 134-98-1: Request to rezone a parcel located at the southwest corner of 67th Avenue extended and approximately 65 feet south of Lone Mountain Road extended (approximately 211.2 acres) from Rural 43 (County) to S-1. (Proposed Use: Establish original City zoning - Annexation 203).

Annexation zoning was not reviewed by the Village Planning Committee because the City's equivalent of County zoning is applied, according to State law. There was no change in land use.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved.

DISTRICT 6 -
OWNER: BISHOP O'BRIEN,
ROMAN CATHOLIC CHURCH
REPRESENTATIVE: ED BULL

- B. Application 117-98-6: Request to rezone a parcel located at the northeast corner of 48th Street and Holly Street (approximately 1.9 acres) from R-3 to C-O/G-O with a height waiver up to 34 feet. (Proposed Use: Expansion of cemetery and administrative/corporate offices).

The Camelback East Village Planning Committee reviewed this request on February 2, 1999, recommending approval of the request as amended for a height waiver, subject to changes in stipulations as follows: Stipulation 1 to reflect the new/amended site plan; and Stipulation 2 to provide for a wood or chain link fence with a screening hedge along the eastern edge of the property (12-0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations.

CITY OF PHOENIX
Planning Commission
4 p.m. Briefing Session
Assembly Room C, First Floor, City Hall

CITY CLERK
1999 MAR 13 11:28:35

200 West Washington Street

March 10, 1999

Commission

Virgil Berry, Jr.
Morris Stein
Sandra Ferniza
Bob Ford
Bob Frank
Dr. Joan Kelchner
Don Keuth
Thomas Milldebrandt
Robin Mofford

Staff

David Richert
Mark Steele
Joy Mee
Steve Muenker
Richard Clewis
Carol Johnson

I. RATIFICATION OF ZONING HEARING OFFICER AGENDA ITEMS OF 2/16/99 & 3/1/99

February 16, 1999

The recommendations made by the ZHO were put to a vote. Application 118-98-6 was continued to the Zoning Hearing Officer hearing of March 15, 1999. Application 124-98-8 was referred to the 7 p.m. agenda. Applications 123-98-2 and 129-98-7 were appealed. Applications 125-98-4, SP 30-98-2, 131-98-8, 126-98-5, 127-98-6 and 128-98-2 were ratified.

March 1, 1999

The recommendation made by the ZHO were put to a vote. Application 97-98-7 was appealed to the Planning Commission hearing of April 14, 1999. Application 134-98-1, 117-98-6, SP 29-98-6 and 135-98-4 were ratified.

II. DISCUSSION AND POSSIBLE RECOMMENDATION

A. Continued discussion on the status of the design guidelines for single-family development.

Ms. Johnson gave a brief presentation on status. The subdivision planning is working fairly well. What is not working is the issue of the garage being a dominate item on the front elevation. Another facet that is not working is the front entry doors being placed in less than a visible location; this creates a concern regarding the potential for crime. Staff will be asking the Commission to initiate a text amendment to address some changes.

Commission questioned whether the Ordinance should be tinkered with yet, has it had enough time to work.

Ms. Johnson responded that it has been almost a year and that there are loopholes that need to be closed.

Commission asked to bring this back to Design Review Standards Committee to keep them in the loop.

III. SCHEDULING MATTERS

- A. Request to initiate a modification of stipulations regarding Rezoning Application 136-98-7, surrounding the SEC of 51st Ave. and Baseline Road. The City Council approved R-2 PRD and R1-8 PRD zoning on February 17, 1999. The request addresses the possible modification of stipulations relating 1) variation in lot widths by a minimum of 5 feet, and 2) allowing no more than 50 percent of the lots that are less than 55 feet in width to have a projecting double stall garage.

Mr. Richert discussed this item, noting that the applicant has agreed to do design review on this project, therefore, staff has agreed to delete the two stipulations referenced.

Mr. Frank made the motion to initiate a modification of stipulations on Z-136-98-7, Mr. Ford seconded and the motion passed nine to zero.

- B. Request to initiate a text amendment to Sections 507 TAB A, and 608 through 618 in order to add a minimum lot width for single-family development in the PRD option, delete the average lot option and add a conventional option in R1-10 and R1-8, change the applicability of Section 2.12 to residential developments with lots equal to or less than 65 feet or developments which use a horizontal property regime, and possibly add a maximum ratio of garage to living space.

Mr. Richert said staff would like to implement this text amendment in the next 60 days. This text amendment will address the issues raised regarding design guidelines. Initiation by the Commission will open up the subject for discussion.

Mr. Keuth made the motion to initiate, Mr. Milldebrandt seconded and the motion passed nine to zero.

- C. Request to initiate a General Plan Amendment to delete 12th Street from Euclid Avenue to Dobbin Road as a minor collector street on the Street Classification Map, consistent with the General Plan Map and the Baseline Area Master Plan.

Ms. Mee related when the Baseline Master Plan was adopted, this street was not noted on the Street Classification Map consistent with the General Plan. Therefore, an initiation of this general plan is necessary.

Mr. Milldebrandt made the motion to initiate, Mr. Frank seconded and the motion passed nine to zero.

- D. Request to initiate a Zoning Ordinance Text Amendment for the Desert Maintenance Overlay District, Sub-Districts A and B, in the northeast area of the City of Phoenix. Background materials are attached.

Mr. Richert said the land being referenced is owned by the State. The proposed Desert Maintenance Overlay District has been in discussion for a long time and has policy support from Council to create the District. Staff has identified it as sensitive flatland and has taken a similar type approach as they took with the hillside ordinance.

Ms. Newton said part of this Desert Maintenance Overlay is one of three areas identified in the Land Use Plan. They will be coming forward for Rural Character and Suburban Character at a later date. Some of the guidelines they created for this overlay will apply for those characters as well.

Mr. Keuth made the motion to initiate, Mr. Ford seconded and the motion passed nine to zero.

- E. Request to initiate a rezoning of approximately 6,700 acres as referenced on the attached map, from S-1 to S-1 Desert Maintenance Overlay District. This request is a follow-up to the previous agenda item to initiate a Zoning Ordinance Text Amendment for the Desert Maintenance Overlay District. Background materials are attached.

Mr. Frank made the motion to initiate, Dr. Kelchner seconded, Ms. Ferniza abstained and the motion passed eight to zero.

- F. Request to have the May 5, 1999, hearing for General Plan Amendments in the Laveen area. Exact location to be determined.

Ms. Mee reported the first hearing for the general plan amendments will be held on April 14, 1999, at Council Chambers. The second hearing will be at the Laveen School Cafeteria at 51st Avenue and Dobbins. Action will be taken at the second hearing.

Ms. Mofford made the motion to hold an additional meeting on May 5, 1999, Dr. Kelchner seconded and the motion passed nine to zero.

- G. Request to schedule the April 14, 1999, briefing for 3 pm to discuss issues with Village Planning Committee Chairs and Vice-Chairs.

Mr. Richert explained they want to invite the Village Chairs and Vice Chairs to the briefing session on April 14 to learn about village issues. This has not been done for five years. After the meeting, staff will report their findings to Council.

Commission asked that maps of Villages be available for this meeting.

Mr. Keuth made the motion to schedule the April 14, 1999, briefing at 3 pm to discuss issues with Village Planning Committee Chair and Vice-Chairs, Mr. Ford seconded and the motion passed nine to zero.

- H. Request to initiate rezoning of 450.49 acres from Rural-43 (County) to S-1 located at the northeast corner of 35th Avenue and Baseline Road.

Ms. Mee explained this zoning case began in the County and came to staff's attention when the County forwarded it for review. When it was in the County, it was being contemplated for higher density and

smaller lots. By bringing it into the city, the same guidelines and standards that are being applied to the other cases will applied to this one as well and it will come under the Laveen Plan.

Mr. Frank made the motion to initiate, Mr. Keuth seconded and the motion passed nine to zero.

- I. Request to initiate rezoning of approximately 152 acres from S-1 to R1-6 located generally between 27th Avenue and 35th Avenue on the north side of Baseline Road.

Ms. Mee explained if this development were to remain in the County, the builder would not have to pay impact fees. However, after coming to the city, they will required to pay impact fees.

Mr. Mildebrandt made the motion to initiate, Mr. Ford seconded and the motion passed nine to zero.

- J. Request to initiate a general plan amendment for the trails plan in the Laveen Area.

Ms. Mee reported there is a Trails Map that is contained in the Street Classification Map. This map needs to be amended to be consistent with the trails that are shown in Laveen.

Mr. Keuth made the motion to initiate, Mr. Frank seconded and the motion passed nine to zero.

- K. Discussion on the North Black Canyon Corridor General Plan Amendment.

Mr. Richert said staff has been meeting with the interested parties. At the first hearing several specific items were raised and staff is preparing responses to be delivered to Commissioners on Thursday.

Ms. Ferniza was interested in seeing what incentives can be used for the proposed jobs to housing linkage discussed in the draft plan.

- L. Initiation and discussion for T.A. 16-98 regarding non-conforming use status. Potential changes include the ability to change one non-conforming use to another.

Mr. Allison reported that some of the Council members were concerned that Commission's recommendations were not restrictive enough. The theory behind non-conforming uses is that they tend to go away. The concern is that the recommendation, as presented, would allow too much possibility to continue non-conforming uses. There are three main issues of concern. 1) Allowance for expansion of non-conforming use if it is located 300 feet from a neighborhood. Council is interested in looking at the potential for no expansion of a non-residential or multifamily non-conforming use. The only properties that would still have that ability would be in the single family residential districts. 2) The abandonment or cessation of a non-conforming use. Staff is proposing to type a language on what exactly happens when someone ceases a use. 3) Change of a non-conforming use. Staff is proposing not to allow the change from one non-conforming use to another non-conforming use through a use permit hearing.

Mr. Frank made the motion to initiate, Mr. Keuth seconded and the motion passed nine to zero.

IV. TIME ALLOCATIONS FOR PUBLIC HEARING ITEMS ON THE EVENING AGENDA.

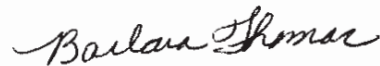
Mr. Steele noted there are 13 items and at this point, there is a request for 5 continuances. Items 2 through 5 are Consent Items. There is opposition on Item 12.

V. ITEMS FOR FUTURE DISCUSSION

VI. DINNER - Tom's Tavern, 2 North Central Avenue

Respectfully

Barbara Thomas



Secretary to the Commission

00532000035

APPLICATION:

117-98-6
SP 29-98-6

APPLICANT:

Burch & Cracchiolo, P.A.

REPRESENTATIVE:

Ed Bull

OWNER:

Bishop O'Brien, Roman Catholic Church

LOCATION:

Northeast corner of 48th Street and Holly Street

REQUEST:

(117-98-6)

Rezone from R-3 to C-O/G-O w/height
waiver

Acreage: 1.9

(sp 29-98-6)

Rezone from R-3 to R-3 SP (1.49 ac) and C-O/G-O
(1.9 ac)

Acreage: 2.81

PROPOSED USE:

Expansion of cemetery and administrative /corporate
offices (to a building height of 34 feet)

STAFF RECOMMENDATION:

Approved, subject to stipulations

VILLAGE PLANNING COMMITTEE RECOMMENDATION:

The Camelback East Village Planning Committee reviewed this request on February 2, 1999, recommending approval of the request as amended for a height waiver, subject to changes in stipulations as follows: Stipulation #1 to reflect the new/amended site plan; and Stipulation #2 to provide for a wood or chain link fence with a screening hedge along the eastern edge of the property (12-0).

GENERAL PLAN DESIGNATION:

Residential (2-5 du/ac)

CONSISTENCY WITH ADOPTED PLANS:

The proposed use is not consistent with the residential designation depicted on the General Plan Land Use Map, however the size of the site is small enough to not require a General Plan amendment. Further, goals of the General Plan are addressed through this request. The site offers a visual break and open space; preserves/expands an existing quasi-public facility serving the village population; and meets the residential conversion policy.

EXISTING RIGHT-OF-WAY:

48th Street:

100 feet (Cross Cut Canal/Park)

Holly Street:

25 feet north half

CHARACTER OF SURROUNDING AREA:

On-Site: Residential (R-3)

North: Cemetery (R-5 SP)

East: Residential (R-3)

South: Commercial; Residential (R-3)

West: Cross Cut Canal (park), Residential (R1-6)

The area is an older established residential neighborhood with a nonconforming commercial use across Holly Street to the south. The cemetery has been in existence since prior to the area's annexation into the City in 1955. The surrounding area has transitioned from single family neighborhoods to a mixture of single and multifamily developments. The cemetery offers a visual break as well as needed open space in the area.

SITE INFORMATION DATED FEBRUARY 1, 1999:

C-O/G-O Site Size:	1.9 acres
Special Permit Size:	2.81 acres
Building Area:	13,720 sq. ft.
Building Height:	2 story (34 feet)
Parking:	
Required:	46
Provided:	56

Covered parking is proposed on the eastern portion of the property, with regular stalls along Holly Street. An entrance off of 48th Street is just north of Holly Street. Another drive aisle is proposed along the eastern portion of the property which will facilitate the ability of limousines to traverse the property. Vegetation, landscaping and wall screening will be provided on all perimeter areas, compatible with that which is existing.

BACKGROUND/ISSUES:

1. The subject site is currently developed with a multi-family use under the R-3 district. The multifamily development is in a deteriorating condition.
2. The combined applications are intended to allow administrative offices for the cemetery and corporate offices for Catholic Cemeteries, as well as expansion of the cemetery.
3. The original cemetery site, approximately 37.9 acres, has been in existence since prior to city annexation in 1955. After several applications to expand the non-conforming use in an R-5 zone, the use was placed under Special Permit 24-71 in 1972. Since then three special permit applications have been approved expanding the cemetery by an additional 13.4 acres.
4. Ingress/egress to the site is proposed from one point on Holly Street and from one point on 48th Street. Variance approval would be necessary to allow driveway access onto a local street (Holly). The traffic impact to the area is anticipated to be minimal.
5. An office use to serve the administrative needs of the cemetery and other Catholic cemeteries is an appropriate land use at this location. However, the predominant character of the area is residential and therefore, the signage standards for the site should be limited to those of the R-5 district. The volume of traffic is anticipated to be minimal based on the land use/tenant as submitted. Placement of a Special Permit for cemetery uses on the property can serve to limit future commercial uses.

6. The request for a height waiver is appropriate at this location. The C-O/G-O option of the Zoning Ordinance limits height to 25 feet. This application proposes a building height of 34 feet. An additional 9 feet of height will not adversely impact adjacent properties, given the presence of the linear park to the west, cemetery to the north, multifamily residential to the east and commercial uses to the south. The submitted site plan illustrates an additional setback of one foot for every additional one foot of height requested.
7. The Cross Cut Canal along 48th Street was recently covered by a linear park. This proposed office use will front along 48th Street and its adjacent park and residential uses. As the area is predominantly residential, it is important that the facade of the 48th Street side of the building be designed to complement the residential character of the area.

ANALYSIS: This request for a commercial office zoning is not in conformance with the General Plan designation of Residential, 2-5 dwelling units/acre. However, the proposed office use and the requested height waiver is compatible with the existing use of the site and serves to promote the continued land use of the public/quasi-public designated cemetery. The use is a necessary one to serve the population and meets the intent of the Residential Conversion Policy of the General Plan. Impacts to nearby residential will be minimal, given the very large setback due to the Cross Cut Canal park on the west and the possibly non-conforming business use on the south.

Conversion of older, deteriorating housing stock into visual but functional open space will service the surrounding high density neighborhood. Expansion should not impact the surrounding areas in terms of traffic, parking, or noise. Access to the cemetery will continue to be from the main entrance at Oak Street, while access to the office use will be from Holly Street and 48th Street.

FINDINGS:

1. The request is not consistent with the residential designation depicted on the General Plan Land Use Map. It does, however meet the criteria of the City's residential conversion policy.
2. The proposed use will enhance the adjacent land use designation of public/quasi-public for the cemetery.
3. Impacts of a commercial office use with a height waiver to nearby residential development are diminished due to the location of the Cross Cut Canal park and a nearby commercial land use.

RECOMMENDATION:

Approved, subject to stipulations

STIPULATIONS:

1. That development be in general conformance to the site plan dated February 1, 1999, as may be modified by the following stipulations, Ordinance requirements and Development Services Department site plan review.

2. That the height of the building be limited to 34 feet.
3. That any walls along the west and south property lines be constructed of stone masonry and steel pickets to match the character of existing fencing on the cemetery property.
4. That any fence constructed along the east property line be constructed of wood, or with chain link in conjunction with a landscaped hedge which will serve to screen the cemetery property.
5. That signage be limited to that allowed under the R-5 district standards.
6. That the building be designed to complement the residential character of the area, with such design to be approved through Development Services Department review.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. For more ADA information, contact Theresa Damiani, 262-6368/v or 534-5500 TDD.

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6. Presentation regarding Tempe's Rio Salado Town Lake Aquatic Center.
Greg Paulson (10 minutes)

Mr. Paulson discussed the Aquatic Center and said no motor skis except for 1 or 2 special events per year. Just electric and sailing.

Pam Koester asked for more information regarding sponsorships.

7. TA 8-97: Review, discussion, and possible action to clarify text amendment language for a text amendment to the Zoning Ordinance regarding guest houses in the RE-43 and RE-35 zoning districts. The Planning Commission meeting is scheduled for February 10, 1999.

Staff has amended the amendment to allow a use permit to exceed the square footage limitation rather than limiting the square footage and having a variance be necessary if anyone wanted to go beyond 900 square feet. The village committee feels it should be a variance not a use permit.

Person making motion: Ginnie Ann Sumner moved to accept the Law Department addendum, keeping Committee's previous recommendation for the balance of the text amendment.

Person Seconding motion: Tom Miner

Committee Vote: 10-0 (Chair not voting)

8. Z117-98-6/SP 29-98-6: Discussion and recommendation on a request to rezone a parcel at the NEC of 48th Street and Holly Street from R-3 to CO/GO for administrative offices and for a special permit overlay to allow expansion of the cemetery. The Zoning Hearing Officer meeting is scheduled for March 1, 1999.

Ed Bull presenting.

Corey Johnson - what is the building material. Skin will be a masonry material, roof is to be a textured tile.

Ginnie Ann Sumner stated the neighborhood supports the request. They are concerned about lighting. She stated she does support the project. She would like them to go north in the next expansion.

Pam Koester asked how the neighborhood feels about the height increase, Ginnie Ann Sumner stated because it is set toward 48th street, they have no problem.

Karen Havird asked about the fence being chain linked. They think it should be trees and or plant material. Also they have a concern regarding graffiti. Also the neighbors requested not to

have a block wall.

Motion to: approve: Both items inclusive of the 4 stipulations of staff.

Person making motion: Corey Johnson
Person Seconding motion: Ginnie Ann Sumner
Committee Vote: 12-0 (Chair not voting)

9. Z 118-98-6: Discussion and recommendation on a request to rezone a parcel approximately 260 feet north of Indian School Road on the west side of 25th Street (0.75 acre) from R-3 to C-1 with height waiver. The Zoning Hearing Officer meeting is scheduled for February 16, 1999.

Steve Bauer presenting:

Redevelop the C1 parcel and request a P2 on the east parcel. Phase 2 build a three story building. Redevelopment will probably happen sooner rather than later.

Mr. Howerton - he is opposed to the change. He does not want 18 wheelers driving down his street. He has had many problems with traffic. He wants to keep the area residential. He is 100% against the project.

Kay Howerton - Asked if the apartments are coming down. Steve said yes. She is concerned that the alley does not have room for two cars. Steve said they are going to lessen the traffic in the alley as the neighborhood had requested. Because of the 24th street traffic it is diverting through Glenrosa. Steve has offered to talk to Sal DiCiccio for a 4 way stop at 25th street and Glenrosa.

Susan Groth - neighbor, they have problems with the alley since the Walgreen's opened. They would like to restrict the alley access. Does the city require the alley to be a two way road. They have asked many times for a 4 way stop, but the city said it would not help their problem. They do not believe that is true. The city told them to pay for speed bumps. They have many elder people that cannot afford speed bumps.

The neighborhood is not sure if they oppose or not.

The applicant will ask to continue without fee due to the staff not issuing staff report concerning the issues.

Corey Johnson suggested that the developers contribute to the cost of speed bumps. Ginnie Ann Sumner stated that Sal DiCiccio will assist with the Walgreen's and other operators. Request the City restrict parking on 25th street and the alley. Some type of traffic mitigation. Ginnie Ann Sumner suggested they get with the City to conduct a traffic study.