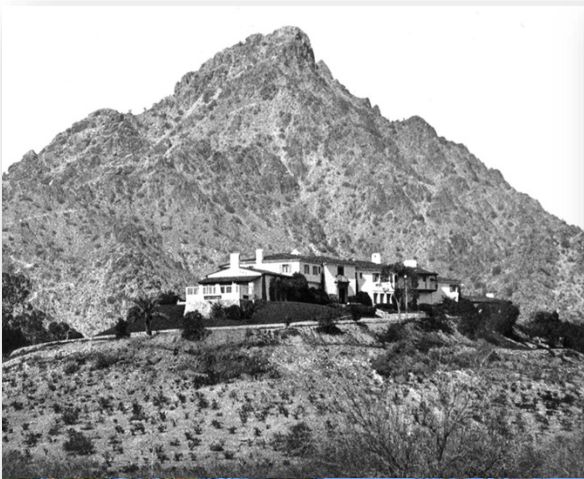


# THE WRIGLEY MANSION



Project Name: Wrigley Mansion Hospitality PUD

Case # ZPA-107-24

**CITY OF PHOENIX**

JAN 30 2025

Planning & Development  
Department

## Executive Summary

This Planned Unit Development (PUD) aims to slightly tweak the zoning of the Wrigley Mansion, to allow it to operate precisely as it is currently – no changes – but allowing it to be categorized as a restaurant and not a “private club”. The Wrigley Mansion ownership wants to be more inclusive and not be operating under the stigma of a “private club” which is off putting to much of the population and precludes their chef from being considered for global restaurant awards. The Wrigley Mansion, listed on both the National Register of Historic Places and the Phoenix Historic Property Register, currently operates as a private club with two fine-dining restaurants and a wine bar. This PUD request seeks to continue operating as they have been, preserve and honor the mansion's historic architecture and enhance accessibility and inclusivity by removing the private club membership requirements.

This PUD rezoning request is for the properties addressed as 2501 E Telewa Trl. and 5816 N 25th Place, more commonly known as the Wrigley Mansion (APNs: 164-12-043 and 164-12-570; collectively, the “Wrigley Mansion” and/or the “Property”), see context map, Exhibit A, from R-5 HP and PAD-6 to PUD HP. An aerial map of the proposed rezoning is attached as Exhibit B.

## PRINCIPLES AND DEVELOPMENT TEAM

### **Representative:**

#### **Rose Law Group, pc**

Jordan Rose, Attorney

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

Ty Utton, Project Manager

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480-944-4189

### **Owner:**

#### **Wrigley Mansion Holdings LLC**

2501 E. Telawa Trail

Phoenix, AZ 85016

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**EXHIBITS**

- Exhibit A: Context Map
- Exhibit B: Proposed Zoning Map
- Exhibit C: Site Plan
- Exhibit D: Lot 115 Sound Study
- Exhibit E: Circulation Map

## PURPOSE AND INTENT

The purpose of this request is to eliminate the “private club” stigma from Wrigley Mansion, allowing it to be more inclusive enabling this historic gem to be celebrated as a point of pride for all of Arizona. Rezoning the site to PUD will allow the same operations that are taking place now to continue but as a legitimate restaurant use without the private club membership requirement. The owner feels strongly about being more inclusive and would like to be able to keep world class chefs engaged on the site by allowing their restaurant to be considered for global culinary awards that are not available to “private club” chefs. In working with the nearby neighbors through this PUD Wrigley Mansion will also propose stipulations to help mitigate some of the concerns associated with living near a private club or restaurant.



The current Special Use Permit requires guests to pay a \$5 membership fee to dine at the restaurants. Although this fee is minimal compared to the overall dining cost at the Wrigley Mansion, it can be off-putting and exceptionally confusing to both local and out-of-town patrons. It is hard enough for a restaurant to be successful and trying to explain to someone who just wants to come eat dinner that they need to “join the club” is really confusing and off putting.

Removing the “private club” stigma will enable the business owners to effectively market their award-winning chefs and restaurants, opening the door to global culinary awards and recognition (which do not consider private clubs in their award nominations and rankings). This shift is not only advantageous for Wrigley Mansion but also allows Phoenix to be recognized as a premier cultural and culinary destination. By gaining broader acclaim, the Wrigley Mansion can attract a more diverse clientele, enhancing its reputation and contributing to the city's prestige. This increased visibility can drive tourism, stimulate the local economy, and highlight Phoenix's vibrant dining scene on a national scale.



The owner intends to maintain the current operations without the "private club" label, making the venue more inclusive. No expansion, use, or change to the property is being requested; the proposed rezoning seeks to establish a limited set of uses for the site. In working with nearby neighbors on this PUD Wrigley Mansion is proposing some stipulations that should mitigate the impacts of living near a private club or restaurant use.

With this proposed PUD and the stipulations, the Wrigley Mansion will exceed the expectations and requirements of the zoning code by creating a hospitality experience that is more inclusive, beautiful, sustainable, and compatible with surrounding neighbors than could be achieved under a traditional zoning designation. This thoughtful approach ensures that the historic charm and architectural integrity of the mansion are preserved while enhancing its accessibility and appeal. The commitment to sustainability and community compatibility will create a harmonious environment that respects the character of the neighborhood and provides an exceptional destination for both locals and visitors.

## LAND USE PLAN

The Wrigley Mansion Hospitality PUD serves to preserve this iconic Phoenix landmark in physical appearance, infrastructure, and design. As depicted in the attached site plan, labeled as Exhibit C. This zoning modification will create a more inclusive business, increasing its eligibility for local and national recognition as a culinary and architectural destination.

The land use plan clarifies and maintains the current use and architecture. Additionally, the new PUD incorporates improved noise and utility mitigation to meet the desires of the surrounding neighborhoods. The conceptual site plan illustrates these enhancements, demonstrating how the new PUD builds on the existing framework.

## LIST OF USES

The property currently features two fine-dining restaurants, Geordie's and Christopher's, along with Jamie's Wine Bar. The restaurants' hours of operation vary throughout the week, typically open for dinner from Tuesday to Saturday (4 pm - 10/11 pm) and for brunch on Sundays (10 am - 2 pm). Additionally, there is event space with a capacity of 250 guests, with private events required to conclude by 12 am.

Each use described below shall be considered independently, granting the applicant the flexibility to operate the property with one or all of the specified uses. However, use 3 is an exception and may only be operated as the sole, exclusive use for the property. Apart from this exception, the property may be operated exclusively as a restaurant, exclusively as an event venue, or with a combination of both uses in conjunction, offering versatility in how the property can be utilized to meet various needs.

Only the following uses are permitted under the modified PUD District standards:

1. Restaurants, Bars, and Cocktail Lounges:
  - a. Music or entertainment is allowed with the following conditions:
    - i. The stage or performance area shall not exceed 200 square feet.
    - ii. Noise levels at any point on the receiving property shall not exceed 55 dBA, unless a use permit is obtained. Sound levels up to 60 dBA for five continuous seconds or less are not deemed a violation if there are no more than five occurrences within an hour.
  - b. Adult uses are not permitted.
  - c. Patron dancing is allowed.

- d. Outdoor recreation, dining, and alcoholic beverage consumption are permitted as accessory uses.
2. Assembly Halls, Auditoriums, and Banquet Halls (including outdoor uses):
  - a. Music or entertainment is allowed with the following conditions:
    - i. The stage or performance area shall not exceed 200 square feet.
    - ii. Noise levels at any point on the receiving property shall not exceed 55 dBA, unless a use permit is obtained. Sound levels up to 60 dBA for five continuous seconds or less are not deemed a violation if there are no more than five occurrences within an hour.
3. Tours
4. Residential Uses: In the event the uses described above cease, the applicant may operate the property as a single-family residence, subject to the described development standards.

### **Performance Standards**

1. Private Events have a 250 person maximum occupancy, not including staff.
2. Wrigley Mansion shall maintain soundproofing measures which include but are not limited to:
  - a) Maintaining existing perimeter landscaping.
  - b) The balcony door located on the south side of the property overlooking the entrance shall be kept closed during all events.
  - c) Decibel monitoring systems shall be installed and maintained on property lines adjacent to residential uses.
  - d) If noise originating from Wrigley Mansion is measured in residential areas, exceeding 55 decibels, Wrigley Mansion management shall promptly mitigate source of noise.
3. Outdoor amplified music shall cease at 11:00 p.m.
4. Wrigley Mansion will observe all the City of Phoenix requirements for occupancy standards.
5. Waste collection, management, and transferring, including any recycling, shall occur on the most western portion of Lot 115 as possible, as approved by the City of Phoenix.
6. All improvements must strictly adhere to the approved site plan submitted as part of this proposed rezoning application.

## **NOISE MITIGATION EFFORTS**

The applicant commissioned a sound study, attached as Exhibit D, to address noise concerns related to waste disposal at Wrigley Mansion. The study reached out to the Wrigley Mansion staff to determine their typical waste disposal times and analyzed noise complaints received between March 20, 2024, and April 28, 2024. Based on this information, a noise survey was conducted, which indicated that noise events due to trash disposal did not occur during the measurement period.

This definitive result suggests that the mitigation efforts led to the positive outcomes observed. Further operational adjustments have been recommended to prevent future noise disturbances, such as restricting waste disposal to daylight hours. Wrigley Mansion appears to have already adopted some

of these noise abatement measures. We will continue to listen to and collaborate with neighbors to ensure compliance and address any ongoing concerns.

## DEVELOPMENT STANDARDS

The following development standards shall apply to the Property, derived directly from the existing site conditions and serving as a benchmark for any potential future amendments. These siting standards are essential for maintaining consistency and ensuring that any modifications align with the original framework and integrity of the site.

Lot 115 is part of the Taliverde HOA and is utilized to accommodate some of Wrigley Mansion’s utilities. The separate development standards applicable to Lot 115 are as follows: [insert development standards]. These standards ensure that the utilities infrastructure supports both the historical significance and operational needs of Wrigley Mansion while maintaining the community guidelines established by the Taliverde HOA.

| <b>Parcel Number: 164-12-043 (Wrigley Mansion)</b>                   |                            |
|--|----------------------------|
| Net Site Area  | 3.38 Acres (147,361 sq ft) |
| Existing Lot Coverage (50% Allowed)                                  | 18.2%                      |
| Existing Disturbed Area  | 128,786 sq ft              |
| New Additional Disturbed Area  | 0 sq ft                    |
| Allowable Building Height  | 30'-0" (2 story) Max.      |
| Building Setbacks  | 10' Min. Average           |
| Landscape Setbacks   | 0'                         |
| Parking  | 122 Spaced Provided        |
| Density  | 1 unit per 3 acres         |
| <b>Parcel Number: 164-12-570 (Lot 115 Taliverde – Utilities Use)</b> |                            |
| Lot Area   | 0.804 acres (35,001 sq ft) |
| Existing Disturbed Area  | 0.584 acres (25,432 sq ft) |
| New Additional Disturbed Area  | 0 sq ft                    |
| Setbacks   | 10' Min.                   |
| Wall Height  | 8' Max.                    |
| Utilities Building Height  | 15'-0" (1 story) Max.      |

Landscaping shall be maintained as illustrated in the provided landscaping plan. Any new landscaping required to replace dead landscaping shall be planted to the minimum Planting Size as outlined in Section 623 of the Phoenix Zoning Ordinance.

Parking at the property is exclusively managed by a valet service. Guests generally do not self-park, and there is no on-site parking available for guest vehicles. Wrigley Mansion owns an adjacent parcel, identified as APN: 164-12-061H, which is fully zoned for parking. This parcel is dedicated to accommodating all valet parking needs for the property, ensuring a seamless and efficient experience for all guests.



## DESIGN GUIDELINES & HISTORIC PRESERVATION

The Wrigley Mansion is a historic building listed on the National Register of Historic Places and the Phoenix Historic Property Register. It is a premier example of Spanish Colonial Revival and California Monterey architectural styles. This PUD, along with the historic preservation regulations, aims to maintain this beautiful property in pristine condition. The architectural elements of the property are thoroughly documented through the historic preservation process.

The National Register of Historic Places describes the property as follows:

*The William Wrigley Winter Cottage, "La Colonia Solana," is a sprawling 24-room mansion situated atop a 100-foot knoll overlooking the entire Salt River Valley. Located adjacent to the Arizona Biltmore Hotel in what is now the north-central portion of Phoenix, Arizona, the Wrigley Mansion was originally nine miles outside the city limits when completed in 1931.*

*This three-story structure blends the Spanish Colonial Revival and California Monterey architectural styles. Sensitive rehabilitation and minor additions to outdoor garden areas have not impacted the integrity of the architectural design or the hilltop setting of the property.*

*The mansion's design consists of two main stories and a full basement level functioning as a third story, visible from the rear (north-facing) elevation. Several subordinate levels correspond to the hillside's slope and configuration. From the main façade (facing southwest), the building appears primarily two stories high, and the overall massing and scale give the house a sense of horizontality.*

*The Wrigley Mansion blends characteristics of both architectural styles to create an eclectic transitional design. In Phoenix, examples of the Monterey style are typically found in prestigious neighborhoods like Country Club and the Encanto-Palmcroft Historic District, as well as at the base of Camelback Mountain. These areas, developed in the late 1920s, feature elaborate residential architecture in various eclectic styles, including many Spanish Colonial Revival residences. The Monterey examples in these neighborhoods are more restrained due to their setting and lot size but still showcase the characteristic stuccoed walls, tile roofs, and Spanish Colonial Revival detailing.*

*The Wrigley Mansion, with its hilltop setting, exemplifies the relationship between house and landscape typical of Monterey-style architecture. The architect, Earl Heitschmidt from Los Angeles, designed numerous major structures in California. His use of the Monterey design for the Wrigley Mansion reflects the architectural trends popular with clients like Wrigley, who also owned a mansion on Catalina Island, suggesting his awareness of coastal architectural styles in California.*

The applicant intends to honor the historic structure and maintain it in its existing form as much as possible. The design and aesthetic regulations governing historic properties exceed the design requirements of the Phoenix C-4 zoning district. This PUD will permit routine maintenance, repair,

upkeep, and minor design alterations that align with the described architectural style and comply with all historic preservation regulations.

## SIGNS

The Wrigley Mansion plans to update on-site signage to enhance wayfinding and reinforce its brand identity. A total of three signs will be installed to guide patrons to the valet area.

These signs will reflect the upscale architectural style and branding associated with the Mansion, helping to attract a diverse range of visitors and tourists to this historic site, which may not be easily visible or well-known from the main road. The signage will significantly improve wayfinding and promote more inclusive access to the property.

## SUSTAINABILITY

The following standards are measurable and enforceable by the City and will be implemented:

- In line with Reimagine Phoenix, recycling receptacles and chutes will be provided.
- Any additional landscaping beyond the existing landscaping will be water-efficient landscaping with drought-tolerant plants will be installed.
- A drip irrigation system with a 'smart' controller will be used to minimize water waste.
- Salvaging and reusing existing trees is strongly encouraged.

The following sustainability practices, while not enforceable by the City, are highly encouraged and planned for implementation:

- Low water usage plumbing fixtures.
- Designing HVAC systems to eliminate the use of CFCs and CFC-based refrigerants.
- Using water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Installing low-flow toilets and showerheads.
- Using Energy Star rated appliances.
- Reducing heat island effect through ample open space, desert-adapted landscaping, and vegetation such as shrubs.
- Offering recycling services for tenants.
- Implementing paperless invoicing and billing services.
- Considering the use of grey water or condensate to supplement potable irrigation water.
- Installing electric vehicle charging stations.

## INFRASTRUCTURE

The proposed rezoning for the Wrigley Mansion does not involve any physical changes to the existing site, and as such, no modifications to grading and drainage are required. The site's current topography and drainage patterns will remain unchanged, and no new water or wastewater infrastructure is needed or will be constructed as part of this application.

The circulation system for the site will continue to operate efficiently under the existing configuration. The Wrigley Mansion offers complimentary valet parking for all guests, ensuring seamless vehicular ingress and egress. Visitors either drive directly to the valet station located near the parking lot or the top roundabout, where valet attendants manage the parking process. This arrangement minimizes vehicular congestion and maintains optimal traffic flow within the property. The absence of changes to the site’s physical configuration ensures that current fire and emergency access provisions remain adequate and functional.

No significant traffic impacts are anticipated as the rezoning does not propose an increase in usage or density. A Circulation Exhibit has been included as Exhibit E to illustrate the valet drop-off points, primary ingress and egress routes, and the internal flow of vehicles.

## COMPARATIVE ZONING TABLE

The existing conditions of R-5 HP and PAD-6, which include a special use permit for private club use, are evaluated in comparison to the proposed PUD zoning standards detailed below.

| <b>Standards</b>                 | <b>Current</b>                      | <b>C-2</b>                | <b>Proposed PUD</b>                 |
|----------------------------------|-------------------------------------|---------------------------|-------------------------------------|
| <i>Building Height</i>           | Maximum 30’- 0”                     | Maximum 56’ or 4 stories. | Maximum 30’- 0” (no change)         |
| <i>Lot Coverage</i>              | Maximum 18.2%                       | Maximum 50%               | Maximum 18.2% (No change)           |
| <i>Floor Area Ratio (FAR)</i>    | None                                | None                      | None                                |
| <i>Minimum Building Setbacks</i> | 10’ Minimum<br>39’ Hillside Average | Average 25’               | 10’ Minimum<br>39’ Hillside Average |

## LEGAL DESCRIPTION

### PARCEL NO. 1

Parcel Sixteen (16), ARIZONA BILTMORE ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 183 of Maps, page 35.

### PARCEL NO. 2:

Lot One Hundred Fifteen (115), TALIVERDE UNIT THREE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 196 of Maps, page 39.

## CONCLUSION

Wrigley Mansion is pleased to submit this PUD request to allow them to continue the current scope of operations but in a more inclusive, market responsive, and responsible manner. Wrigley Mansion is honored to be a point of pride in the City of Phoenix and looks forward to further promoting the City it loves through serving great food, beverage to residents and visitors alike.

Exhibit A



164-12-061H

164-12-061H

164-12-979

164-12-043

164-12-980

**Lot 115**  
164-12-570  
**APN: 164-12-570**

164-12-978

164-12-980

164-12-571

164-12-978

**Wrigley Mansion**  
**APN: 164-12-043**

164-12-571

164-12-980

164-12-043

164-12-572

164-12-977

164-12-980

164-12-573

164-12-575

164-12-976

164-12-576A

164-12-576B

164-12-574

164-12-569A

164-12-568A

164-12-575

164-12-564

164-12-563

164-12-562

164-12-576B

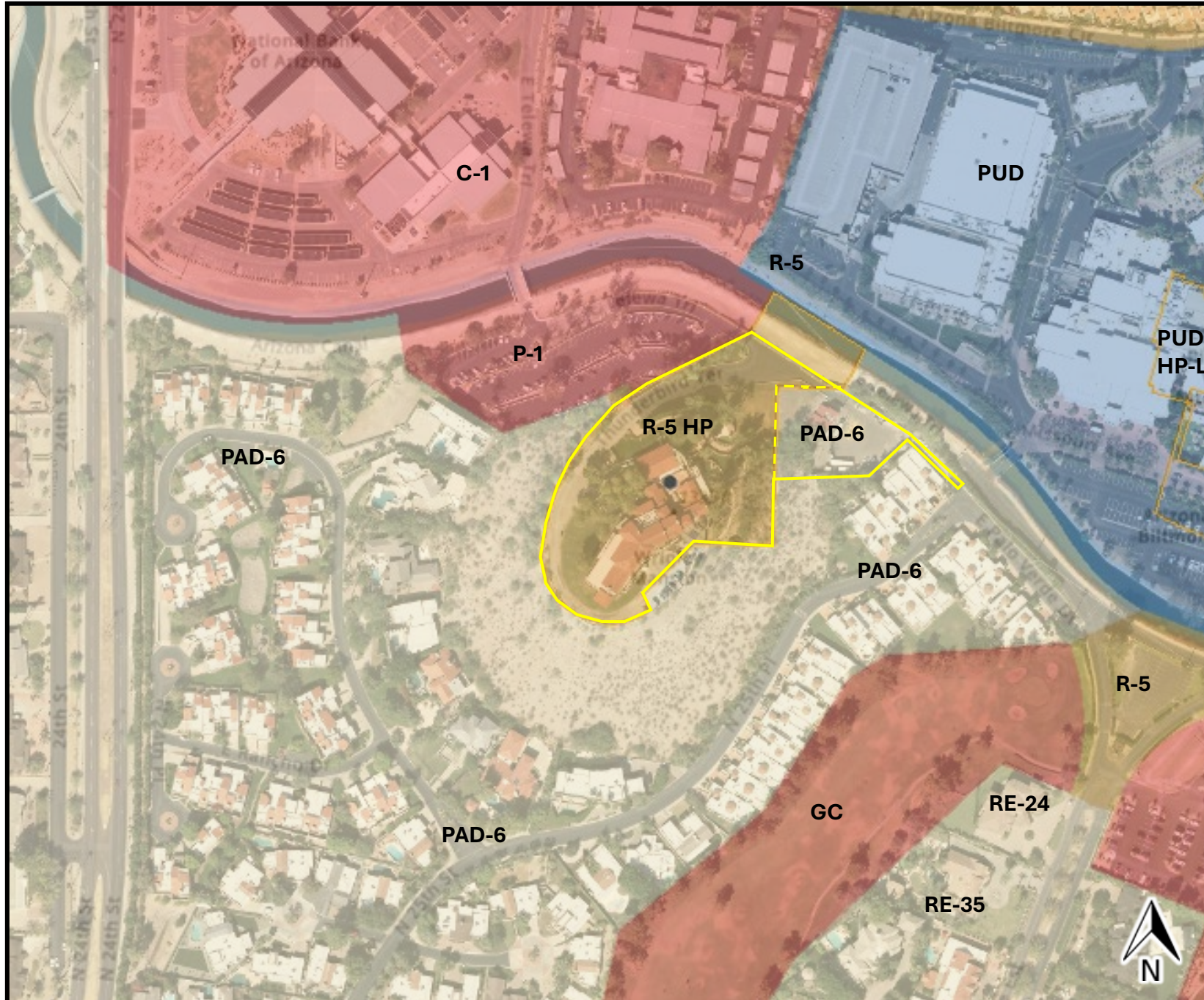
164-12-561

164-12-561



Exhibit B

# EXISTING ZONING MAP



# PROPOSED ZONING MAP

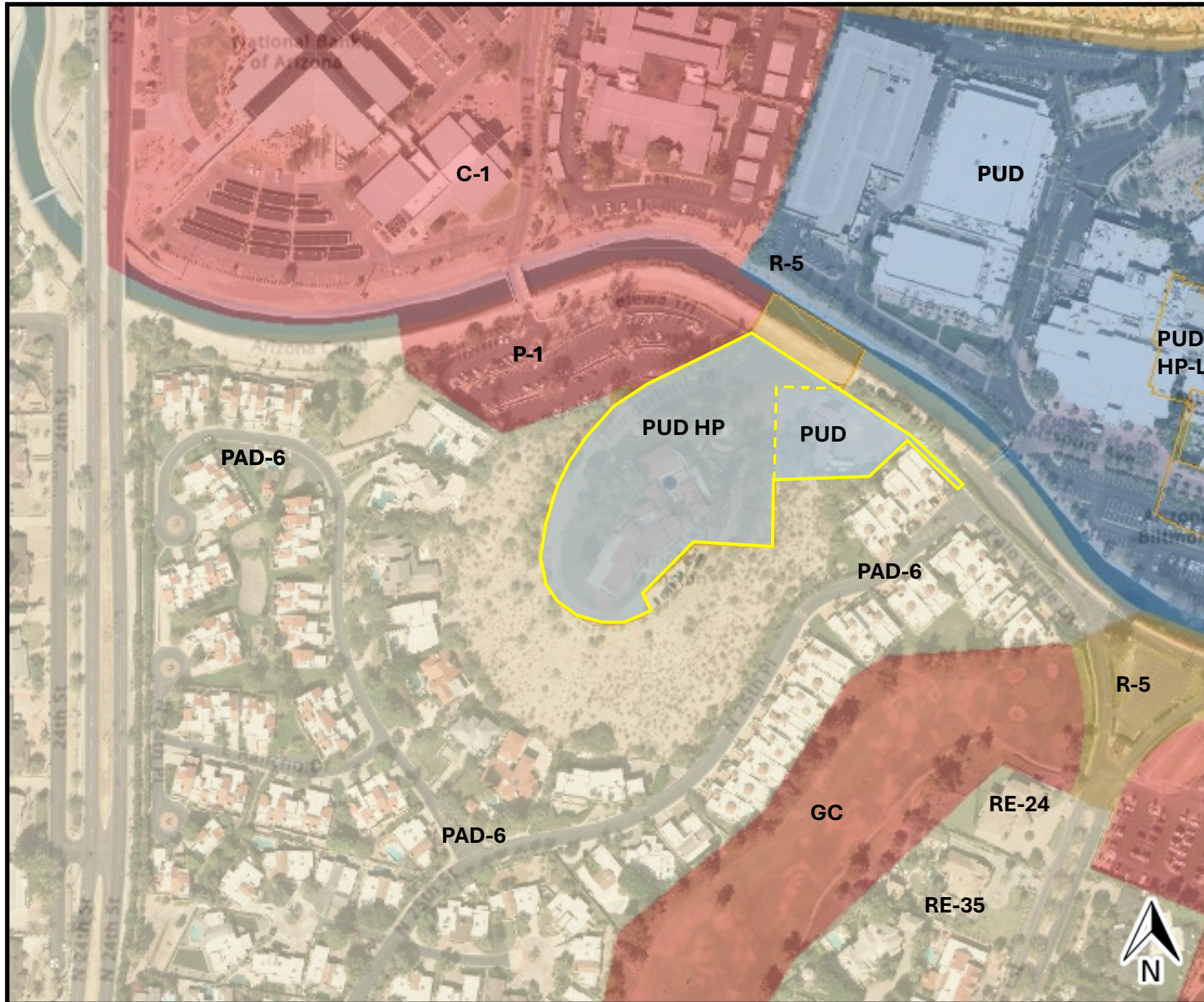




Exhibit C



Exhibit D

October 25, 2024

Ms. Jamie Hormel  
Rose Law Group PC  
7144 E Stetson Drive, Suite 300  
Scottsdale, AZ 85251

**Subject: Wrigley Mansion – Waste Management Noise Survey & Abatement Plan – City of Phoenix, AZ**

Dear Ms. Hormel:

MD Acoustics, LLC (MD) is pleased to provide this waste management noise survey and abatement plan as it relates to proposed operations and events at the Wrigley Mansion project located at 2501 East Telawa Trail, in the City of Phoenix, AZ. The survey reviews the type and time of noise complaints, and the plan proposes operational adjustments to minimize noise generation when nearby residents are most likely to be disturbed.

### **1.0 Executive Summary**

MD reached out to Wrigley Mansion staff to find the time their staff typically take out the garbage. MD also received a noise complaint log from March 20, 2024, to April 28, 2024, including several instances of noise due to trash and recycle dumping at Wrigley Mansion. After comparing the information from Wrigley staff and the noise complaint log, MD selected a day and time to perform a noise survey to attempt to observe and measure the noise impact of trash disposal activities. No garbage was disposed of during the noise survey. MD has provided operational noise abatement options to the mansion to prevent further noise complaints related to garbage and recycling disposal. It appears that Wrigley Mansion is already implementing operational controls designed to reduce or eliminate late-night waste disposal noise.

### **2.0 Noise Complaints and Survey**

MD reviewed the noise complaints received between 3/20/24 and 4/28/24 from the neighbors near 2501 East Telawa Trail, Phoenix, AZ, and found that most complaints related to trash and recycling noise occurred between the hours of 8:30-10:30 PM on Tuesday and Wednesday nights. The noise sources listed in the complaints were as follows:

- Dumping of glass recycling
- Movement and operation of trash and recycling receptacles
- Operation of facility machinery (tractor engine, backup beeping, moving trash/recycling bins)

MD then conducted a 2-hour noise survey near the south wall on Tuesday, October 15, 2024, from approximately 8:30pm until 10:30 PM. The noise survey results indicate that noise events related to waste disposal, such as those described in the noise complaints, did not occur during the measurement period. This suggests corrective actions to reduce noise may have already been taken by Wrigley Manion. The noise survey results are included in Appendix B.

As shown in Appendix B, the average noise level during the measurement period was 46.5 dBA.

### 3.0 Noise Abatement Plan

MD recommends implementing a noise abatement plan to prevent future noise-related disturbances. Given the sources of noise listed previously, the plan could be achieved by operational changes. MD recommends the following operational adjustments:

- Incorporate regular, daylight hours for waste disposal into staff rules and procedures
- Dispose of all glass/recycling during daylight hours when noise is least disruptive
- Limit operation of facility machinery to daylight hours during the week

As part of this effort, MD reached out to the Wrigley Mansion Staff and received the following information regarding their waste management practices. These measures include the following: The trash disposal schedule followed by Wrigley Mansion staff consists of Monday-Friday 9 AM to 5 PM with most disposal occurring between 10 AM and 4 PM. Glass bottles are disposed of in daylight hours ONLY. Saturday & Sunday trash disposal hours are 9 AM to 12 PM for glass bottles, and 9 AM to 5 PM for regular trash (NO glass bottles). The overnight cleaner works Thursday morning through Monday morning and disposes of only regular trash (NO glass bottles). The cleaner typically throws trash out between 7 AM and 8:30 AM using the trailer and EV. They are also very mindful of opening and closing the trash receptacle lids and do so as quietly as possible.

Trash pickup by Waste Management is currently scheduled as follows:

- Recycle Pick up M, W & F between 9 AM and 3 PM
- Regular trash pickup T & F between 9 AM and 3 PM

It appears that Wrigley Mansion has already incorporated some or all of the recommended noise abatement policies. MD was unable to observe the source of the noise complaints while on site at Wrigley Mansion.

### 4.0 Conclusions

MD has reviewed noise complaints related to garbage and recycling disposal at Wrigley Mansion and performed a manned noise survey at the location of the garbage and recycling receptacles. In addition, MD has documented the current waste and recycling disposal practices in place at Wrigley Mansion and has provided a noise abatement plan that can be implemented to reduce the incidence of noise related to waste management. The suggested noise abatement plan consists of operational changes to reduce annoying noise resulting from daily operations and special events. The noise survey performed on 10/15/2024 showed no evidence of the noise sources listed in previous complaints. This evidence suggests that the operations at Wrigley Mansion have already been adjusted in accordance with a noise abatement plan.

MD is pleased to provide this waste management noise survey and noise abatement plan for Wrigley Mansion. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,  
MD Acoustics, LLC



Joel Demir, INCE-USA  
Acoustical Consultant



Samuel Hord, INCE Bd. Cert.  
Sr. Acoustical Consultant

**Appendix A**  
Glossary of Acoustical Terms

## **Glossary of Terms**

**A-Weighted Sound Level:** The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

**Ambient Noise Level:** The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**C-Weighted Sound Level:** The sound pressure level in decibels as measured on a sound level meter using the C-weighted filter network. The C-weighting filter greatly de-emphasizes very high frequency components of the sound and slightly de-emphasizes the very low frequency components. A numerical method of rating human judgment of loudness.

**Community Noise Equivalent Level (CNEL):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

**Decibel (dB):** A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

**dB(A):** A-weighted sound level (see definition above).

**dB(C):** C-weighted sound level (see definition above).

**dB(Z):** Z-weighted sound level (see definition of dB above).

**Equivalent Sound Level (LEQ):** The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

**Habitable Room:** Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

**Human Sensitivity to Sound:** In general, the healthy human ear can hear between 20 Hz to 20,000 Hz. Frequencies below 125 Hz are typically associated with low frequencies or bass. Frequencies between 125 Hz and 5,000 Hz are typically associated with mid-range tones. Finally, frequencies between 5,000 and 20,000Hz are typically associated with higher range tones.

The human ear is sensitive to changes in noise levels, depending on the frequency. Generally speaking, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz (A-weighted scale) and perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. At lower and higher frequencies, the ear can become less sensitive depending on a number of factors. Table 1 provides a brief summary of how humans perceive changes in noise levels.

**Table 1: Change in Noise Level Characteristics<sup>1</sup>**

| Changes in Intensity Level, dBA | Changes in Apparent Loudness |
|---------------------------------|------------------------------|
| 1                               | Not perceptible              |
| 3                               | Just perceptible             |
| 5                               | Clearly noticeable           |
| 10                              | Twice (or half) as loud      |

[https://www.fhwa.dot.gov/environMent/noise/regulations\\_and\\_guidance/polguide/polguide02.cfm](https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm)

**L(n):** The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

**Noise:** Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

**Percent Noise Levels:** See L(n).

**Sound Level (Noise Level):** The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

**Sound Level Meter:** An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

**Single Event Noise Exposure Level (SENEL):** The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.



**Appendix B**  
Noise Survey

### 1-Hour Noise Measurement Datasheet - Meter 1

**Project Name:** Wrigley Mansion  
**Project: #/Name:** 1320-2024-001  
**Site Address/Location:** 2501 E Telawa  
**Date:** 10/15/2024  
**Field Tech/Engineer:** Shon Baldwin

#### Site Observations:

Meter was placed on black top in an enclosed area 75 x 75 ft. Approximately 8:30 P.M. to 10:30 P.M., 80 degrees, partly cloudy. Meter was placed approximately 5 ft. in front of south wall. At 8:24 there were footsteps behind the meter on the gravel path until 8:25 and again at 8:36. at 9:00 two men walked from the mansion to the parking lot to the west. There voices and footsteps could be hear. From 9:00 until 9:25 voices from the mansion house could be heard. At 9:26 a motorcycle drove on the gravel path west of the meter. The gravel path is a canal bank. The canal bank has water running. At 10:19 a helicopter flew over.

**Sound Meter:** XL2, NTI                      **SN:** A2A-16164-E0  
**Settings:** A-weighted, slow, 1-sec, 1-hour interval  
**Site Id:** Meter 1



STICS

**1-Hour Noise Measurement Datasheet - Cont. - Meter 1**

**Project Name:** Wrigley Mansion

**Calibrator:**

**Site Address/Location:** 2501 E Telawa

**Cal Check: Pre-test:      Post Test:**

**Site Id:** Meter 1

Figure 1: Meter



Figure 2: Meter



Table 1: Baseline Noise Measurement Summary

| Location | Start   | Stop     | Leq  | Lmax | Lmin | L2   | L8   | L25  | L50  | L90  |
|----------|---------|----------|------|------|------|------|------|------|------|------|
| Meter 1  | 8:14 PM | 10:20 PM | 46.5 | 66.7 | 41.6 | 51.3 | 47.9 | 45.9 | 44.9 | 43.4 |

1-Hour Noise Measurement Datasheet - Cont. - Meter 1

Project Name: Wrigley Mansion

Site Topo: Flat

Noise Source(s) w/ Distance:

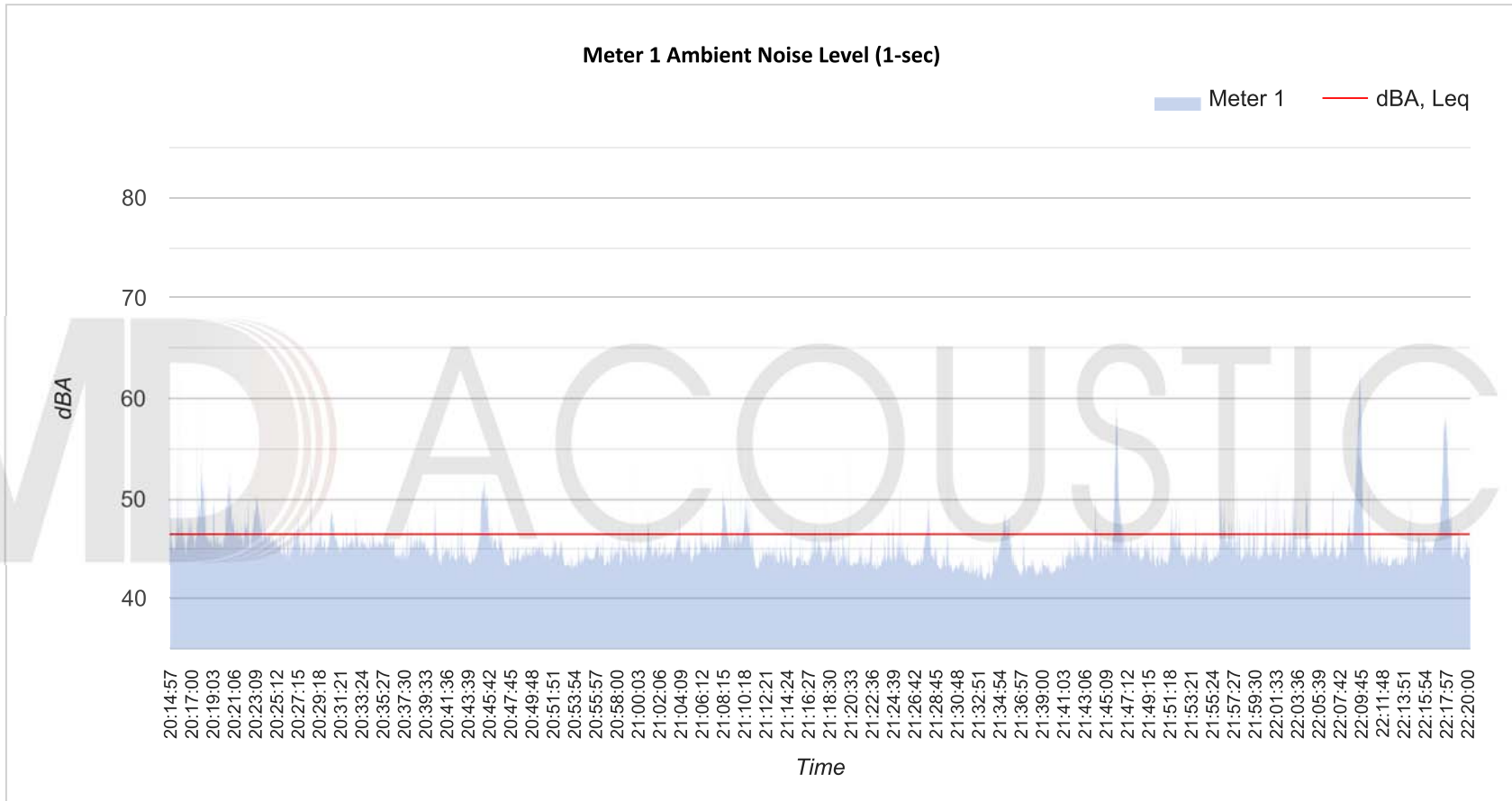
Site Address/Location: 2501 E Telawa

Meteorological Cond.: 80 degree night, light breeze.

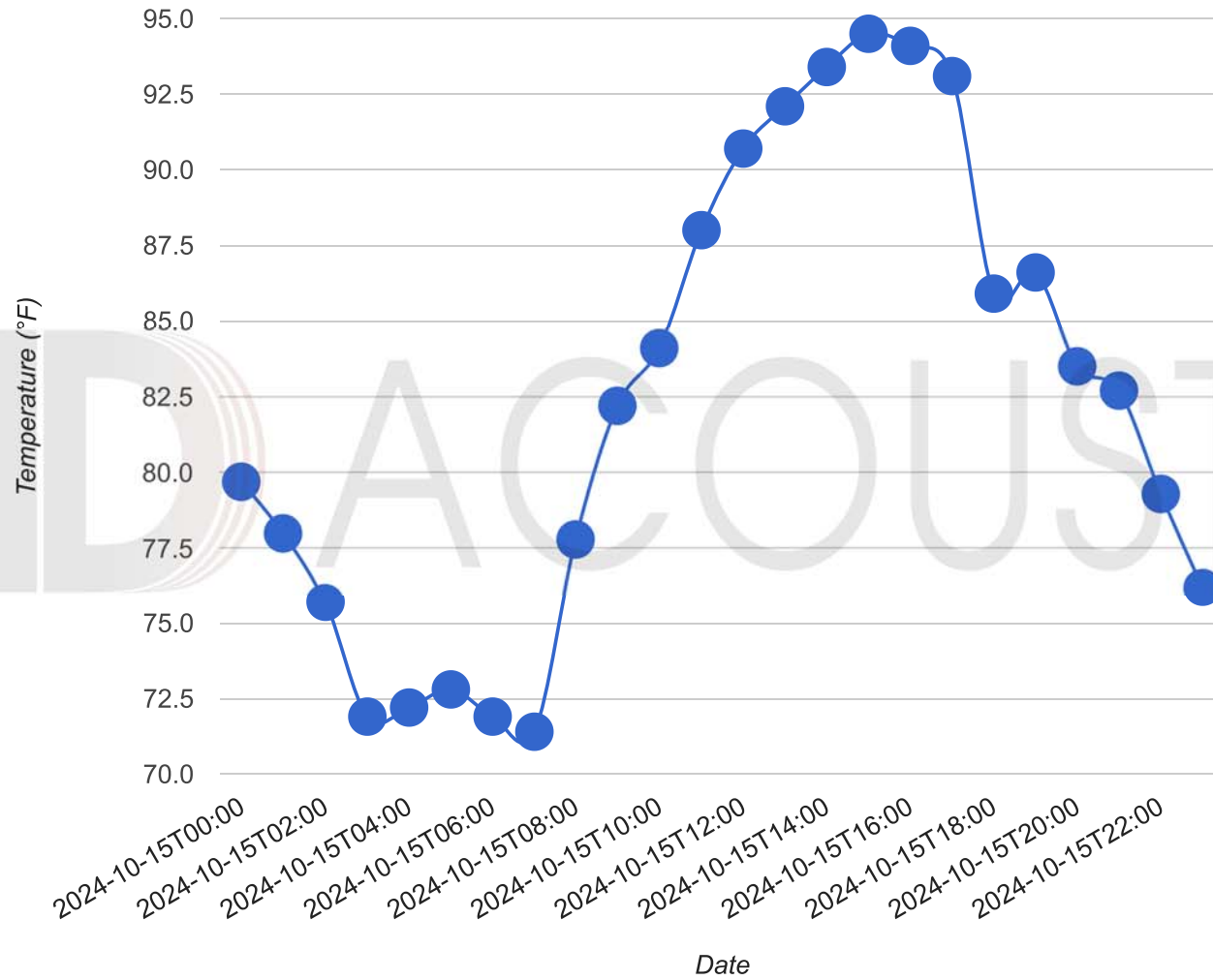
5 ft. from north wall.

Site Id: Meter 1

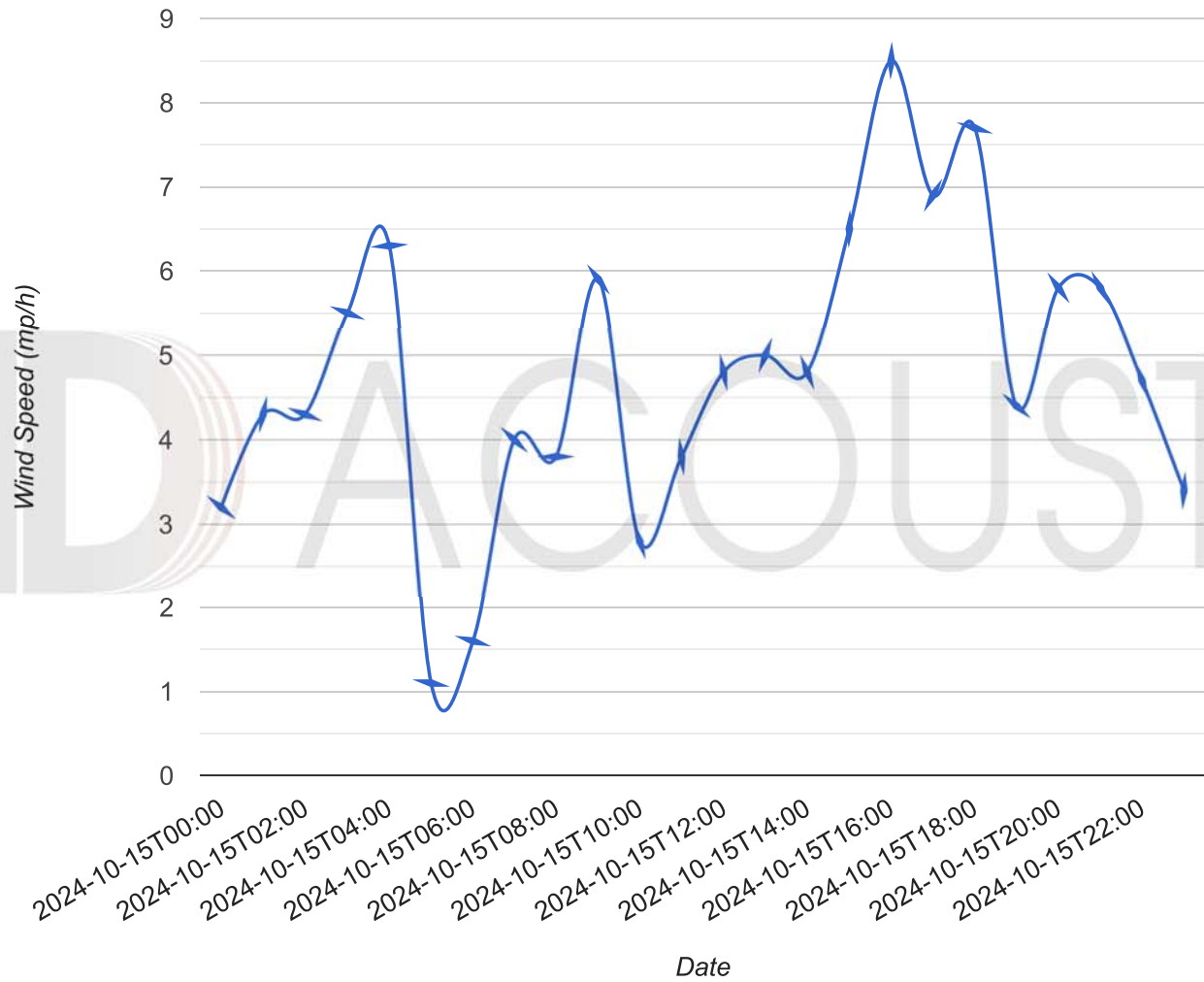
Ground Type: black top



**Weather forecast for 2024-10-15**



### Wind speed and directions for 2024-10-15



Source: Global Forecast System (GFS) weather forecast model

Exhibit E

# WRIGLEY MANSION

## Circulation Map

2501 E Telawa Trail, Phoenix, AZ 85016, United States

- Visitor Circulation
- Solid Waste Collection Circulation

### KEY NOTES - SITE PLAN

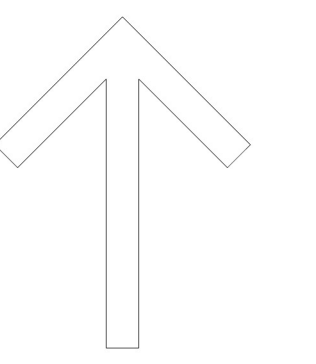
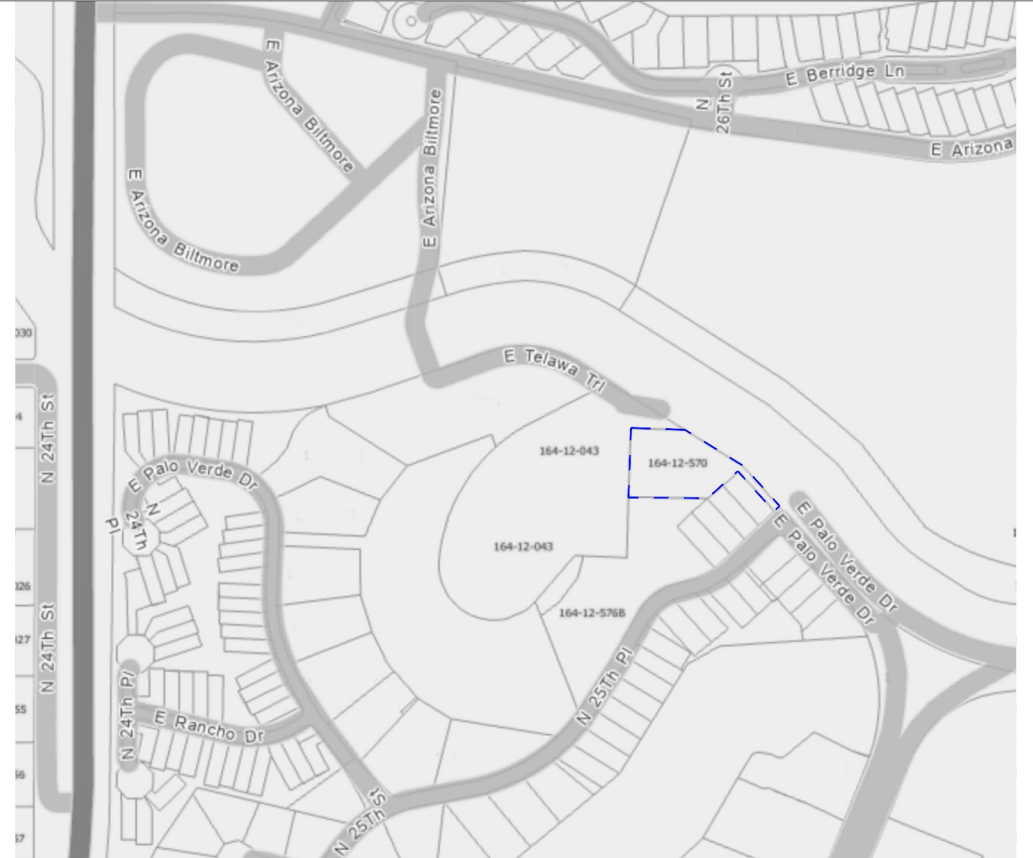
1. DRIVE ENTRANCE
2. CONCRETE SIDE WALK
3. PARKING STALLS
4. ASPHALT PAVING
5. LANDSCAPING
6. CONCRETE CURB
7. ADJACENT BUILDING
8. ADJACENT SITE

|  |                            |
|--|----------------------------|
| Parcel Number: 164-12-043 (Wrigley Mansion - Restaurant Use) |                            |
| Net Site Area  | 3.38 Acres (147,361 sq ft) |
| Existing Lot Coverage (50% Allowed)                          | 18.2%                      |
| Existing Disturbed Area                                      | 128,786 sq ft              |
| New Additional Disturbed Area                                | 0 sq ft                    |
| Allowable Building Height                                    | 30'-0" (2 story) Max.      |
| Building Setbacks  | 10' Min. Average           |
| Landscape Setbacks   | 0'                         |
| Parking  | 0'122 Spaces Provided      |

|  |                            |
|--|----------------------------|
| Parcel Number: 164-12-570 (Lot 115 Tall Verde - Utilities Use) |                            |
| Lot Area   | 0.804 acres (35,001 sq ft) |
| Existing Disturbed Area  | 0.584 acres (25,432 sq ft) |
| New Additional Disturbed Area                                  | 0 sq ft                    |
| Setbacks   | 10' Min.                   |
| Wall Height  | 8' Max.                    |
| Utilities Building Height                                      | 15'-0" (1 story) Max.      |

**ROSE LAW GROUP<sup>PC</sup>**  
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### Vicinity Map



Scale : 1" = 250'-0"

