



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-58-25-6
July 7, 2025

**North Mountain Village Planning
Committee Meeting Date:**

July 16, 2025

Planning Commission Hearing Date:

August 7, 2025

Request From:

R1-6 (Single-Family Residence District)
(1.12 acres)

Request To:

R-O (Residence Office – Restricted
Commercial District) (1.12 acres)

Proposal:

Professional Office

Location:

Southeast corner of 17th Street and
Griswold Road

Owner:

Sawyer Grace, LLC

Applicant:

Evan Boxwell

Representative:

William Allison, Withey Morris Baugh, LLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Designation</u>		Residential 3.5 to 5 dwellings per acre	
<u>Street Map Classification</u>	17th Street	Local	25-foot east half street
	Griswold Road	Local	25-foot south half street
<i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i>			
The proposal seeks to develop a vacant site and will provide opportunities for small-scale office uses.			
<i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i>			

The proposal, as stipulated, provides enhanced shading and planting standards for building setbacks, pedestrian pathways, and bicycle parking areas.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; WATER INFRASTRUCTURE (SUPPLY); DESIGN PRINCIPLE: Maximize the use of drought-tolerant vegetation in landscaped areas throughout the city and promote the use of Xeriscape techniques.

As stipulated, the proposal will utilize drought-tolerant plant species and will include limitations on the use of natural turf.

Applicable Plan, Overlays, and Initiatives

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Shade Phoenix Plan](#): Background Item No. 8.

[Transportation Electrification Action Plan](#): Background Item No. 9.

[Conservation Measures for New Development](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

[Complete Streets Guidelines](#): Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6
North (across Griswold Road)	Single-family residential	R1-6
South	Vacant	R1-6, R-5
East	Single-family residential	R1-6
West (across 17th Street)	Commercial office use, single-family residential	C-O, R1-6

R-O Residential Office District		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Maximum Building Height	15 feet, plus 1 foot in height per 1-foot additional setback to a maximum height of 25 feet	15 feet (Met)
<i>Minimum Building Setbacks</i>		
Front (Griswold Road)	20 feet	20 feet (Met)
Side (East)	10 feet	10 feet (Met)
Side (17th Street)	10 feet	10 feet (Met)
Rear (south)	25 feet	26 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Front (Griswold Road)	None	20 feet (Met)
Side (East)	None	10 feet (Met)
Side (17th Street)	None	10 feet (Met)
Rear (south)	None	10 feet (Met)
<i>Lot Standards</i>		
Maximum Lot Coverage	30 percent	25 percent (Met)
Minimum Lot Area	24,000 square feet	37,259 square feet (Met)
Minimum Parking	32 spaces (1 space per 300 square feet of floor area)	38 spaces (Met)

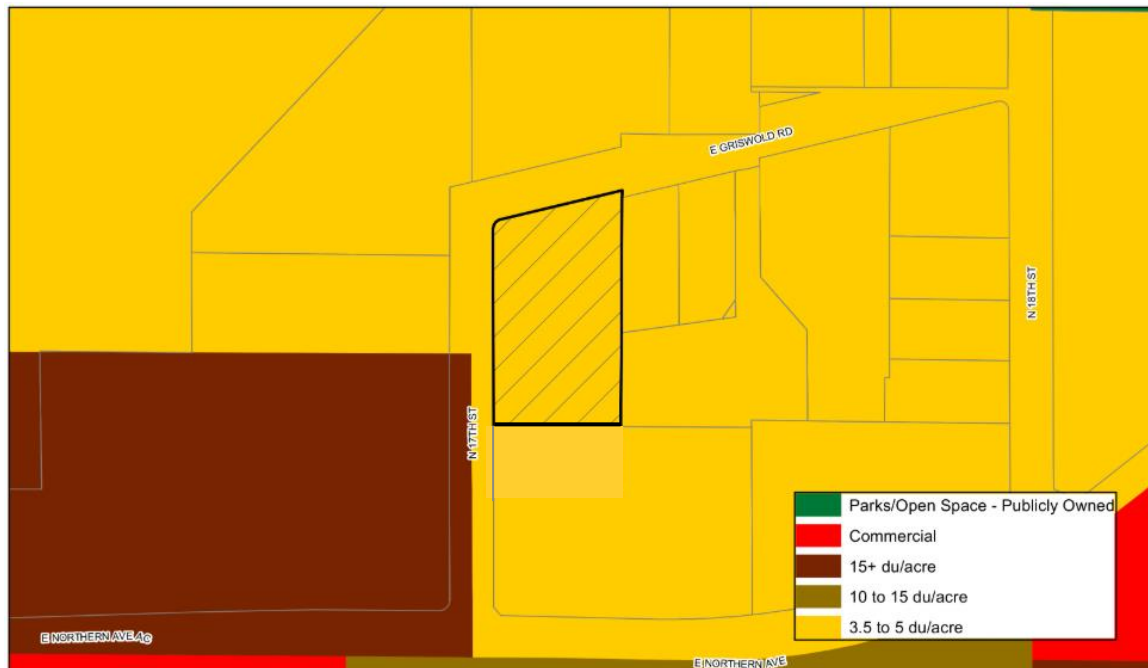
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.12 acres located at the southeast corner of 17th Street and Griswold Road from R1-6 (Single-Family Residence District) to R-O (Residence Office - Restricted Commercial District) to accommodate professional office uses.

GENERAL PLAN LAND USE MAP DESIGNATION

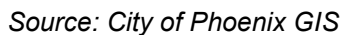
2. The subject site, as well as areas to the north, east, south, and a portion of the area to the west are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map, while the remainder of the area to the west is designated as Residential 15+ dwelling units per acre. The proposal for R-O zoning on the subject site is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required as the site is less than 10 acres.



General Plan Land Use Map; Source: City of Phoenix GIS with annotations by staff.

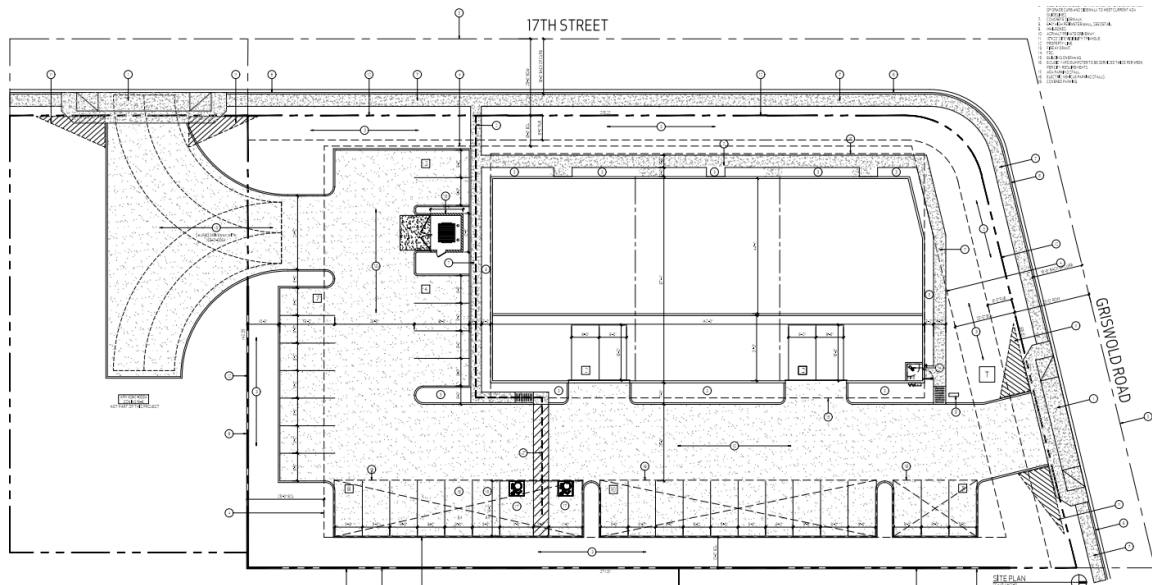
SURROUNDING LAND USES AND ZONING

3. The subject property and the property to the south are currently vacant and are zoned R1-6. The property to the east of the site is developed as single-family residential and is zoned R1-6, as is the case with the property located to the north of the subject property, across Griswold Road. The property to the west of the site, across 17th Street, is also developed as single-family residential with R1-6 zoning and office uses zoned C-O.
4. The following image illustrates the subject site and its proximity to the adjacent properties and zoning.



5. Site Plan

The site plan, attached as an exhibit, depicts a 9,500 square foot, 15-foot high, single-story building set towards the northwest corner of the site. Primary access to the site will be from a shared access easement that will occur to the south of the building. Access will lead to a parking area located to the east and south of the building. The proposed building meets the required setbacks; however, in order to provide additional buffering, staff recommends Stipulation Nos. 2 through 5 which require the north, east, and west building setbacks to be landscaped with trees, shrubs and accents to achieve 50% live coverage.



Source: Tomecak Design

Section 620.C.8 of the Phoenix Zoning Ordinance requires that properties with R-O zoning have access from either a collector or arterial street. Since both 17th Street and Griswold Road are classified as local streets, a variance is required.

Parking will consist of 38 vehicular spaces, located to the east and south of the building. Shaded parking will be provided along the eastern row of parking stalls.

6. Elevations

The elevations, attached as an exhibit, depict a single-story building. The south, west, and north elevations each depict a rustic red brick facade with abundant glazing, while the east elevation depicts a monochromatic grey stucco finish, with two roll-up doors. Stipulation No. 1 requires that the elevations include architectural embellishments and detailing, as approved by the Planning and Development Department.



Source: Tomecek Design

ADOPTED AREA PLANS, STUDIES, AND POLICIES

7. [Comprehensive Bicycle Master Plan:](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No.12 requires bicycle parking to be installed per the requirements in the city's Walkable Urban (WU) Code.

8. [Shade Phoenix Plan:](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Minimum 20-foot landscape setback adjacent to Griswold Road;
- Minimum 10-foot landscape setback adjacent to 17th Street;
- Minimum 10-foot landscape setback adjacent to east property line;
- All landscape setbacks to be planted with 2-inch caliper, large canopy, drought-tolerant, shade trees at 30-feet on center;
- All landscape setbacks to be planted with not less than five 5-gallon drought-tolerant shrubs per tree;
- All landscape areas to include a mixture of drought-tolerant shrubs, accents and vegetative ground covers to achieve a minimum of 50 percent live coverage; and
- The use of shade structures, trees, or landscaping to achieve 75% shade at bicycle parking areas and pedestrian pathways.

These are addressed in Stipulation Nos. 2 through 5 and 13.

9. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 11.

10. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 14 through 17.

11. **Phoenix Climate Action Plan:**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emission reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 17, which requires a minimum of two GI techniques for stormwater management to be implemented.

12. **Complete Streets Guidelines:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

With the exception of the accessible path that leads from the parking area to the building, there are no pedestrian pathways that cross the vehicular path; however, should that change, Stipulation No. 6 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation No. 10.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has received one item in support of the request and one item in opposition.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has the following requirements:

- No access will be allowed onto Griswold Road except as necessary for emergency access.
- Dedication of right-of-way at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure in the area.
- Shared access to the property to the south to be memorialized through the final platting process.
- Right-of-way improvements to include curb, gutter, detached sidewalk,

landscaping, etc.

These requirements are addressed in Stipulation Nos. 7 through 10.

OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations No. 18 through No. 20.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 21.
17. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal will allow for neighborhood-scale business opportunities.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.
5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.
9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access

easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).

10. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
13. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
21. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Robert Kuhfuss

July 7, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped May 6, 2025 (1 page)

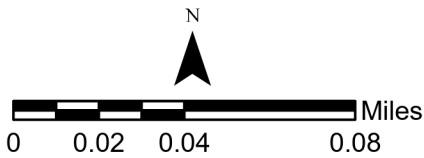
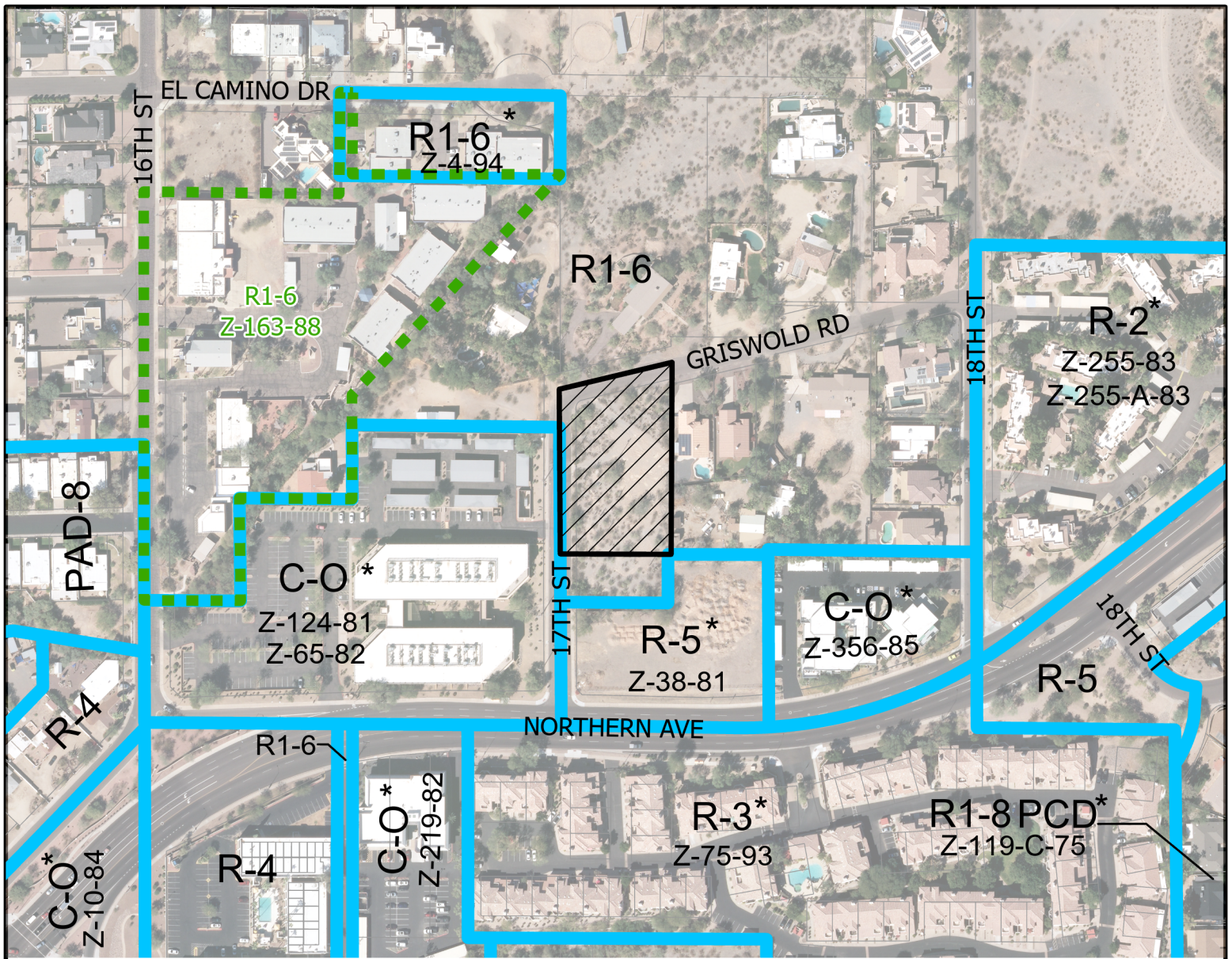
Conceptual Landscape Plan date stamped May 6, 2025 (1 page)

Conceptual Elevations and Renderings date stamped May 6, 2025 (4 pages)

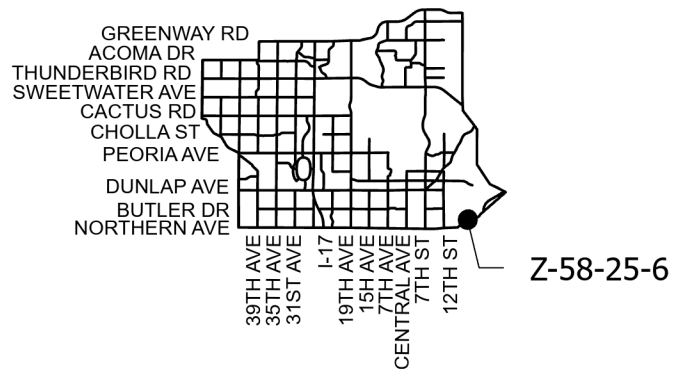
Community Correspondence (4 pages)



S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-58-25.aprx



NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 6



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-58-25-6		FROM: R1-6 (1.12 ac.)	
DATE: 5/14/2025		TO: R-O (1.12 ac.)	
REVISION DATES:			
6/5/2025			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.	
1.12 Acres		QS 25-31	
MULTIPLES PERMITTED		ZONING MAP	
R1-6		J-9	
R-O			
CONVENTIONAL OPTION		* UNITS P.R.D OPTION	
6		7	
1		N/A	

* Maximum Units Allowed with P.R.D. Bonus

PRE-APPLICATION SITE PLAN FOR "BOXWELL HQ" PROJECT

1705 EAST GRISWOLD ROAD
PHOENIX, ARIZONA 85020



**TOMERAK
DESIGN**
4368 NORTH CMC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 480.619.7751
F 480.718.8387
EMAIL: INFO@TOMERAKDESIGN.COM



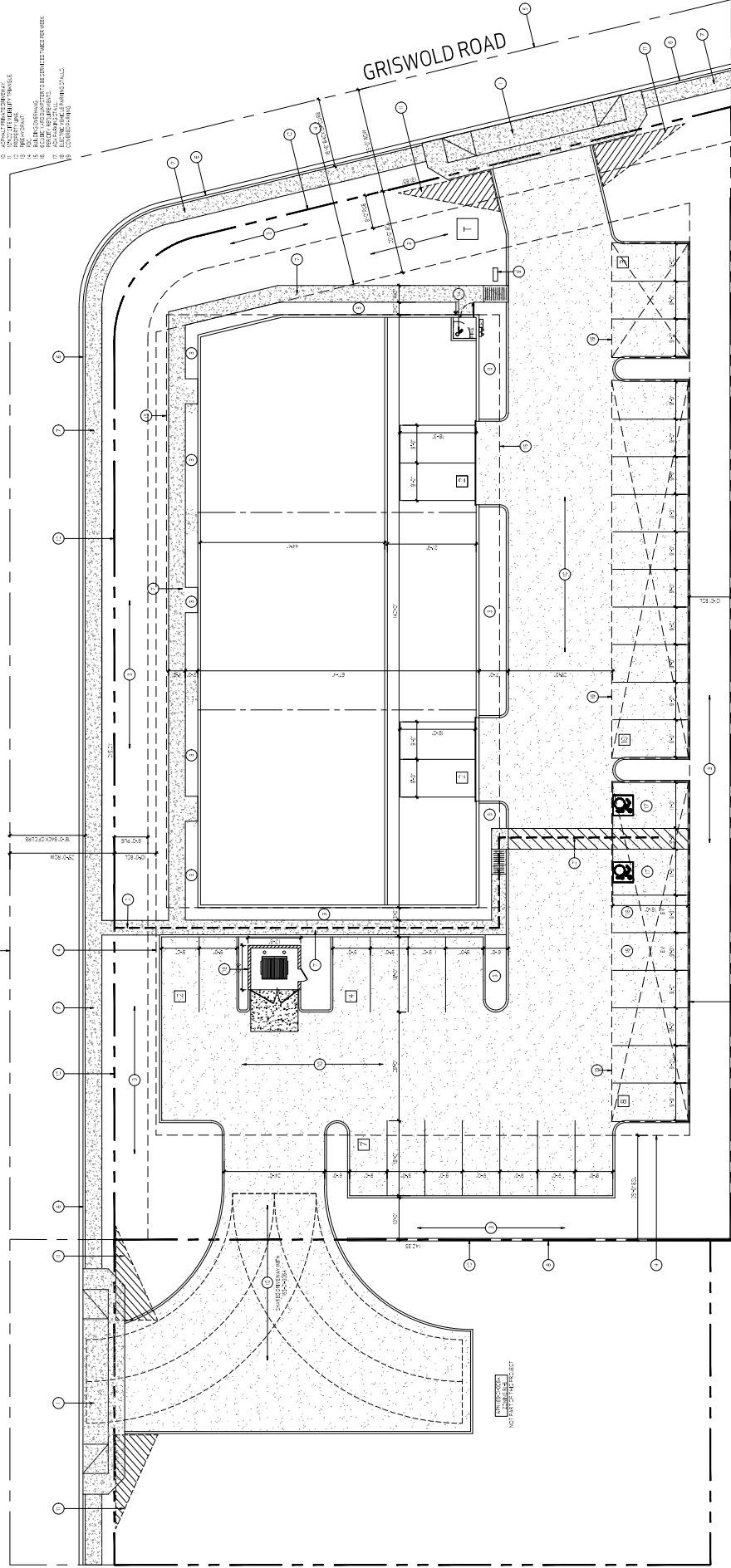
PROJECT: **BOXWELL HQ**
 1705 EAST GREENWOOD BOULEVARD
 PHOENIX, ARIZONA 85020

SITE PLAN NOTES:

1. PLANTING TREES AND PLANTS TO REDUCE CARBON DIOXIDE
2. CONSERVING WATER TO REDUCE ENERGY CONSUMPTION
3. REDUCING WASTE TO REDUCE ENERGY CONSUMPTION
4. USING ENERGY-EFFICIENT LIGHTING
5. USING ENERGY-EFFICIENT APPLIANCES
6. USING ENERGY-EFFICIENT COOLING AND HEATING SYSTEMS
7. USING ENERGY-EFFICIENT BUILDING MATERIALS
8. USING ENERGY-EFFICIENT TRANSPORTATION
9. USING ENERGY-EFFICIENT POWER SOURCES
10. USING ENERGY-EFFICIENT POWER SOURCES
11. USING ENERGY-EFFICIENT POWER SOURCES
12. USING ENERGY-EFFICIENT POWER SOURCES
13. USING ENERGY-EFFICIENT POWER SOURCES
14. USING ENERGY-EFFICIENT POWER SOURCES
15. USING ENERGY-EFFICIENT POWER SOURCES
16. USING ENERGY-EFFICIENT POWER SOURCES
17. USING ENERGY-EFFICIENT POWER SOURCES
18. USING ENERGY-EFFICIENT POWER SOURCES

17TH STREET

6. EXISTING CURB & GUTTER REPLACE WITH BROKEN CHINA OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA GUIDELINES.
7. CONCRETE SIDEWALK
8. 6" HIGH PERIMETER WALL, SEE DETAIL.
9. MAILBOXES



CODE REVIEW

AUTHORITY CODE	QTY OF POWER, ARIZONA
2308 INTERNATIONAL BUILDING CODE W/AMENDMENTS	2308 INTERNATIONAL BUILDING CODE W/AMENDMENTS
2308 POWER FIRE CODE	2308 POWER FIRE CODE
2308 INTERNATIONAL MECHANICAL CODE	2308 INTERNATIONAL MECHANICAL CODE
2308 INTERNATIONAL PLUMBING CODE	2308 INTERNATIONAL PLUMBING CODE
2308 NATIONAL ELECTRICAL CODE	2308 NATIONAL ELECTRICAL CODE
2308 INTERNATIONAL ENERGY CONSERVATION CODE	2308 INTERNATIONAL ENERGY CONSERVATION CODE
2308 ASHRAE 90.1-2010/2013	2308 ASHRAE 90.1-2010/2013

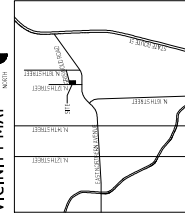
PARKING SUMMARY ☐

PARKING REQUIRED	BUILDING	FEE	REQUIRED
	(1) OVERHUNG	\$100.25	NONE
TOTAL REQUIRED			
PARKING PROVIDED			
	NOT COVERED PARKING		
	COVERED PARKING		
	BY SPACE		
	A6-25-A-CIC		

PROJECT DIRECTORY

OWNER	EVAN BOWELL 1705 EAST GREENLAND RD. PACIFIC, ARIZONA 85030	CONTACT: EVAN BOWELL PHONE: 480.350.9399	TOWNSHIP DESIGN, PC 4388 NORTH 10TH AVENUE SCOTTSDALE, ARIZONA 85251	PHONE: 480.688.2711 FAX: 480.688.2711
ARCHITECT				

VICINITY MAP



CITY OF PHOENIX NOTES

1. DELIVERING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
2. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
3. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
4. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
5. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
6. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
7. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
8. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
9. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
10. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
11. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
12. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
13. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
14. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.
15. PRESENTING A MESSAGE OF THE FUTURE TO TODAY'S LEADERS AND FOLLOWERS.

PROJECT INFORMATION

[illegible]

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A NEW PROFESSIONAL OFFICE BUILDING PROJECT IN A NEW DEVELOPMENT. THE PROPERTY IS CURRENTLY ZONED R-1 WITH A PROPOSED REZONING TO R-C.

PARKING LANDSCAPE

PARKING LANCAPAGE REQUIRED:	5% (780 SF)
TOTAL PARKING SURFACE:	7% (1,064 SF)
	15,217 SF

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONCEPTS OF A NEW PROFESSIONAL OFFICE BUILDING
PROJECT IN A NEW DEVELOPMENT. THE PROPERTY IS CURRENTLY ZONED
WITH A PROPOSED REZONING TO RC.









From: [glenn Osborne](#)
To: [Robert H Kuhfuss](#)
Cc: [Hannah Blean](#)
Subject: Z-58-25 - Boxwell Homes Office rezoning
Date: Thursday, June 19, 2025 4:27:29 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

I own one of the adjacent properties to the east of the proposed project. (1731 East Griswold Road) I think it is a good and appropriate use of the site and I support the Re zoning to allow a residential office building to be built on the corner of 17th street and Griswold
Glenn Osborne

From: glkrehbiel@gmail.com
To: [Robert H Kuhfuss](#)
Subject: Rezoning application Z-58-25-6
Date: Wednesday, July 2, 2025 5:14:04 PM
Attachments: [Opposition zoning change Z-58-25-6.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Robert Kuhfuss,

Thank you for speaking with me a few weeks ago and explaining the process of making my concerns known regarding this zoning change.

Attached is a letter from me to the planning committee regarding the Rezoning application Z-58-25-6 (17th Street and Griswold).

My property is directly across the street from the property with the proposed zoning change. I oppose this change and have outlined my reasons in the attached letter.

I would appreciate the letter being included in the information shared with the planning committee. I have also sent a copy of the same letter to the Phoenix Planning & Development Department.

Best Regards,

Gretchen Krehbiel

1702 E. Griswold

602 369.7660

glkrehbiel@gmail.com

Re: Rezoning Application **Z-58-25-6** SEC 17th Street and Griswold Road

Dear Members of the Planning Committee,

I am writing to express my strong opposition to the proposed zoning change that is currently under review. I believe that this proposal would have detrimental effects on our neighborhood, its character, and our quality of life.

My property is at 1702 E. Griswold where a family member is now living. This neighborhood currently has 4 homes that have been here for over 50 years, including the one that I grew up in and now own. Several properties have horses and other animals. The neighborhood has always had a historic Arizona and "rural" feel. With that said, I have several tangible reasons to oppose an office building across the street from my home.

1. Greatly increased traffic. There is only one way directly into this proposed office building and that entrance is on Griswold directly across from the front of my home. Griswold Road is currently used by 8 homes between 17th Street and 18th Street. The proposed office (9500 square feet) is required to have parking for 32 vehicles, which is a 400 % increase in traffic! All traffic will go in front of my house. There is no other way into the neighborhood other than 17th or 18th Street from Northern. Northern is a very busy street with high speeds as drivers are coming off SR51. The increased traffic is going to be a safety hazard for drivers trying to enter the neighborhood and cause long lines trying to leave the neighborhood.
2. Devalue my property. My hilltop property is at the corner of 17th and Griswold with the front of the house facing Griswold. The proposed office building will be directly across from most of the front of my property. My view will change from a mostly native desert lot to the AC units on the top of an office building and a parking structure. I have already heard the noise of the AC units from the SW Gas building on the corner of 17th and Northern. I cannot imagine what it will sound like with an office right next to my property, no more quiet mornings on my front patio.
3. No limit or restrictions on what type of establishments will be permitted in the office building. The R/O zoning allows for many different types of tenants, which makes this a complete unknown and leaves neighbors with no control over who is coming into and out of our neighborhood.
4. Does not fit the neighborhood / area. There is not another office property that is within a neighborhood, in the 12 St/Northern to 18th/Northern area. All commercial / office buildings are on Northern and back up to residential, they are not IN the

neighborhood. This proposed office building would be IN our neighborhood, with no access to a main road except through our neighborhood.

5. North Phoenix needs homes not offices. There is currently a housing shortage in our area and plenty of empty office space. Changing this zoning does nothing to improve the area or provide anything other than more money to the developer who should not have purchased a residential lot when they never intended on building a residence. Developers assume that they will get their way at the expense of ordinary home owners.

The property, "1705 E. Griswold" would be much better suited as a home or homes that fit the Griswold neighborhood rather than an office building. **I respectfully request that the planning committee reject this proposal to change the zoning from residential to R/O.**

Regards,

Gretchen Schlabach Krehbiel

Owner of 1702 E. Griswold

602-369-7660

glkrehbiel@gmail.com