

SERVING GREAT TASTING AUTHENTIC MEXICAN FOOD SINCE 1977

Rito's Mexican Food Planned Unit Development

Z-4-19-8

City Council Adopted: September 4, 2019

CITY OF PHOENIX

SEP 30 2019

Planning & Development
Department

A Planned Unit Development (PUD) is intended to be a stand alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

DEVELOPMENT TEAM

OWNER/DEVELOPER

Rito's Mexican Food, LLC

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Phoenix, Arizona 85006

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A. PURPOSE & INTENT

The purpose of this application is to rezone an approximate 0.69-acre site located within Council District 8 at the northeast corner of 14th Street and Garfield Street (the “Site”), which consists of two parcels: 116-19-115 and 116-19-131, from R-5 RI and R-4 RI HP to Planned Unit Development (“PUD”) and PUD HP to allow for the existing Mexican restaurant to make minor improvements to the interior and exterior of the building such as new restrooms, additional paved parking, and an improved patio.

Located within the Central City Village, this Site has been used for food sales since the mid-1960’s when the former residence was used as a neighborhood grocery store. In 1976, the founders of the residence-turned-restaurant, Rosemary and Jose Salinas, obtained a Use Permit through Zoning Adjustment case ZA-729-76 to expand a nonconforming use to begin selling takeout food from the grocery store and in 1977, the business became Rito’s Mexican Food.

Site Aerial



The Garfield Historic District was developed between the late-1800’s and early-1900’s and still contains many of the original bungalows, period revival homes and cottages that give this community its vibrant character. This district is home to other cherished neighborhood restaurants such as Welcome Diner and Gallo Blanco that prove they can coexist peacefully with residential communities. Similarly, Rito’s Mexican Food has long been a beloved neighborhood amenity in a district that otherwise has little walkable commercial. Serving authentic, award-winning cuisine in an understated setting, the restaurant has long established itself as a welcome part of the community.

Over the years, Rito's has been placed on the ABC15 A-List for Best Mexican Restaurants in the Valley and has won the New Times Best of Phoenix awards in multiple categories including Best Green Chili, Best Mexican Take-Out, Best Hole in the Wall Restaurant, and Best Burritos. Most recently, Rito's came in second place for the 2018 USA Today's Readers' Choice award for Best Chimichanga. Earlier this year Christopher Gross, a James Beard award winner and first chef in the State of Arizona to receive the Robert Mondavi Culinary Award, highlighted Rito's Mexican Food as one of his favorite local Mexican restaurants. Endearingly referred to as a neighborhood hole-in-the-wall, the restaurant continues to thrive by word of mouth despite having no signage except an open sign and a small placard listing store hours.

B. LAND USE PLAN

The Rito's Mexican Food PUD proposes primarily restaurant with outdoor dining and parking land uses for the current use of the existing structures, and preserves the ability for the building to revert back to its original use as a grocery store or residence. In the event that the restaurant ceases to operate, the PUD anticipates future redevelopment uses based upon the standards outlined in the Walkable Urban Code.

As shown on the Conceptual Site Plan included as Exhibit B, parcel 116-19-115 is used as street parking for customers and parcel 116-19-131 contains the approximate 3,519-square-foot restaurant and partially enclosed outdoor patio. On occasion the restaurant may offer non-amplified music to guests, such as a Mariachi band, pursuant to the conditions outlined in the following section of this PUD. This entertainment shall not be offered in conjunction with any promotional event, unless the restaurant has secured an Administrative Temporary Use Permit pursuant to Section 708 of the City of Phoenix Zoning Ordinance.

Parking on parcel 116-19-131 is screened by a 3-foot-high screen wall along the streetscape. Customers queue in a small waiting area inside the restaurant and all seating is located outside with the exception of a few chairs in the waiting area. Patio space on the south and west side of the building features round tables each with umbrellas to create shade for guests. An approximate three-foot-tall screen wall surrounds the patio area to buffer the use from the adjacent residences and school.

The Site features separated sidewalks on all sides with a landscaping strip within the right-of-way along Garfield Street and 14th Street. Three date palms line Garfield Street and create a pleasant streetscape. The restaurant's historic architecture consisting of brick arches, stacked stone, steep roof lines, and desert-toned stucco will be maintained to preserve the building's residential character. This proposal is consistent with the City's long-range planning goals to create compatible small neighborhood amenities in urban areas surrounding the light rail to allow for conveniently walkable environments.

C. LIST OF USES

Permitted Primary Uses

Any property owner of the Site may request an interpretation of analogous uses to the defined list from the City of Phoenix Zoning Ordinance. The Zoning Administrator may administratively approve a use analogous to those uses listed below.

1. Restaurants
2. Groceries, retail sales

Accessory Uses

1. Outdoor dining and outdoor alcoholic beverage consumption shall be permitted by right and not require a Use Permit
2. Parking lots, customer subject to the following:
 - a. Parking shall not occur as a primary use on both parcels simultaneously

Temporary Uses

1. Live music, indoor or outdoor, subject to the following:
 - a. Live music shall occur during ordinary hours of operation
 - b. Live music events shall occur no more than 12 times per year
2. Temporary Uses shall be subject to Section 708 of the City of Phoenix Zoning Ordinance

Prohibited Uses

1. Amplified music or loudspeakers

Future Redevelopment Land Uses

Future redevelopment of the Site shall comply with Chapter 13 of the Walkable Urban Code. Land use standards shall comply with Table 1306.1 Transect T5:2, except for the following modifications.

Prohibited Uses

1. Tattoo/body-piercing studio
2. Motor vehicle service station, fuel sales
3. Motor vehicle service and repair, minor
4. Motor vehicle washing

D. CURRENT DEVELOPMENT STANDARDS

The Development Standards and Guidelines of this PUD listed below aim to recognize the current development on a Site within the Garfield Historic Preservation District, which precludes significant modifications to existing structures. Additionally, the standards intend to carefully fit an existing neighborhood restaurant use into an established residential community, land uses that have existed in harmony together for many decades. Looking forward to the future of this community, this PUD also aims to plan for the redevelopment of this Site, incorporating specific Walkable Urban Code uses and standards that would be most appropriate in this context, which will be addressed in the Future Redevelopment Standards section of this PUD.

The existing commercial development on Site shall comply with Section 623 of the City of Phoenix Zoning Ordinance except where modified below. Where a standard is not addressed within this PUD, the applicable section of the Zoning Ordinance shall apply.

Development Standards

Minimum Lot Width/Depth	
	58' width, 100' depth
Building Height	
	Maximum 24 feet
Lot Coverage	
	Maximum 50 percent
Building Setbacks	
Streetscape (Garfield Street & Roosevelt Street)	Minimum 25 feet
Streetscape (14 th Street)	Minimum 0 feet
Interior Property Line (adjacent to residential)	Minimum 5 feet
Interior Property Line (adjacent to alley)	Minimum 2 feet

Landscape Standards

Parking Lot Area	
Landscape Planters	At ends of each row of parking and approximately every 75 feet
Landscape Planters, single row of parking	Minimum 100 square feet
Plant Type	
Trees	Minimum 2-inch caliper (100% of required trees)
Landscape Setbacks	
Streetscape (Garfield Street)	Minimum 0 feet
Streetscape (Roosevelt Street)	Minimum 5 feet
Streetscape (14 th Street)	Minimum 0 feet
Interior Property Line (adjacent to residential)	Minimum 0 feet
Interior Property Line (adjacent to alley)	Minimum 0 feet

- Landscaping shall be maintained by a permanent and automatic irrigation system to minimize maintenance and water consumption
- A minimum of six (6) 2-inch caliper trees shall be planted in the 14th Street right-of-way

Parking

- Restaurant development shall provide a minimum of one parking space per 200 square feet of indoor space and outdoor dining area, exclusive of kitchen, restrooms, storage, office, etc.
- Grocery store development shall provide a minimum of one onsite parking spaces per 250 square feet of floor area
- A minimum of three bicycle parking spaces shall be provided
- Parking spaces to be a minimum of 8.5 feet wide by 18 feet deep
- Maneuvering aisles for two-way traffic shall be a minimum of 22 feet in width

Fences, Walls & Screening

- Perimeter walls adjacent to alley and eastern property lines shall be a maximum of six feet tall consisting of materials that are compatible with the surrounding context such as:
 - Metal
 - Wood
 - Concrete masonry units
- All service areas shall be screened to conceal trash containers, transformer, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets
- Parking shall be screened from view by a minimum three-foot high screen wall consisting of materials that are compatible with the surrounding context, such as:
 - Metal
 - Wood
 - Concrete masonry units

Shade

- Human comfort shall be encouraged through the use of umbrellas, awnings, and/or canopies

Lighting

- Any lighting used to illuminate the building and parking areas shall be directed away from adjacent residential properties
- Lighting located within three feet of the eastern property lines (adjacent to residential) shall be limited to eight (8) feet in height

- Lighting shall not exceed one foot candle at the eastern property lines (adjacent to residential)
- Parking lot and security lighting shall not exceed a maximum of fifteen (15) feet in height

E. FUTURE REDEVELOPMENT STANDARDS

Future redevelopment of the Site shall comply with Transect T5:2 standards per Chapter 13 of the City of Phoenix Zoning Ordinance. Future redevelopment standards shall be triggered by the following:

- complete demolition of the existing restaurant building;
- development of any new enclosed freestanding buildings;
- establishment of a use other than grocery or restaurant;
- an expansion of the existing building footprint and/or outdoor dining area beyond 2,000 square feet.

F. DESIGN GUIDELINES

The design guidelines of the Rito’s Mexican Food PUD take into consideration the Site’s orientation among a single-family residential community and a historic preservation district. Modifications to the exterior of the building are subject to design review and approval by the Historic Preservation Office prior to the issuance of building permits. These design guidelines are intended to capture the design aesthetic of the existing structures to preserve their historic qualities.

Architecture

- Building shall consist of a minimum of three (3) varying building materials for visual interest such as: stacked stone, stucco, masonry bricks, and/or metal trim
- Building shall consist of architectural embellishments such as arches, textural/material changes and a distinctive roofline characteristic of the building’s historic heritage
- Any exterior rehabilitation, repair or restoration shall comply with the General Design Guidelines for Historic Properties
- The color palette shall be consistent with the surrounding developments and reflective of the desert environment such as tans, browns, and beiges, with saturated accent colors on decorative elements such as metal trim
- Refuse bins shall be fully screened from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials
- Bicycle racks shall consist of an inverted U or other decorative design and installed pursuant the requirements of Section 1307.H of the City of Phoenix Zoning Ordinance

Lighting/Shade

- Service areas and other screen areas should have proper security lighting
- Site lighting should be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas
- A minimum of 8 trees shall be installed to provide shade to sidewalks and parking
- A minimum of 50 percent of patio area shall be shaded by detached shade structures

G. SIGNS

All signage shall comply with Transect 5 standards per Section 1308 of the City of Phoenix Zoning Ordinance.

H. SUSTAINABILITY

At a minimum, consideration and implementation of at least three (3) of the following enforceable Design Review Standards or other sustainability principles as approved by the Planning and Development Department shall be incorporated into the development.

- A. Utilize low water plumbing fixtures to reduce water consumption
- B. Provide bicycle racks to promote use of alternative transportation
- C. Provide three (3) shade trees along northern property line and south of bus stop to encourage use of alternative transportation
- D. Utilize a drip irrigation system to minimize water waste
- E. Utilize energy efficient lighting to reduce energy consumption
- F. Use of drought tolerant plants to reduce water consumption

I. INFRASTRUCTURE

Grading & Drainage

Any new vertical development shall conform to the rules and regulations of the City of Phoenix.

Water & Wastewater

This Site is located within the City of Phoenix water service area and has been designated as having an assured water supply.

Circulation Systems

Access to the Site is provided via E Roosevelt Street, N 14th Street, and E Garfield Street.

J. LEGAL DESCRIPTION

Parcel 1

Lot 1, KLECK TRACT, according to Book 5 of Maps, page 9, records of Maricopa County, Arizona;

EXCEPT the North 16 feet thereof.

Parcel 2

Lot Sixteen (16), KLECK TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps, page 9.

EXHIBIT A

Context Plan

Context Aerial





Image 1 – Southeast Corner Looking North



Image 2 – Southeast Corner Looking East



Image 3 – Southeast Corner Looking South



Image 4 – Southeast Corner Looking West



Image 5 – Southwest Corner Looking East



Image 6 – Southwest Corner Looking South



Image 7 – Southwest Corner Looking West



Image 8 – Southwest Corner Looking North



Image 9 – West Property Line Looking South



Image 10 – West Property Line Looking West



Image 11 – West Property Line Looking North



Image 12 – West Property Line Looking East



Image 13 – Northwest Corner Looking South



Image 14 – Northwest Corner Looking West



Image 15 – Northwest Corner Looking North



Image 16 – Northwest Corner Looking East



Image 17 – Northeast Corner Looking West



Image 18 – Northeast Corner Looking North



Image 19 – Northeast Corner Looking East



Image 20 – Northeast Corner Looking South



Image 21 – Eastern Property Line Looking North



Image 22 – Eastern Property Line Looking East



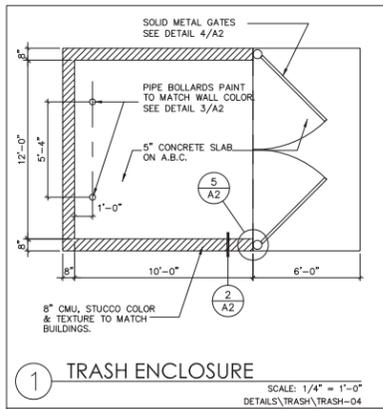
Image 23 – Eastern Property Line Looking South



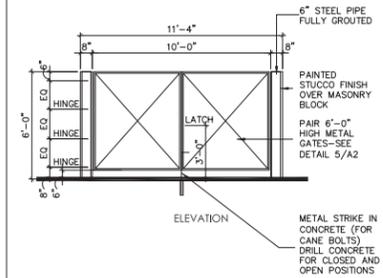
Image 24 – Eastern Property Line Looking West

EXHIBIT B

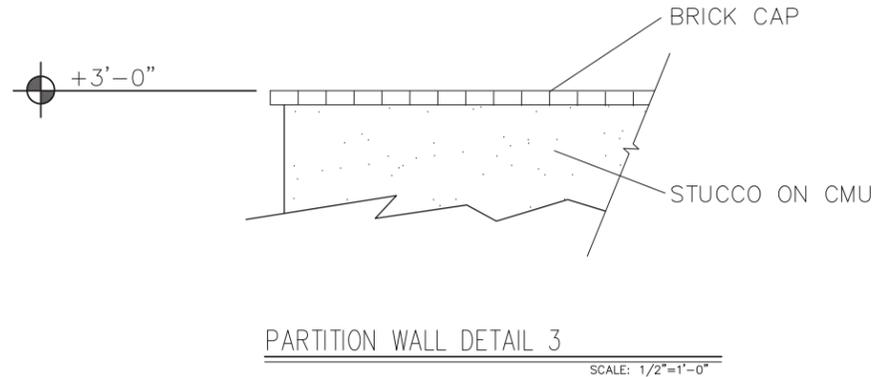
Conceptual Site Plan



1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"
DETAILS\TRASH\TRASH-04



2 TRASH ENCLOSURE GATE
SCALE: 3/16" = 1'-0"
DETAILS\TRASH\TRASH-1



PARTITION WALL DETAIL 3
SCALE: 1/2" = 1'-0"

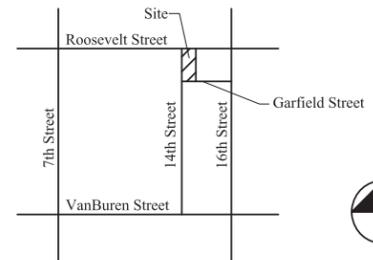
SITE PLAN NOTES

- A. Development of this site will conform with all applicable codes and ordinances.
- B. This project is located in the City of Phoenix water service area and has been designated as having an assured water supply.
- C. All new and relocated utilities will be placed underground.
- D. All signage requires separate approvals and permits.
- E. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of the site.
- F. Owners of property adjacent to public right of ways will have the responsibility for maintaining all landscaping within the public right of way in accordance to approved plans.
- G. Landscaping shall be maintained by a permanent and automatic irrigation system to minimize maintenance and water consumption.
- H. Existing building must comply with the change of occupancy provisions in the Phoenix Building Construction Code prior to use.
- I. All service areas shall be screened to conceal trash containers, loading docks, transformer, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- J. All on site accessible sidewalks shall be a minimum of 3 feet wide and have a maximum slope of 1:20 with the maximum cross slope of 1:50. All curbs must provide accessible ramps pursuant to the Americans with Disabilities Act (ADA) standards.
- K. Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6 feet 8 inches.
- L. All new sanitary sewer lines with the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.
- M. All on site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.
- N. Structures and landscaping at the intersection of public streets and local street within a triangle measuring 33' along the public street and 15' along the local street right of way lines will be maintained at a maximum height of 3'.
- O. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'.

PROJECT DATA

Project: Rito's Mexican Food
 Project Owner: David and Charlotte Hansen
 Rito's Acquisitions, LLC
 907 North 14th Street
 Phoenix, AZ 85006
 Project Applicant & Architect: POCA Architecture & Design, LLC.
 Paul O'Connor
 8686 North Central Avenue, Suite 226
 Phoenix, AZ 85020
 Phone: (602) 790-9935
 Project Address: 907 North 14th Street
 Assessor's Parcel Number: 116-19-115 & 116-19-131
 Zoning: R-4
 Site Area:
 116-19-115 = 7,847 sq./ft. (0.18 acres)
 116-19-131 = 8,710 sq./ft. (0.2 acres)
 Building Square Footage: 3,530 square feet
 Existing Building Height: +15'-0"
 Building Code:
 2018 International Building Code w/ amends
 2018 International Energy Conservation Code
 2018 Inter. Mechanical Code w/ amends
 2018 Uniform Plumbing Code w/ amends
 2017 Nat. Elec. Code/NFPA-70 w/ amends
 2010 ADA Standards for Accessible Design & ICC ANSI A117.1-2009.
 Occupancy: B
 Construction type: VB
 Project Narrative: Project is to install an outdoor patio and a parking area to an existing single story restaurant.

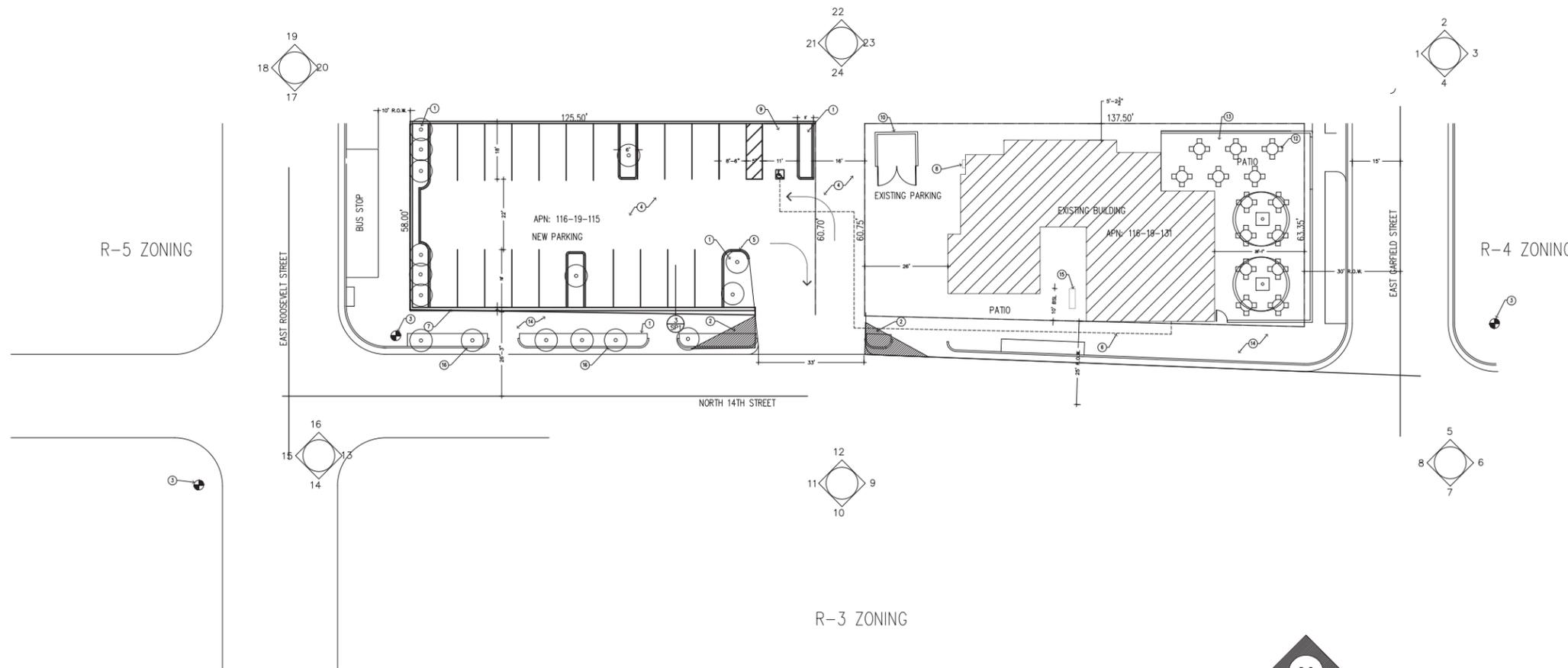
VICINITY MAP



PLAN NOTES

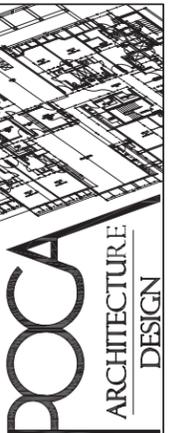
- 1. Landscaping area.
- 2. 10' x 20' vision triangle.
- 3. Existing fire hydrant.
- 4. Asphaltic concrete pavement.
- 5. Extruded concrete curb.
- 6. 4'-0" wide accessible route.
- 7. 3'-0" high screen wall.
- 8. Electrical service entrance section.
- 9. Handicap parking.
- 10. Trash enclosure with 6'-0" high CMU walls and opaque gates.
- 11. 3'-0" high garden wall.
- 12. Seating.
- 13. Brick pavers.
- 14. Existing concrete sidewalk.
- 15. 3 bike parking.
- 16. Landscaping in existing ROW sidewalk planters - 6 trees total.

CITY APPROVAL



SITE PLAN

SCALE: 1" = 20'-0"



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 602-790-9935



EXP 12/31/2021

Rito's Mexican Food
 909 N 14th Street
 Phoenix, Az 85008

Revision:
Project # - 18093
Date 11-21-18
Sheet Name:
Site Plan
SP-1

EXHIBIT C Comparative Zoning Table

Development Standards

	R-4 Standards	WU Code T5:2 Standards
Minimum Lot Width/Depth		
	60' width, 94' depth	N/A
Building Height		
	Max. 40'	Max. 30'
Lot Coverage		
	Max. 50%	Max. 80%
Building Setbacks		
Front	Min. 20'	Max. 12'
Rear	Min. 15'	Min. 0'
Side	Min. 3' & 10'	Min. 0'
Parking Setbacks		
Front	N/A	Min. 30'
Rear	N/A	Min. 0'
Secondary Frontage	N/A	Min. 20'
Side	N/A	Min. 0'

Landscape Standards

Landscape Setbacks (Parking)	R-4 Standards	WU Code T5:2 Standards
Front	None	Min. 10' landscape setback from street right-of-way; Min. 10' landscape setback if adjacent to Historic Preservation
Rear	None	
Secondary Frontage	None	
Side	None	
Landscape Setbacks (Building)		
Front	None	Min. 10' landscape setback if adjacent to Historic Preservation
Rear	None	
Secondary Frontage	None	
Side	None	