OPPOSITION / CONCERNS

Outlook

Parking / Traffic concerns - Luci's at The Orchard – PUD Case Z-55-26-6

From Robyn Brous <robyn@hawkbuilders.net>
Date Fri 10/30/2026 12:15 PM
To Anthony M Grande <anthony.grande@phoenix.gov>

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Report Suspicious

Dear City of Phoenix Planning and Street Transportation Staff,

I, on behalf of many concerned neighbors, am writing to formally request an independent review of the parking study submitted in support of the proposed Planned Unit Development (PUD), Case Z-55-26-6, for Luci's at The Orchard, located at 7100 N. 12th Street.

Neighbors have significant concerns regarding the accuracy of the information provided to the parking consultant (CivTech), the methodology used to calculate parking demand, and study not accurately representing the property's actual peak hours, operations and proposed intensity of use.

1. Inaccurate Peak Parking Assumptions

The applicant's parking analysis relies on operating assumptions that do not adequately reflect the property's documented periods of greatest parking demand. City of Phoenix Neighborhood Services complaint records, along with neighborhood photographs and other documentation, identify Saturdays and Sundays during breakfast / brunch / lunch during lower temperature months (October-April) as the days when off-site parking problems have occurred.

These records are particularly relevant because Luci's weekend operations frequently include substantial outdoor patron activity (due to over occupancy), including seating in non-permitted / approved areas that have been the subject of zoning and use permit compliance concerns. A parking study cannot reliably establish adequate parking capacity if its underlying assumptions fail to represent the periods of greatest actual demand.

The City possesses records documenting recurring offsite parking impacts to the surrounding neighborhood associated with this property. These records provide independent, accurate, and reliable evidence of actual operating conditions and should be considered when evaluating the credibility of the applicant's parking analysis.

We request that the City:

- Reconcile the applicant's stated peak parking assumptions with the actual parking conditions

documented in City records and noted above.
- Review Neighborhood Services parking complaints by date and day of the week.
- Compare those complaints with the operating periods and peak-demand assumptions used by the consultant.
- Determine whether Saturday and Sunday (time / period noted above) parking observations were conducted.
- Require additional field observations during documented peak periods if the existing study does not adequately capture those conditions.

2. Questionable Parking Surplus

The submitted parking analysis identifies a peak demand of approximately 74 parking spaces against 102 available spaces, resulting in a claimed surplus of 28 spaces. However, that conclusion is only as reliable as the assumptions used to calculate demand- which is in question. If the study does not accurately account for actual peak time, simultaneous restaurant operations, outdoor dining, outdoor gatherings, special events, and other customer activity, the claimed surplus may substantially overstate available parking capacity.

We request that the City independently verify these assumptions before accepting the reported surplus.

3. Incomplete Evaluation of Maximum Proposed Use

The parking analysis must be evaluated against the intensity of activity that the proposed PUD would authorize, rather than simply the applicant's preferred description of its current operations. If the PUD would authorize expanded operations, the parking analysis should demonstrate that adequate parking exists to accommodate those operations.

We request the City to specifically evaluate:

- Maximum authorized restaurant and outdoor occupancy.
- Simultaneous indoor and outdoor customer activity.
- Outdoor gatherings and special events.
- Drive-through or service-window operations, including vehicle stacking and circulation. *Please note: The applicant does not have a permit to operate their drive-through, nor have they accounted for it in any of their submitted parking / traffic studies.*
- All customer-serving areas included within the proposed PUD.
- Whether shared-parking assumptions remain valid during simultaneous peak activities.

4. Parking Calculations Based on Seating Area Rather Than Full Building Area

The submitted analysis expressly indicates that it considers seating area rather than the entire building area for parking purposes. This, in turn, impacts the outcome of required parking. The study should also identify and substantiate any reductions, exclusions, or shared-parking adjustments applied to the restaurant, retail, and outdoor customer-serving areas.

We request that the City identify the specific Phoenix Zoning Ordinance provisions authorizing this methodology and explain whether it has been independently reviewed and accepted by City staff.

Given these very justifiable concerns, we respectfully request that the City of Phoenix:

1. Withhold acceptance of the submitted parking study as sufficient evidence of parking adequacy until the identified concerns above have been resolved.
2. Require the applicant and its parking consultant to reconcile the study's assumptions with the documented Saturday and Sunday parking complaints.
3. Determine whether supplemental parking counts during actual peak operating periods are necessary.
4. Independently evaluate whether the analysis accounts for the maximum intensity of use proposed under the PUD.
5. Require the applicant to obtain the required permit for their drive-through reflecting highest potential use and include in parking / traffic studies.
6. Provide the approved scope of the parking study, the operating assumptions supplied by the applicant, and any City staff determination accepting the study's methodology.
7. Identify the ordinance supporting the parking calculations, exclusions, and reductions used in the report.
8. Require a revised parking analysis before the PUD application advances- if material deficiencies are confirmed.

The purpose of a parking study is to provide the City with an accurate and defensible assessment of parking demand and the potential impacts of a proposed development. When existing City records document major and consistent off-site parking problems during periods that are not represented in the applicant's analysis, those discrepancies deserve independent investigation. The City should not rely on a claimed parking surplus without first establishing that the analysis accurately reflects the property's documented operating conditions and the full scope of activity the proposed PUD would permit.

Neighbors respectfully request a written response addressing these concerns and explaining what additional review or corrective action will be required.

Thank you for your prompt and thorough attention to this matter.

Sincerely,

Robyn Brous
concerned neighbor's representative

From: Robyn Brous
To: PDD Camelback East VPC
Cc: Anthony M Grande
Subject: Luci"s at The Orchard PUD - neighborhood meetings
Date: Wednesday, August 12, 2026 12:58:38 PM

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Report Suspicious

Dear Camelback East Village Planning Committee Members:

I would like members to be aware of the third neighborhood meeting which took place last week - August 5th. I did not attend as it was both my husband and older son's birthday. A neighbor called me after she left to let me know how it went.

To preface, after the first meeting, I wrote a letter to Michael Maeorwitz (Snell & Wilmer), on behalf of those in opposition, to have the second meeting format much different from the first meeting. The first meeting was at Luci's and felt more like a crowded happy hour rather than an informational, constructive meeting. There was no opportunity for questions and conversations. We asked for quite a few changes for the second meeting, including:

1.) a neutral location
2.) a presentation, including the acoustic and parking consultants
3.) an opportunity for community Q & A after (so everyone can hear questions and their answers)
4.) the owner to be present.

Councilman Robinson also suggested to Luci's and their legal team to have the second meeting at a neutral location.

Neighbors were just as frustrated with the second meeting. For those who did not attend - Luci's brought attendees out to their non-permitted tent and non-permitted outdoor dining expansion area for a sound presentation. This presentation was far from how they actually host the outdoor events. It was missing the 150+ outdoor event guests, alcohol consumption, and those guests yelling over the music and each other after drinking. I would estimate that probably 30 people, maybe 40 were outside at the meeting. Far from what actually happens. Nowhere near actual noise levels that pollute our neighborhood. I can attest to this as we are direct neighbors and hear all events, even with the "sound curtains" in use, and a landscape barrier. Please note, the applicant has yet to provide any manufacturer specifications and comparable case studies proving efficacy for noise mitigation and application.

Because Luci's did not have the second neighborhood meeting at a neutral location, they decided to have a third meeting. Neighbors were not happy about that. We have already attended two very long ZA Hearings, two non-beneficial neighborhood meetings, a CEVPC informative session, and many other city staff meetings to voice our very valid concerns. The third meeting was held at Devonshire Community Center. Unfortunately, the third meeting was exactly like the previous two, except for the location. Their boards were set up around the room; they expected people to look at information most do not understand (like a site plan or parking analysis), no presentation, no opportunity for a public Q & A. Many neighbors left feeling as though Luci's and their legal team are actively avoiding having to answer our questions.

The entire purpose of required neighborhood meetings is to have public conversations, work toward resolving neighborhood issues, and modifying the PUD to accommodate concerns. They are doing everything they can to make this difficult for neighbors. When asked by a neighbor if there would be a presentation, a member of Snell & Wilmer responded: "No, we do neighborhood meetings like this."

To say we are frustrated is an understatement.

Sincerely,

Robyn Brous

From: Corey Johnson
To: Corey Johnson
Subject: "Luci"s at The Orchard" 7100 N. 12th Street, PUD (Planned Unit Development) Zoning Request) #Z-55-26-6
Date: Friday, July 31, 2026 11:24:10 AM

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Report Suspicious

I am Corey Johnson, Neighborhood Leader and BlockWatch Coordinator for the area. I am also past Chairman and eleven-year member of the Camelback East Village Planning Committee (CEVPC). This item was on our agenda and heard by our 21-member committee several years ago when Venue Projects (Jon Kitchell and Lorenzo Perez) were proposing a small restaurant development at 7100 N. 12th Street for Luci's At The Orchard. This was presented to our committee as a small, indoor, neighborhood restaurant/cafe with possible wine service. Due to this property, a R1-6 zoned lot, mid-block, with Ranch Style occupied residence surrounded by R1-6 neighborhoods, we, our committee, wanted to be very sensitive and protect neighbors from ANY potential issues or conflicts produced by commercial restaurant uses affecting the adjacent neighborhoods. These issues are typically traffic/parking, noise, cooking odors, music, hours of operation, after hours deliveries by commercial trucks, loud garbage/trash dumpsters being serviced/emptied after hours at night and early mornings within feet of resident's back fences. Also, commercial parking lot cleaners' noise after hours. I personally attached stipulations to this project at the time. None of these stipulations are considered too restrictive, just polite common sense. After long deliberation, our committee determined that, with the agreed-to stipulations in place, we could forward this item to The Planning Commission, then to Phoenix City Council for

ratification. This was the only way we would support a C1 Restaurant to be dropped in the middle of a R1-6 residential neighborhood. For the last decade, business owners of "The Orchard" have not complied with ANY stipulations and have forced the surrounding neighborhoods to tolerate frequent overflow parking, loud music/Disc Jockeys/Public Address Systems, large, loud alcohol-fueled parties, etc. Week days, weekends and holidays, The Orchard rents out the venue for various loud amplified outdoor parties. The noise from these daytime and nighttime parties carries through the neighborhoods and can be heard at least a half a mile away. When this agenda item was presented to our committee (CEVPC), there was never a mention or reference to a 600 SF "Event Shed", 204 SF "Splash Pad", 1,400 SF "Event Lawn", 2,500 SF "Dining Patios" or a "Drive Thru/Pick Up Window." Appears they want to create some kind of destination outdoor alcohol/disc jockey music, public address system party venue for loud weddings/receptions, bachelor parties, birthday parties, etc. The Phoenix Police Department will not respond to noise, alcohol or parking issues here and The City of Phoenix does little on enforcement. Phoenix has apparently now adopted a "hands off" attitude with no enforcement of these "non-conforming, non-permitted, illegal structures and activities at 7100 N. 12th Street. The neighborhoods have nowhere to turn for resolution. We oppose the removal of stipulations that the business owners have chosen to disregard for many years. To allow outdoor recreation, amplified music and loudspeakers as an accessory use to a restaurant as well as outdoor alcohol consumption and dining is the VERY LAST thing our neighborhood wants or would tolerate! Cease and desist! It is our position that NONE of these previous requests be granted via Use Permit, including this requested, inappropriate, PUD zoning. Existing stipulations should be strictly enforced by the City of Phoenix. It is my understanding these applicants, "KLJ" are tenants and not deeded property

owners of "The Orchard," 7100 N. 12th Street. It appears they entered Bankruptcy protection in early 2020's and the property was sold to Tucson investor Daniel Leung who also purchased the residence at 7140 N. 12th Street. Thank you for your time and consideration. -Corey Johnson

From: Robyn Brous
To: Anthony M Grande
Subject: Z-55-26-6 CEVPC letter to share with the Board
Date: Monday, July 6, 2026 8:08:41 PM
Attachments: Z-55-26-6 Resident Opposition.pdf

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Hi, Anthony:

Since I do not have all the email addresses for CEVPC, can you please forward my letter to the Board members directly and include in the case file? I have modified to include the concerns I raised with you re: their submittal. Also, below is a Dropbox link with supplemental material I would also like them to have. It corroborates my letter.

https://www.dropbox.com/scl/fo/ogm1e4vf4adjmqd9nywb9/ADMbvwCHnQaf5InzD9ovpz0?rlkey=tirhx5w1rgyzy7f21gs4nxp5v&st=y2umz3yg&dl=0 [dropbox.com]

Thank you.

Robyn

July 7, 2026

RE: PUD case Z-55-26-6 | Luci's at The Orchard | 7100 N. 12th St.

*** UPDATED RESIDENT OPPOSTION LETTER ***

To Whom It May Concern:

We are writing as long-standing residents of the neighborhood directly behind and sharing a property line with The Orchard, located at 7100 N. 12th Street. We would like to express our deep concerns with Luci's at The Orchard's PUD request.

To start, it is important to outline all the current violations and non-compliance issues Luci's currently is egregiously and knowingly operating with; despite having open violations and citations with the City of Phoenix.

1. Operating as an outdoor event venue in a C-1 district
2. Non-permitted Expansion of Premises, more than doubling their occupancy load daily.
3. Non-permitted drive thru coffee lane.
4. Noise pollution exceeding 55dbl that has been heard up to a ½ mile away.
5. 1200sf temporary tent installed and used permanently without a permit.
6. Lighting and speakers wired to tent without permitting.
7. Outdoor music, against use permit stipulations.
8. Non-gating after hours, against use permit stipulations.
9. No customer valet, against use permit stipulations.
10. Outdoor speakers, against use permit stipulations.
11. Filled in property retention area with turf without alternate drainage plan and permit.
12. Trash service is inconsistent and not within allowable hours before 6:00am. Can be as early as 4:00am.
13. Late night, very early morning deliveries.

Those are not isolated violations, but the illegal progressive expansion of a commercial entertainment business into a quiet residential neighborhood - without corresponding infrastructure, buffering, parking, occupancy, neighborhood protections, and (most importantly) City of Phoenix approvals. They are attempting to legalize their illegal actions with the PUD application. Grandfather in everything illegal they have been and are still doing - openly. Things that would cause every other business in town to have their use permits revoked or licenses suspended.

The City of Phoenix should not modify any zoning, property use, or use permit stipulations for any property to accommodate a tenant. Which is what Luci's is attempting with the PUD application.

If a business model does not work with the space they occupy, a PUD should not be allowed to conform to the tenant at the detriment of the neighborhood and financial gain of a business.

In addition to our concerns about the PUD request and what it will mean for our neighborhood, acknowledging the flaws in their submitted PUD narrative is prudent.

To start - Luci's did not count the trips as the City of Phoenix requires - which is the highest / best use and most intense use that could happen on the property. If they are proposing a PUD that allows additional space as a restaurant with expanded outdoor dining and event use, they'd have to count it as high turnover. Luci's would also need to count the (non-permitted) drive thru as like a Starbucks, etc. It's not counted as the actual use, it's not shown what someone could come in and do. Which is important because they are a Tenant not the property Owner.

Allowing 2,000 daily trips to go through just a trip gen study versus a full blown traffic impact analysis is a huge red flag. It violates the intent of the traffic study policy ordinance, and it doesn't even include their actual use as a (non-permitted) drive thru. Nor does it count their use for events. That would generally add weekend or evening trips, but a Friday wedding could easily add more than 100 peak hour trips to the street and trigger a full-blown Traffic Impact Analysis. Luci's currently advertises 350 people on the lawn for outdoor events, which can run concurrently with the Tavern open.

Also, Luci's is required to consult with traffic staff to define the scope prior to submitting. I did a public records request for records between Nick Wood's staff at Snell & Wilmer and City of Phoenix traffic staff. The records department stated there are no emails between Nick Woods staff and traffic staff. So, who approved the scope submitted?

Traffic Impact Analysis is REQUIRED for a PUD. They did not submit a TIA. They submitted a deficient and misleading study, by design.

Furthermore, it is equally concerning that "seating only" is used to calculated load on the submitted parking calcs, and not the standard total useable. It gives them 3,000sf they do not need to account for. A property that has well documented, long standing major off-site parking issues should be required to adopt the strictest standards on their submitted calculations. The 2015 approved site plan, with Luci's at The Orchard listed as the End User, should be considered as the as-built in what is being included and omitted in calculations as there has been zero interior or exterior modifications.

This does not just affect the parking; it triggers whether they can gain approval for the Expansion on Premises. If they are approved of what they are requesting, they will essentially be tripling their total occupancy. Despite that, they have been able to manipulate the studies to say they would currently be in excess of required parking.

The massive jump in occupancy is a fire safety concern, traffic concern, major noise concern, IPC concern (they will not have enough toilets), and alcohol consumption monitoring concern.

The now accessory to a restaurant will become more than twice as large as both buildings' total SF combined, and be the dominate, by far. They still, to this day, advertise as for 350 people outdoor events and a ballroom onsite. That is not a restaurant; that is an event venue / assembly hall. Approval of the PUD categorically changes the use from a neighborhood conscious restaurant and coffee shop to a full fledge outdoor event venue. Mind you, this is how they are currently operating.

Luci's current operation materially exceeds the intensity calculated by the parking analysis and associated reductions. They are also inconsistent with labeling. It cannot be both an activity space and a dining space. They cannot pick and choose to manipulate the results in their favor. Accessory use, as outlined by the City of Phoenix, is intended to be subordinate and incidental to the Primary use. Because of the lawn space, the outdoor dining exceeds the size and operational intensity of the indoor restaurant itself. It is no longer merely an accessory.

Another issue- Luci's has taken the liberty to self-grandfather in approx. 900 SF. of unapproved patio space by the coffee shop. They are also failing to include areas they currently and consistently use as outdoor dining – located directly adjacent to the splashpad. They are labeling this area as "landscape". This is approx. 450 SF. also not accounted for. Total: approx. 1,350 SF.

When an outdoor dining area substantially grows to be the dominate use, it triggers items to be reviewed as a result:

- Required parking: Their traffic / parking study is flawed to be in their favor.
- Occupancy load: They are operating double + their occupancy at any given time.
- Restroom requirements: With outdoor dining well over double the indoor dining, has required restrooms (per 2024 IBC) been recalculated to ensure compliance?
- Compatibility review considerations: An outdoor event venue is by no means compatible in our neighborhood. As noted by many, many direct neighbors' grievances. Even if they maintain a 55dbl level, bass still travels substantially more than regular tone and can

In addition to the manipulated parking study (and lack of TIA) Luci's has not provided supporting technical documentation, noise mitigation material or acoustical treatment specifications in their PUD application. Neighbors can still hear patrons yelling and music when the proposed curtains are being used. It's basically an incomplete PUD application if it does include product specifications, acoustical performance data, installation details, or any evidence demonstrating the material's effectiveness for this specific use and site configuration.

A complete submittal should be required, at the very least, to include:

- MFG acoustic testing, including dBa and dBc.
- Case studies that demonstrate performance in highly comparable outdoor event settings - including 150+ person outdoor events.
- A site-specific acoustical analysis modeling the proposed installation at this property
- Documentation establishing that the proposed treatment will achieve compliance with the project's noise limitations at the receiving property lines (both dBa and dBc).
- Appropriate application – can it withstand Az summers and monsoon season.

Right now, the proposal is just a "trust me bro" that the product will work, without any substantiating evidence. In fact, their acoustic consultant stated (on record) at a previous ZA Hearing that the submitted curtains are not what he would recommend, but Luci's did not agree to move forward with his professional recommendation.

Considering these curtains are the primary mitigation measure being relied upon to justify a complete rezoning request in order to legalize operation as an outdoor event venue adjacent to residential properties - it would seem reasonable (and really a requirement) for the City (and other approving Boards) to require substantial technical documentation and site-specific validation before determining that curtains on a rod are adequate. They are seeking 150 people outdoor events - with no way to hold them accountable to that number. Trust me when I say those curtains have done NOTHING to contain the noise since they hung them. Especially patrons yelling. Sound doesn't travel in a straight line from our mouths, nor a speaker.

Using dBa as the only value in measuring noise is a problem. Bass travels further and is a huge, documented issue in our quiet neighborhood. dBc is the correct value to measure bass in addition to dBa, yet it is not included. All excess noise, from music to event patrons yelling should be included.

150 patrons outside, less than 100' from our property line is just as disturbing as music. They talk over themselves and the music. Once alcohol is involved, talking turns into yelling that goes until 10:00pm. Even when they attempt to move their events indoors, it can still be heard. A room with full glass moveable partitions for the exterior wall system does absolutely nothing for noise mitigation. Nor do the curtains they claim encapsulate exterior noise pollution. The fact that Luci's is attempting to retrofit and hang "sound curtains" to exterior landscaping and in-between buildings emphatically shows the property IS NOT AND WAS NOT DESIGNED FOR OUTDOOR EVENTS. It's like fitting a square into a circle.

Luci's being required to provide the data is not an above and beyond requirement. It's a standard for me and any other designer / architect / engineer. Especially for a complete use change (for a tenant) of a property in a residential neighborhood.

The case log from Neighborhood Services shows record of the owners of Luci's acknowledging their illegal expansion of premises and C-1 non-compliance after a citation was issued on February 14th, 2026 for an outdoor wedding reception. Yet 3-1/2 weeks later and the day after the second ZA hearing (which went under advisement) they moved all the seating back under the non-permitted tent and went back to operating illegally in unapproved expansion areas, hosting outdoor events. This again caused huge off-site parking issues and noise in our neighborhood. If they knowingly operate illegally, so egregiously, why should we expect anything to change with a PUD approval? Complaints were filed with NSD for 6 months before a single formal citation was even issued. Despite records in the case file of city planners acknowledging they are operating illegally. Complaints directly to the owners go as far back as 2018.

There are no hardships. In fact, they have opened another location since tenancy at The Orchard. On June 28, 2026, Luci's posted on their Instagram story*: "We want to know, where would you want to see the next Luci's?"* So, instead of moving their events to an appropriate location, they are choosing to rezone, fundamentally change our neighborhood and the city's zoning regulations for good, and push the neighborhood (they are guests in) to conform to their excessive and incompatible use.

Any hardships are self-imposed as a tenant of the property for which they signed a lease to occupy as a coffee shop and restaurant. It is not the neighborhood's burden to carry. Absolutely no one is against the restaurant, coffee shop, or even providing outside catering. It is a lovely addition to our area. We are, however, categorically opposed to being pushed around, dragged through two ZA procedures and now a PUD to be bullied to conforming to a tenant's illegal, non-compliant, egregious operating choices. Nothing has changed in our neighborhood to justify our need to conform.

If you look at their reviews online, its moms loving a place to take their kids, families enjoying the brunch, etc. What the development was approved for. There is not one comment of "I won't come back, there isn't outdoor music." or "I come here for coffee because they also have outdoor events."

This PUD is a big deal. I looked back at every single PUD request from the last 7 years on the City of Phoenix PUD log - there are zero tenant driven requests. On the contrary, they are large residential community developments, mixed use developments, etc. I assume the pattern is throughout all years. This is a huge slippery slope for the City of Phoenix. It is a precedent that will change all of C-1 zoned areas. It will open the door for more and more zoning attorneys to represent property owners and tenants who want to change the rules to accommodate a noncompatible use, or, their financial bottom line. Because if it can get approved for Luci's at the Orchard, it immediately sets a new standard and a new precedent of why other business owners should be approved of the same. It will also set a precedent for zoning attorneys representing clients who have been operating out of compliance to then request that same leniency Luci's has been allowed from NSD and the Planning Department.

If this is approved, the door cannot be closed. In the valley, there are obviously way more tenants than there are future development projects. This opens the door for the massive amounts of tenants to seek a PUD and rezone a property purely for personal reasons.

What is the point of the Camelback East Village, Planning Commission and City Council setting use permit stipulations (by way of mutual discussion and agreement with the neighborhood) to clearly prevent exactly this from happening, if the SAME ORIGINAL TENANT can then later ignore the agreement, do as they please, create a total unhospitable, hostile environment in the neighborhood they are essentially a guest in? They still maintain operating illegally while asking for forgiveness – at the same time asking for their noncompliance to be legalized and erase all the protections for our quiet neighborhood for their self-gain.

For years, we have been bombarded with music so loud we could clearly hear it inside our home with the doors and windows shut. The bass would vibrate throughout, flashing lights from dj's shining into our backyard - our children could not go to sleep, and neither could we. Most of the year, in the cooler months we all look forward to, we were unable to have the quiet enjoyment of our backyard or host gatherings because the noises coming from The Orchard were overwhelming. We reached out to the owners on many occasions and were mostly met with dismissive responses.

At other times (all documented) when we expressed our frustrations with the extreme noise coming from their outdoor events, Mr. Schnitzer or Mr. Mansoor met our concerns with statements such as they *"can do as they please until 10:00 p.m."* and have secured *"permits"* to justify their events. Or they also dismissed our concerns by stating their "*business is bringing value to our neighborhood*".

After retaining legal counsel to investigate the matter, it was confirmed that Luci's was indeed operating in violation of its approved Use Permit and had been flat out lying about retaining permits for their events. Despite being found in clear violation of the stipulations, they arrogantly continued with the outdoor events. Even recently with open violations / citations through NSD.

If the owners want to run outdoor events with amplified music and large crowds, they should find an appropriate location — not one surrounded by families and quiet residential streets. Approving a PUD would only open the door to even more disruptive, detrimental activity- all of which would drastically change the character, livability of our neighborhood, and the quality of life for surrounding families. It will also condone the actions of the applicant, who has repeatedly and for too long operated out of compliance of its zoning case and use permit, and other governed permits and codes.

Mr. Schitnzer has said on many occasions that he "did not know about the use permit stipulations". Ignorance is not a defense to violating zoning and use permit terms. On page 10 of their now withdrawn (again) Zoning Adjustment ZA-120-26-6 Request Narrative, they state: *"…these stipulation may have been appropriate when first approved at a time when a future operator was unknown."* They are correct in stating Luci's was not involved during the initial development process. Many restaurants were being courted as potential tenants. However, the claim of not knowing falls apart by way of The Orchards approved 2015 site plan (which they themselves reference on page 30, Exhibit H of their Zoning Adjustment ZA-120-26-6 Request Narrative). This plan shows the project was designed with Luci's specifically as the End User.

The Site Plan clearly states all use stipulations and codes for legal operation. As a Designer with over 20+ years of experience in both commercial and residential schematic design, design development, construction drawings, and submittals, I can say with full certainty it is the professional duty of Developers, Architects, and Designers to make sure clients fully understand

the scope in which they can operate their business, and features that are and are not allowed. The Architect of Record for this project is legacy Architect John Douglas. To imply this well-respected Architect's team did not inform their clients of all aspects of their design, including all stipulations, is beyond preposterous. Especially when they are clearly noted on their plans.

The owners have also been misleading with neighbors during both prior Zoning Adjustments requests. They even hired a man to basically harass the neighborhood for months, making homeowners uncomfortable with his presence lurking around. Convincing some mothers that "if Luci's had to leave The Orchard, a sex shop could move in." That is categorically false and laced pure fear and manipulation to sway people into support. Neighbors have been threatened with lawsuits / legal action, intimated into silence and their names (including mine) slandered to other neighbors. All because we simply do not want an outdoor event venue in our backyard.

The owners have acknowledged (and is documented) Luci's needs events for the doors to stay open at The Orchard. That is a business issue, not a PUD issue. They signed their lease at a high profile, highly debated development to operate as a neighborhood conscious restaurant and coffee shop – they did not sign a lease to operate as an event venue. If a business model does not work with the space they occupy, zoning should not be changed to conform to the tenant, at the detriment of the neighborhood and financial gain of a business.

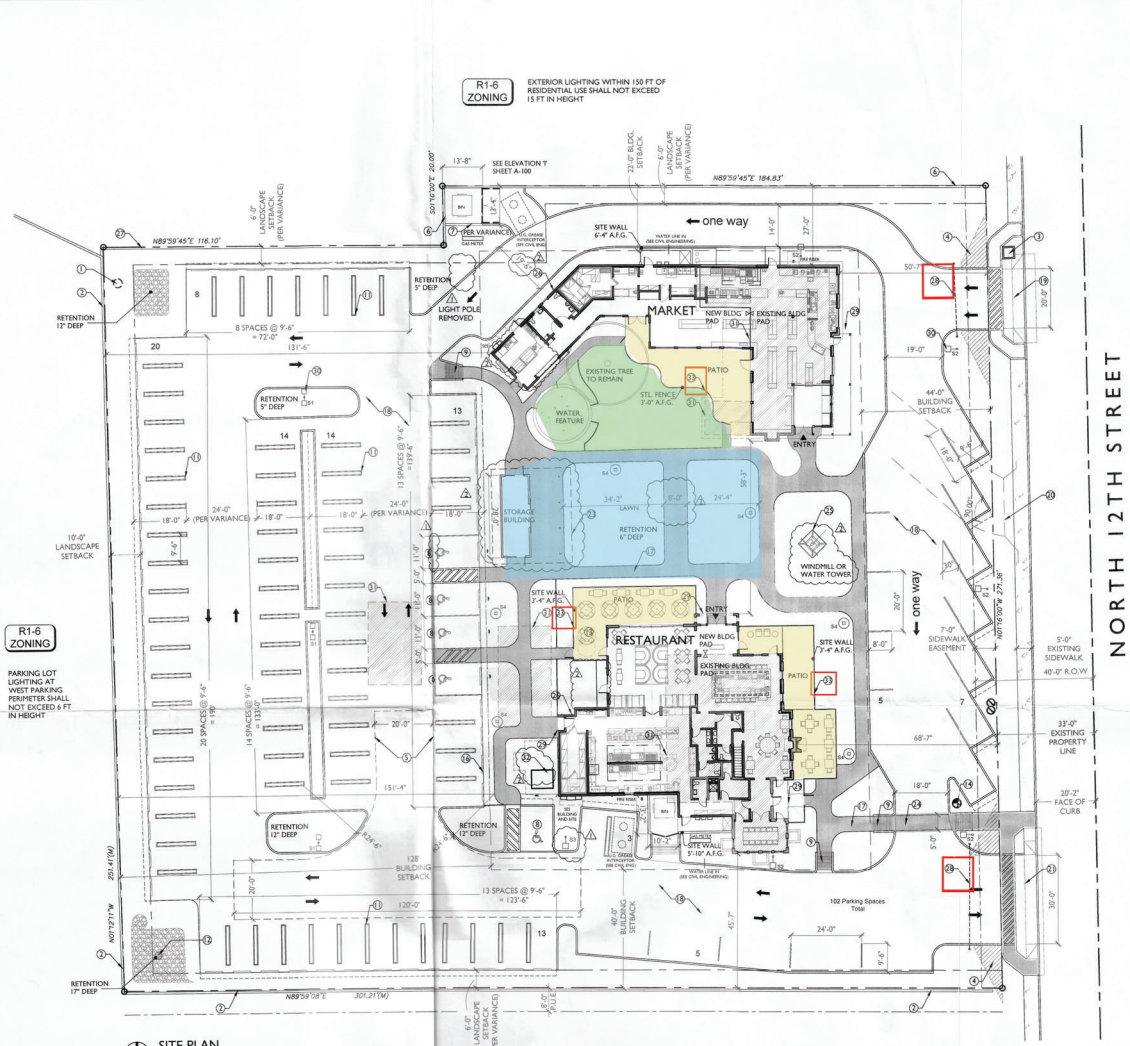
Why put in place protections for a neighborhood if they can be erased by an end-user / tenant in the future? Why have City mandated stipulations and codes if businesses are allowed to violate first and get approvals / permits second?

We encourage those reviewing and approving the PUD request to look into the records of in person hearing statements and the letters sent in for Luci's two previous Zoning Adjustments requests (ZA-645-25-6 / ZA-120-26-6). You will notice the neighbors in opposition wrote letters from their hearts noting how the applicants' actions have negatively impacted their lives for years until we found out about their use permit stipulations. You will also notice those in support simply signed one of three Luci's provided template letters - the vast majority of whom are nowhere close to being directly affected by Luci's actions.

We respectfully ask the City of Phoenix Planning, Camelback East Village, Planning Commission, and City Council to deny the PUD request. We also ask the City of Phoenix to enforce all other zoning, code, and permit regulations currently being violated. These rules were put in place for a reason — to protect nearby residents' quality of life.

Sincerely,

Robyn & Keith Brous
1137 E. Palmaire Avenue



PROJECT DATA

PROJECT LOCATION 7120 & 7128 N. 12 STREET, PHOENIX AZ 85020

APN 160-28-085F 160-28-085G 160-28-081B (NEW APN FOR COMBINED LOT PENDING)

SITE AREA 88,316 SF (2.03 AC) GROSS, 79,362 SF (1.82 AC) NET

CURRENT ZONING / ZONING CASE NUMBER C-1 W/ STIPULATIONS, Z-22-12-6

PROPOSED LOT COVERAGE 8,817 SF / 79,362 SF = 11%

PROJECT DESCRIPTION

THE ORCHARD IS A NEIGHBORHOOD SENSITIVE, HUMAN-SCALE, ADAPTIVE REUSE PROJECT THAT TAKES AN OPERATING 1.8 ACRE PLANT NURSERY PROPERTY AND REDEVELOPS IT TO INCLUDE A NEIGHBORHOOD RESTAURANT, A CAFE/COFFEE SHOP AND SMALL MARKET. THE PROPERTY WILL UTILIZE AND SENSITIVELY REDEVELOP EXISTING RESIDENTIAL STRUCTURES AS THE BASIS FOR IMPROVEMENTS TO THE SITE AND WILL INCLUDE A PAVED & LANDSCAPED PARKING LOT.

KEYED NOTES

1. EXISTING IRRIGATION STAND PIPE TO REMAIN
2. EXISTING 6'-0" MASONRY SCREEN WALL TO REMAIN
3. EXISTING ABOVE GROUND CONCRETE IRRIGATION VALVE BOX TO REMAIN
4. 10' X 20' SITE VISIBILITY TRIANGLE
5. OUTLINE OF FIRE DEPT. HAMMERHEAD TURN-AROUND. OPEN TO ABOVE
6. NEW 6'-0" MASONRY SCREEN WALL
7. NEW 6'-0" MASONRY TRASH ENCLOSURE - STUCCO FINISH TO MATCH BUILDING
8. NEW ADA COMPLIANT PARKING SPACE
9. NEW ADA COMPLIANT CONCRETE RAMP
10. NEW LANDSCAPE PLANTER AREA
11. NEW 3" WIDE PAINT - 18" WIDE DOUBLE STRIPE
12. NEW DRYWELL - SEE CIVIL ENGINEERING
13. EXISTING WELL W/ PUMP TO REMAIN
14. NEW FIRE HYDRANT - SEE CIVIL ENGINEERING
15. NEW BACKFLOW PREVENTER - SEE CIVIL ENGINEERING
16. NEW M.A.G. 150 WHEELSTOP TYPE B-3
17. NEW CONCRETE SIDEWALK
18. NEW ASPHALT PAVING PER CIVIL ENGINEERING
19. NEW CONCRETE DRIVEWAY PER C.O.P. STD. DTL P 1255-1
20. EXISTING DRIVEWAY TO BE R & R W/ NEW CURB AND GUTTER PER CIVIL ENGINEERING
21. EXISTING DRIVEWAY TO BE MODIFIED PER C.O.P. STD DTL P 1255-3
22. NEW MANUALLY OPERATED STEEL GATE
23. NEW STORAGE BUILDING AND COVERED PATIO
24. NEW 5'-0" W CONCRETE ACCESSIBLE ROUTE
25. NEW STEEL FRAMED WINDMILL- MAX. HT. 29'-6"
26. NEW BUILDING ADDITION - MAX. HT. 26'-4"
27. EXISTING FENCE AND PLANTS TO REMAIN
28. NEW AFTER-HOURS VEHICLE BARRIER: STEEL BOLLARD AND CHAIN W/ KNOX PADLOCK
29. LINE OF ROOF OVERHANG
30. NEW POLE LIGHTING - SEE LUMINAIRE SCHEDULE THIS SHEET. SEE DETAIL SHEET XXX
31. LINE OF EXISTING BUILDING WALL TO BE REMOVED
32. NEW 3 PHASE ELECTRICAL TRANSFORMER
33. NEW PATIO WALL OR FENCE PER USE PERMIT STIPULATIONS

PROJECT TEAM

DEVELOPER/ OWNER

SHADY LANE INVESTORS LLC C/O VENUE PROJECTS LLC
748 W. PIERCE ST. SUITE B PHOENIX, AZ 85007
LORENZO PEREZ P (602) 689-0194 F (602) 218-8959
LORENZO@VENUEPROJECTS.COM

ARCHITECT

JOHN DOUGLAS ARCHITECTS
4400 N CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
JOHN DOUGLAS P 480-951-2242 F 480-951-2693
JOHNDOUGLAS@DOUGLASARCHITECTS.COM

BUILDING AREAS & PARKING REQUIREMENTS

MARKET:
GROSS BUILDING AREA: 3632 SF
BACK OF HOUSE: 2182 SF
DINING: 598 SF
PATIO: (562 SF-500) 62 SF
TOTAL 660 SF/ 50 = 13 SPACES
RETAIL 852 SF/300= 3 SPACES
TOTAL REQUIRED 16 SPACES

RESTAURANT:
GROSS BUILDING AREA: 4333 SF (Main Level) / 511 SF (Basement) = 4844 SF TOTAL
BACK OF HOUSE: 2751 SF
DINING: 2093 SF
PATIOS (995 SF-500) 495 SF
TOTAL 2588/50 = 52 SPACES

STORAGE BUILDING:
GROSS BUILDING AREA: 280 SF
AREA UNDER ROOF: 870 SF

GRAND TOTAL REQUIRED 52 + 16 = 73 SPACES
TOTAL PROVIDED 102 SPACES (INCLUDING ADA)

ACCESSIBLE SPACES: REQUIRED: 5, PROVIDED: 5

PROPOSED BUILDING HEIGHTS (SINGLE STORY):
MARKET: HIGHEST ROOF RIDGE: 17'-7" A.F.F.
RESTAURANT: HIGHEST PARAPET: 16'-0" A.F.F.
WATER TOWER: TOP OF WINDMILL: 29'-6" A.F.G.
OR WINDMILL
STORAGE: HIGHEST ROOF RIDGE: 11'-9" A.F.F.

LEGAL DESCRIPTION - COMBINED PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 1°14'00" WEST ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 4, A DISTANCE OF 659.44 FEET;
THENCE SOUTH 89°59'08" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 33.01 FEET TO THE TRUE POINT OF THE BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 89°59'08" WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 301.21 FEET;
THENCE NORTH 1°12'17" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 251.41 FEET;
THENCE NORTH 89°59'45" EAST ALONG THE SOUTH LINE OF THE NORTH 408 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 116.10 FEET;
THENCE NORTH 1°14'00" WEST ALONG THE WEST OF THE SOUTH 200 FEET OF THE NORTH 408 FEET OF THE EAST 217.8 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°59'45" EAST ALONG THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE SOUTH 200 FEET OF THE NORTH 408 FEET OF THE EAST 217.8 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 184.83 FEET;
THENCE SOUTH 1°14'00" EAST PARALLEL WITH AND 33.00 FEET WEST OF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 271.36 FEET TO THE TRUE POINT OF THE BEGINNING.

ZONING CASE NUMBER Z-22-12-6 Date Approved: 11/08/12
Stipulations:

1. The development shall be in general conformance to the site plan and elevations date stamped August 23 2012 as approved by the Planning and Development Department.
   a. The maximum building height shall not exceed 26 ft. 4 inches. The accessory water tower structure may not exceed a maximum height of 29 ft. 6 inches.
   b. The building setback shall be 128 ft along the west property line
   c. The building setback shall be 44 ft along the east property line
   d. The building setback shall be 22 ft along the north property line
   e. The building setback shall be 40 ft along the south property line
2. The landscape shall be in general conformance to the Landscape plan date stamped August 29, 2012 as approved by the Planning and Development Department.
3. Any lighting installed along the west perimeter of the parking area shall be no higher than 6 ft as approved by the Planning and Development Department.
4. Screening of the trash receptacles shall include architectural features that complement the building elevations as approved by the Planning and Development Department.
5. A seven foot sidewalk easement shall be dedicated for the west half of 12th Street as approved by the Street Transportation and Planning and Development Departments.
6. The developer shall replace any existing broken or out-of-grade curb and sidewalk on the project site, as well as any new curb or sidewalk damaged during construction.
7. The developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps street lights median islands landscape and other incidentals as per the plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. Low scale lighting shall be used for the entire property to insure minimum light pollution, reduce glare and minimize light trespass onto neighboring properties. All exterior lighting is to be directed downward recessed or shielded. Any lighting installed along the perimeter of the parking area shall be no higher than six feet as approved by the Planning and Development Department
9. The hours of operation shall be from 7:00 a.m. - 10:00 p.m. Sunday-Thursday and 7:00 a.m. - 11:00 p.m. Friday and Saturday. Delivery shall be limited to the above hours of operation. This stipulation shall be enforced as part of the Use Permit approval for the restaurant.
10. There shall be no outdoor amplified music.
11. The applicant shall submit a revised traffic impact study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study as approved by the Street Transportation Department and Planning and Development Department.
12. The property shall be gated during non-business hours to limit vehicle access to the site.

USE PERMITS and VARIANCES- Application # ZA-416-12-6 Date Approved: 01/03/13
Use Permit requests:
1. Use Permit to allow sale of alcoholic beverages accessory to a restaurant. Use Permit required.
2. Use Permit to allow outdoor dining accessory to a restaurant. Use permit required.
3. Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required.

Variances requests:
1. Variance to reduce North landscape setback to 6 feet, Minimum 10 feet required.
2. Variance to reduce South landscape setback to 6 feet, Minimum 10 feet required.
3. Variance to delete the landscape setback along 12 Street. An average of of 25 feet is required, minimum 20 feet permitted for up to 50 percent of the frontage.
4. Variance to reduce the drive aisle width to 24 feet. the combined depth of the parking space and the aisle width shall equal 62 feet for a double loaded aisle and 43 feet for a single loaded aisle.
5. Variance to allow a 6 foot high screen wall and trash enclosure within the required front yard (building and landscape setback along 12 Street) Maximum 40 inches permitted within or bounding the required front yard for lots fronting on a public street.

Additional Variance stipulations not already listed in zoning stipulations above:
1. Employees must have unobstructed view into patio areas to monitor patron activity
2. Patios shall have adequate lighting and a containment wall or fence to prevent the unlawful removal of alcohol
3. Valet parking will be provided at no cost to customers.
4. Shall maintain revocable permit on the trees until the City revokes it.
5. 18 months to apply and pay for building permit.

KEYED NOTES

1. 10 1/2" SQ STEEL BASE - (4) 3/4" ANCHOR BOLTS SET IN CONCRETE
2. 4" SQ STEEL SHAFT - PAINTED
3. LUMINAIRE PER SCHEDULE
4. HANDHOLE

ELEVATION- LIGHT POLE
3/16" = 1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Watts
	S1	MCGRAW-EDISON TLM 150 MP MT AS SG BK / SSS 12.5' WITH 2.5' BASE	ARCHITECTURAL AREA LUMINAIRE - AREA SQUARE DISTRIBUTION MOUNTED AT 15'	370
	S2	MCGRAW-EDISON TLM 150 MP MT 36 FG HS BK / SSS 12.5' WITH 2.5' BASE	ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION WITH INTERNAL HOUSE-SIDE SHIELD MOUNTED AT 15'	150
	S3	MCGRAW-EDISON TLM 150 MP MT EL FG BK / SSS 12.5' WITH 2.5' BASE	MEDIUM ARCHITECTURAL AREA LUMINAIRE - SPILL LIGHT ELIMINATOR MOUNTED AT 15'	150
	S4	PACIFIC VK-100W PS MT 5 FG 1A BK	DECORTAIVE AREA LIGHT MOUNTED AT 12'	150

C.O.P. COMMENTS 05 -23-14
OWNER REVISIONS 02 -26-14

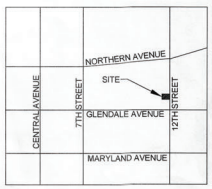
FIRE HYDRANT LOCATIONS WITHIN 350 FT

NORTH
1. E GLEN DRIVE & 12 ST 45 FT
2. E PALMAIRE AVE & 12 ST. 135 FT

SOUTH
3. E GLEN DRIVE & 12 ST 150 FT

SOUTHWEST
4. E GLEN DRIVE & N 11 WAY 160 FT
5. E GLEN DRIVE & N 11 PLACE 300 FT

NORTHWEST
6. E MYRTLE AVE & N 11 PLACE 210 FT



VICINITY MAP
NO SCALE

KIVA # 09-4115
SDEV #0900466
Q.S. # 23-29

APPROVED SITE PLAN AMENDMENT
City of Phoenix Development Services Department
AMENDMENT # 2
09-4115
DSD Tracking Numbers
Team Leader (or designee) Date 3/20/15
SHEET 1 of 2 2-0-2015
PLANNING & DEVELOPMENT DEPARTMENT

City of Phoenix Site Plan Notes

1. Development and use of this site will conform with all applicable codes and ordinances.
2. This project is located in the city of phoenix water services area and has been designated as having an assured water supply.
3. All new or relocated utilities will be placed underground.
4. All new signage requires seperate approvals and permits.
5. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at theproperty line. no noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside the site.
6. Owner's of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping located in the right- of- way, in accordance with approved plans.
7. The existing structures must comply with the change of occupancy provisions in the phoenix building construction code prior to...
8. After final approval the project will be inspected for zoning compliance during the construction and prior to occupancy. the agent is to notify dsd prior to occupancy to arrange for inspections. call 262-6981 and request a site inspection.
9. All rooftop equipment and satellite dishes shall be screened to the height of the tallest item.
10. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers, and other mecical or electrical equipment from eye level adjacent to all public streets.
11. Structures and landscaping within a triangle measured back 10 ft. from the property line and 20 ft along the property line on easide of the driveways entrances will be maintained at a maximum height of 3 ft.
12. Structures and landscaping within a triangle measuring 33 ft x 33 ft along the property lines will be maintained at a maximum hei ft
13. No plant substitutions, type, size, or quantity deviations form the approved landscape or irrigation plans without prior approval from the city of phoenix landscape section at 602-262-7811
14. All plant material and specifications to conform to the arizona nurseryman association standards
15. Existing city of phoenix irrigation shall be modified in right-of-way and connected to the new system. maintain any through irrigation requirements. contractor to cap off or abandon existing irrigation to plant material and provide new irrigation form the project to existing right-of-way landscaping.
16. All on-site accessible sidewalks shall be a minimum of 3 feet wide and have a max slope of 1:20 with the max cross slope of 1:50 curbs must provide accessible ramps pursuant to the americans with disabilities act (ada) standards.
17. Trees adjacent to the pedestrian walkways should have a min canopy clearance of 6 ft 8 inches
18. The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner/association. the system will be reviewed and inspected by the building safety section of the development services department.
19. All new sanitary sewer lines within 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 (acc r18-9-e301) whichever is applicable.
20. All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the phoenix plumbcode.

DOUGLAS
Architecture and Planning, P.C.
4400 N Civic Center Plaza Scottsdale Arizona 85251

Project: Luci's at The Orchard

Sheet Content: Site Plan
Job Number: 1401
Date: 10-10-14

REGISTERED ARCHITECT
10578
JOHN CLIFTON DOUGLAS
02-26-15
EXPIRES 09/30/17

Sheet Number: SP-100

SNELL
& WILMER

Michael T. Maerowitz
Partner
O 602.382.6494
mmaerowitz@swlaw.com

October 7, 2025

Re: Public Hearing Continuance for the Property Located at 7100 N 12th Street in Phoenix, Arizona.

Dear Property Owner or Neighborhood Organization Member:

You have received this letter because you are either (i) a property owner or (ii) a neighborhood organization member within the City required notification boundary of Luci's at the Orchard and Orchard Tavern located at 7100 North 12th Street, Phoenix, Arizona (the "Site") (Exhibit A).

You previously received a letter from us, dated September 23, 2025, notifying you of a Zoning Adjustment application (Case No. ZA-645-25-6) filed for the Site (the "Application") and that a Zoning Adjustment hearing had been scheduled for consideration of the Application on October 9, 2025. As a reminder, the requests in the Application are as follows:

1. Request to delete stipulation 4 of Zoning Adjustment Case ZA-416-12-6 regarding outdoor speaker use. No outdoor speaker use allowed per ZA-416-12-6.

2. Request to delete stipulation 5 of Zoning Adjustment Case ZA-416-12-6 regarding valet parking. Valet parking required per ZA-416-12-6.

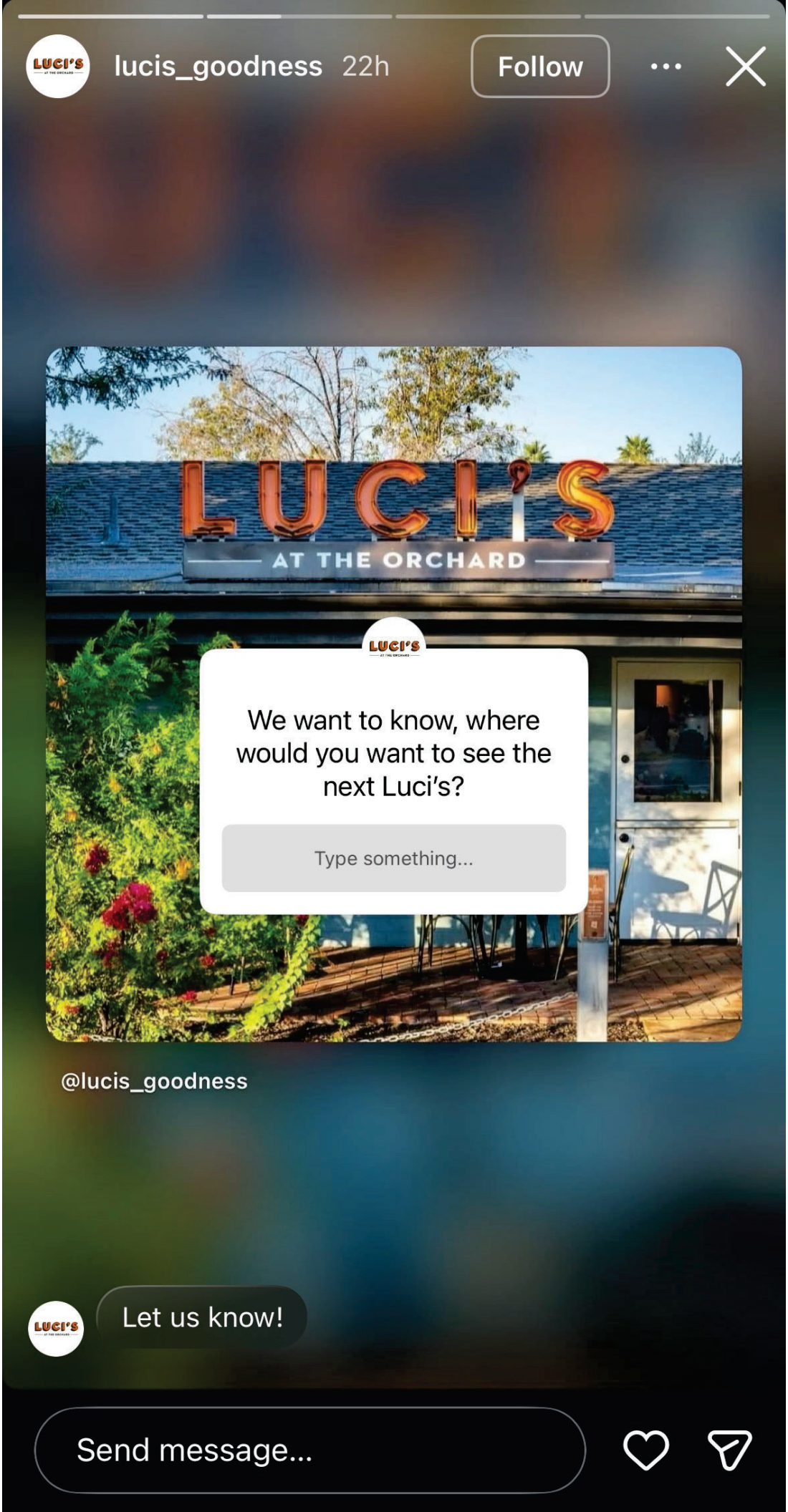
3. Request to delete stipulation 6 of Zoning Adjustment Case ZA-416-12-6 regarding gating after business hours. Gating after business hours required per ZA-416-12-6.

4. Request for a Use Permit to allow outdoor recreation (amplified music and loudspeakers) as an accessory use to a restaurant.

Stratford Woodlands

We would like to thank everyone for their responses to this Application. We have received a lot of positive feedback regarding the Application as well as many questions. Luci's is proud to be a member of the community and would like to continue being a good neighbor. To provide additional time to address the questions received, we have decided to postpone the Zoning Adjustment hearing for this Application to a later date in December. You will receive an additional letter containing hearing details once the new hearing date has been confirmed by the City of Phoenix.

they have reached


lucis_goodness 22h
Follow
LUCI'S
AT THE ORCHARD
We want to know, where would you want to see the next Luci's?
Type something...
@lucis_goodness
Let us know!
Send message...



Liked by **kttaylor23_** and **others**

lucisattheorchard For those days when you don't feel like getting out of the car 🚗... more

April 11, 2024

Case Summary
as of Wednesday, March 25, 2026

Standard Complaint Received
Date 1: **Date 2:** **Date 3: 11/13/2025** **By: PPT**

Notes:

Possible Recidivist Eligible
Date 1: 11/11/2025 **Date 2:** **Date 3: 11/14/2025** **By: JGZ**

Notes: There is case history in this parcel.

Supplemental Information
Date 1: 11/13/2025 **Date 2:** **Date 3: 11/14/2025** **By: JGZ**

Notes: Description: The property [redacted] at the Orchard is and has been illegally hosting outdoor events for years. Per their Use Permits Stipulations and zoning (Z-22-12-6, ZA-416-12, ZA-204-22-6) they are NOT allowed any outdoor amplified music, live music or outdoor events. They do not and have never anquired any event permits, do not and have never held a Type 15 Liquor License to serve alcohol at events, and are beyond occupancy load. [redacted] The most recent outdoor events were held 11 6 11 8. [redacted]

Supplemental Information
Date 1: 11/14/2025 **Date 2:** **Date 3: 11/14/2025** **By: JGZ**

Notes: Received new complaint by email, business is placing no parking signs along the street due to not enough spaces on property, added photos to case JGN

Supplemental Information
Date 1: 11/14/2025 **Date 2:** **Date 3: 11/14/2025** **By: ORI**

Notes: Outdoor music accessory to a restaurant in the C-1 zoning district is regulated by ordinance section 622.D.150.d. This section says "Outdoor dining, outdoor recreation uses, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit." The "outdoor recreation" component includes outdoor amplified sound, so this site would require a Use Permit to allow the outdoor amplified music.
Thank you,
Camryn Thompson, Planner II
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section

Supplemental Information
Date 1: 11/11/2025 **Date 2:** **Date 3: 11/14/2025** **By: JGZ**

Notes: Description: [redacted] at the Orchard is and has been illegally operating outside of both their Zoning, Use Permit Stips. (Z-22-12-6, ZA-416-12, ZA-204-22-6) and Liquor License [redacted] for years.
Violations include:
1.) They do not and have never applied for an Expansion of Premises permit to overflow by 100+ patron into the lawn.
2.) They do not and have not applied for an F162 permit.
3.) The illegal expansion greatly affects the approved Occupancy Load (Fire Safety Violation) and thus greatly affects the current parking.
4.) The illegal expansion violates their Use Permit Stipulations Zoning Occupancy

Supplemental Information
Date 1: 11/11/2025 **Date 2:** **Date 3: 11/14/2025** **By: JGZ**

Case Summary
as of Wednesday, March 25, 2026

Notes: ***Recieved ZA-416-12-6 - APPROVED I STIPULATIONS
for 7100 N 12TH ST-- THE ORCHARD. Attached to case and see below:

ZA-416-12-6 - APPROVED I STIPULATIONS
C-1

1) Use permit to allow sale of alcoholic beverages accessory
to a restaurant. Use permit required.
2) Use permit to allow outdoor dining accessory to a restaurant. Use permit
required.
3) Use permit to allow outdoor alcoholic beverage
consumption accessory to a restaurant. Use permit required.
4) Variance to reduce the north landscape setback to 6 feet.
Minimum 10 feet required.
5) Variance to reduce the south landscape setback to 6 feet. Minimum 10 feet required.
6) Variance to delete the landscaped setback along 12th
Street. An average of 25 feet is required; minimum 20 feet
permitted for up to 50 percent of the frontage.
7) Variance to reduce the drive aisle width to 24 feet. The combined depth
of the parking space and the aisle width shall equal 62 feet
for a double loaded aisle arid 43 feet for a single loaded
aisle.
8) Variance to allow a 6 foot high screen wall and
trash enclosure within the required front yard (building and
Landscape setback along 12th Street). Maximum 40 inches
permitted within or bounding the required front yard for lots
fronting on a public street.

DECISION: This request for use permits and variances was approved with the
following stipulations:

1) Employees must have unobstructed views into the patio areas to monitor patron
activities.
2) The patio areas will have adequate lighting and a containment wall or fence to
prevent the unlawful removal of alcohol.
3) The hours of operation shall be from 7:00 a.m. to 10:00 p.m. Sunday?
Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday. Delivery shall be
limited to the above hours of operation.
4) No outdoor speaker use or amplifiers.
5) Valet parking will be provided at no cost to customers.
6) Property shall be gated during non-business hours when first restaurant is open
for business to the public.
7) Shall maintain revocable permit and the trees until the city revokes it.
8) 18 months to apply and pay for building permit.
9) Variance to reduce drive aisle widths shall apply to drive aisles on the south of
property and west of the buildings on the subject site.

FINDINGS OF FACT: The application for use permits is approved, as I find in their
regard that with the condition of installing agate impairing entry when the businesses
are not operating, the proposed restaurant will not have a materially adverse impact on
the surrounding neighborhood or properties, should not materially impact pedestrian or
vehicular traffic counts, given the applicant's proximity to a collector street (12th Street),
will not contribute to the diminution of property values, and will not otherwise violate the zoning
ordinance of the City of Phoenix and other applicable ordinances. With respect to the variances
application, I find the special circumstance to be that preservation of the historic character and
unique architecture of the buildings to be incorporated into the development project, along with
the preservation of the current site mature landscape, palette, imposes constraints on the access
to and interior to the site as well as the ease of providing conventional drive aisle widths. The
city's requirement for 12th Street dedication effectively forces the elimination of the required
landscape setback on that street's frontage in order not to compromise the traffic flow interior to
the site. These
are not self-imposed hardships; they are concessions made in order to maintain the
overall character of the site. I further find that the variances' granting is necessary for
the preservation and enjoyment Of substantial property rights of the applicant. Finally,
with regard to the variances requested, I find the impact on the surrounding area or
upon neighbors is negligible, given the nature of the project as small restaurants and a
Neighborhood gathering place. I note the neighbors supported the request for the trash
enclosure variance, thus this variance is clearly not adversely impactful on the
neighborhood.

Notes: I contacted and spoke to owners [redacted]. They clarified that an application was submitted, however it was withdrawn when additional concerns from the community were brought up. The are scheduled to apply for a permit addressing the outdoor music and outdoor dining by 12/15/2025. It was stated that the outdoor speakers were turned off about 1 month ago and have not been in use. I advised ceasing until the permit is approved with whatever stipulations of cut off times.

During busy times parking is done at a different parcel and shuttled to the Orchard. During these times the Owners state that at the request of the neighboring parcels A-frame signs be placed throughout the neighborhood to prevent parking and blocking homes. I explained A-frame signs are not allowed and to cease from placing on property and surrounding areas.

Owners state that private events end by 10 pm and noe are after hours. I was given permission to enter the property during evening hours to view speakers are off and no outdoor music is playing.

Override - Activity Holds

Date 1: **Date 2:** **Date 3: 11/19/2025** **By: JGZ**

Notes:

Possible Recidivist Eligible

Date 1: 11/18/2025 **Date 2:** **Date 3: 11/19/2025** **By: JGZ**

Notes: Not recidivist, case already opened for same violations. jgz

There is case history in this parcel.

Supplemental Information

Date 1: 11/18/2025 **Date 2:** **Date 3: 11/19/2025** **By: JGZ**

Notes: Description: Zoning complaint
Z-22-12-6
ZA-416-12
ZA-204-22-6

I am writing to file a zoning and noise complaint regarding [redacted] the Orchard address:
7100 N. 12t St. located [redacted].

This past Friday night November 14th 2025 [redacted] loud music , [redacted] concert style was being played at the restaurant during late evening hours. This has been occurring for several hours at a time until 10:30pm.

The noise level is extremely disruptive? [redacted]

I respectfully request that your office investigate this issue and ensure that the establishment complies with applicable zoning and noise regulations.

Please let me know if you need any additional information. Thank you for your attention to this matter.

Sincerely,
[redacted]

Supplemental Information

Date 1: 11/17/2025 **Date 2:** **Date 3: 11/19/2025** **By: JGZ**

Re - inspection
Date 1: 11/26/2025 **Date 2: 12/12/2025** **Date 3: 12/12/2025** **By: DMC**

Notes: Video Attached. I arrived at the venue and there were no A Frame signs set in the neighborhood. I conducted a DB Level test and did not hear any music. There were no seats or customers in the center area of the venue. DMC

(F) Tenant Personal Service
Date 1: 12/13/2025 **Date 2: 12/14/2025** **Date 3: 12/13/2025** **By: ABA**

Notes:

Re - inspection
Date 1: 12/12/2025 **Date 2: 12/13/2025** **Date 3: 12/13/2025** **By: DMC**

Notes: Photos/Video Attached. Arrived at location and conducted a DB sound test outside from the right of way. There was amplified music projecting out to the right of way. The DB Meter read above 60db for over 5 sec (See Video) and not in-compliance. There was a wedding party utilizing the open area in the center of the venue with tables and dancing, not covered by the issued Use Permit and not in-compliance. I spoke to the Manager [redacted] and issued a 24 hr NOV for Violation Code 41-622D (Use C-1 Noise) and 41-622C (Use C-1 Outside of Approved Permit). I then spoke to the Owner [redacted] and explained the violations. DMC

(F) Owner Personal Service
Date 1: 12/13/2025 **Date 2: 12/14/2025** **Date 3: 12/13/2025** **By: ABA**

Notes:

Supplemental Information
Date 1: 12/11/2025 **Date 2:** **Date 3: 12/17/2025** **By: JGZ**

Notes: Received email from complainant reporting that there are more events being held throughout the week [redacted]. Responded accordingly and provided Crime Stop number as well. DFL

Supplemental Information
Date 1: 12/17/2025 **Date 2:** **Date 3: 12/17/2025** **By: DMC**

Notes: Added text message received from [redacted] (Owner) after issuance of NOV. DMC

Supplemental Information
Date 1: 12/12/2025 **Date 2:** **Date 3: 12/17/2025** **By: JGZ**

Notes: Acknowledged. jgz

Complainant called in to report that the trucks are delivering at 5:30 AM and [redacted] this is happening Monday, Wednesday or Saturday mornings. DFL

Supplemental Information
Date 1: 12/16/2025 **Date 2:** **Date 3: 12/17/2025** **By: ORI**

Notes: They do not have a use permit for outdoor recreation, outdoor dining, or outdoor alcohol consumption within the area labeled as "Retention" on the attached plans. Their use permits for outdoor dining and outdoor alcohol consumption only permit those uses to occur within the areas labeled as patios on these same plans. Outdoor music is not permitted on the property without obtaining a use permit for outdoor recreation which they do not have at this time. I spoke with [redacted] last Friday to confirm this as well. Please let me know if you have any other questions.
Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section

Supplemental Information

Date 1: 12/11/2025 **Date 2:** **Date 3: 12/17/2025** **By: JGZ**

Notes: Acknowledged. jgz

Description: [redacted] The Orchard is having yet another amplified outdoor event with music bass and yelling guests [redacted]

The Orchard was NEVER designed or approved to be an event venue. Their Use Permit Stipulations and approved operational use prevent ANY events in order to protect the peace of the neighborhood which the are located. [redacted] has shifted their business model for monetary gain at the detriment of the surrounding neighborhood.

[redacted]

They are KNOWINGLY operating illegally and are in violation of:
? outdoor events without approval permits in a C-1 district.
? loud music disturbing the peaceful enjoyment of the surrounding residential homes.
? expansion of premises onto the lawn without approval permit
? expansion of alcohol service without approval permit
? operating far above approved occupancy loads. In some cases more than double the allowable occupancy load.
? excessive parking into neighborhoods and church property due to excessive patrons above allowable occupancy.
? trash dumpster service between 3:00am and 6:00am, not at the 7:00am and later, city regulated allowed times - waking many neighbors up.

Per their approved plans:
THE ORCHARD IS A NEIGHBORHOOD SENSITIVE, HUMAN-SCALE, ADAPTIVE REUSE PROJECT THAT TAKES AN OPERATING 1.8 ACRE PLANT NURSERY PROPERTY AND REDEVELOPS IT TO INCLUDE A NEIGHBORHOOD RESTAURANT, A CAFE COFFEE SHOP AND SMALL MARKET. THE PROPERTY WILL UTILIZE AND SENSITIVELY REDEVELOP EXISTING RESIDENTIAL STRUCTURES AS THE BASIS FOR IMPROVEMENTS TO THE SITE AND WILL INCLUDE A PAVED LANDSCAPED PARKING LOT.

Absolutely no where in their approved use description is Event Venue listed. They have modified their business model (for monetary gain) to now illegally operate outside of the intended, city approved C-1 use.

Supplemental Information

Date 1: 12/10/2025 **Date 2:** **Date 3: 12/17/2025** **By: JGZ**

Notes: Acknowledged. jgz

Code change for C1, C2 and C3 - Adopted 11/19/25, effective 12/19/25. NO TICKETS OR NOTICES AFTER 12/18/25.

Telephone Call Required

Date 1: 12/8/2025 **Date 2:** **Date 3: 12/22/2025** **By: JGZ**

Case Summary
as of Wednesday, March 25, 2026

Supplemental Information
Date 1: 2/4/2026 **Date 2:** **Date 3: 2/9/2026** **By: JGZ**

Notes: Received a new anonymous complaint. complainant is reporting that they continue to cut trees making loud noises early in the morning -RRA

Re - inspection
Date 1: 2/7/2026 **Date 2: 2/13/2026** **Date 3: 2/14/2026** **By: DMC**

Notes: Photos/Video Attached. I arrived at the property and there was an event being held in the center area behind the water tower with customers and tables and chairs.. I performed a db sound test, Property in-compliance for noise. DMC

Citation (electronic)
Date 1: 2/14/2026 **Date 2:** **Date 3: 2/18/2026** **By: DMC**

Notes: Automatically Entered Activity Ticket #: 2211965 TREELINE ORCHARD LLC Charge 1: 41-622D USE C-1 Charge 2: Charge 3:

Tracked Mail
Date 1: 2/20/2026 **Date 2:** **Date 3: 3/6/2026** **By: ORI**

Notes: USPS Tracking Number: 9269390108020001531911
Method of Delivery: Certified Restricted Delivery
Originally sent to TREELINE ORCHARD LLC from activity Citation (electronic) on 02/18/2026
Original Address:
[redacted]

For IT use only:
Case People Id : 0

Dismissal Memo (pre Arr)
Date 1: **Date 2:** **Date 3: 3/16/2026** **By: MSE**

Notes: Submitted motion to dismiss. mse

Arraignment
Date 1: **Date 2: 3/18/2026** **Date 3: 3/16/2026** **By: MSE**

Notes: 3/16/2026 - Submitted motion to dismiss. mse
Automatically Entered Activity Ticket #: 2211965

Supplemental Information
Date 1: 3/19/2026 **Date 2:** **Date 3: 3/19/2026** **By: MSE**

Notes: Received email from Plannin and Zoning.

The requests in case ZA-120-26 are correct and include a request for a use permit to allow outdoor recreation which in this case would be for outdoor music. I can confirm that they are a restaurant and are applying for the correct entitlements to allow their proposed outdoor uses. The hearing today will determine if they will be granted the use permits requested in this current case. The primary use is a restaurant, not an assembly hall and restaurants are allowed to host private parties. This would not classify their primary use as an assembly hall/event venue.

Standard Complaint Received
Date 1: **Date 2:** **Date 3: 3/22/2026** **By: PPT**

Notes:

Case Summary
as of Wednesday, March 25, 2026

Supplemental Information
Date 1: 3/22/2026 **Date 2:** **Date 3: 3/23/2026** **By: JGZ**

Notes: Description: Just attended [redacted] zoning adjustment hearing last week. Drawings show that seating under the tent is not permitted.

CRM Review
Date 1: 3/22/2026 **Date 2:** **Date 3: 3/23/2026** **By: MGA**

Notes: 3.23.26: No changes made to case. MGA COMPLAINT SUBMITTED AS OTHER. PLEASE REVIEW. Description: Just attended [redacted] zoning adjustment hearing last week. Drawings show that seating under the tent is not permitted.

Re - inspection
Date 1: 2/14/2026 **Date 2: 3/20/2026** **Date 3:** **By:**

Notes:

Zoning Administrator Hearing
Date 1: 2/24/2026 **Date 2: 3/19/2026** **Date 3:** **By:**

Notes: Zoning Adjustment application ZA-120-26 was accepted as complete and is scheduled to be heard on 3/19/2026 at 1:30 PM. This hearing will be held in City Hall, 1st Floor, Assembly Room C. This is an in-person hearing only with no virtual option.

The requests in this application are as follows:
1. Use Permit to remove Stipulation No. 4 of Case No. ZA-416-12-6 regarding outdoor speaker use. No outdoor speaker use allowed per ZA-416-12-6.
2. Use Permit to remove Stipulation No. 5 of Case No. ZA-416-12-6 regarding valet parking. Valet parking required at no cost per ZA-416-12-6.
3. Use Permit to remove stipulation 6 of Case No. ZA-416-12-6 regarding gating after business hours. Gating after business hours required per ZA-416-12-6.
4. Use permit to allow outdoor recreation (amplified music and loudspeakers) as an accessory use to a restaurant ([redacted] at the Orchard). Use permit required.
5. Use permit to allow outdoor dining as an accessory use to a restaurant [redacted] at the Orchard and Orchard Tavern). Use permit required.
6. Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant [redacted] at the Orchard and Orchard tavern). Use permit required.

Please note that this application is only for the zoning adjustments to allow outdoor uses in the retention area between the existing buildings (i.e., the area currently being used as outdoor dining/recreation space without appropriate ZA approvals) and would not give the applicant final approval to remove the retention area if the requests are approved. An additional concern is that converting the retention areas to outdoor dining/recreation space would increase the required parking. No site plan pre-application or other plan review has been submitted to address this. They will need to resolve these matters through the separate plan review and permit approval processes with the Development Division.

Finally, please note that a Planning Hearing Officer application is also required. The PHO request must modify or remove Stipulation 10 of Rezoning Case No. Z-22-12 which currently prohibits outdoor amplified music on the subject site. (Stipulation 10: There shall be no outdoor amplified music.)

The recommended order of submittals here would be: site plan pre-application (where the PHO requirement, parking requirement, and other development issues would be communicated), PHO (to remove the stipulation prohibiting outdoor music), and finally the ZA (to correctly request outdoor music and other entitlements). Instead, the applicant has filed the ZA case and has not yet filed either the site plan for review or the PHO stipulation modification request.
Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section

City of Phoenix

CIVIL NON-TRAFFIC CITATION

CITATION NO. 2211965 **REPORT NO.** PEF2025-30096

Additional Citation Numbers										Agency
										X NSD

DEFENDANT	First	Middle	Last
			TREELINE ORCHARD LLC

☐ Residence ☐ Business Address	Apt No	City/Town	State	Zip	Phone (Cell) No.
[redacted]		[redacted]	[redacted]	[redacted]	

DOB	Mo.	Day	Yr.	Other ID Type/No.	Business Name

DRIVER LICENSE	Number	State	Class	Sex	Weight	Height	Eye	Hair	Origin

Interpreter Required? ☐ Spanish ☐ Other Language — Email Address

Statutory Agent	Statutory Agent Address	City/Town	State	Zip	Phone No.

The citing agent certifies and affirms that the defendant named herein did commit the offense(s) described in violation of the Phoenix City Code, in Phoenix, Maricopa County, Arizona, as follows:

ON — Mo. Day Yr. Time: 02/14/2026 6:36 pm

AT LOCATION 7100 N 12TH ST.

1 P.C.C.§ 41-622D

Failure to cease a use that is not permitted in a Commercial C-1 District. USING AN AREA FOR OUTDOOR USE THAT IS OUTSIDE OF THE APPROVED USE PERMIT.

AT LOCATION

2 P.C.C. §

why was Luci's not cited for the non-permitted 1200sf tent, expanded alcohol consumption, off site parking in the neighborhood, non-permitted drive thru, or consistently operating over occupancy (which is fire safety) when Planning acknowledged months prior the non-compliance?

AT LOCATION

3 P.C.C. §

You must enter your appearance with: **PHOENIX MUNICIPAL COURT, 300 W WASHINGTON ST, PHOENIX, AZ 85003-2103**

BY Mo. Day Yr. Time: 03/18/2026 11:00 am

☐ **Sentencing Hearing Requested**

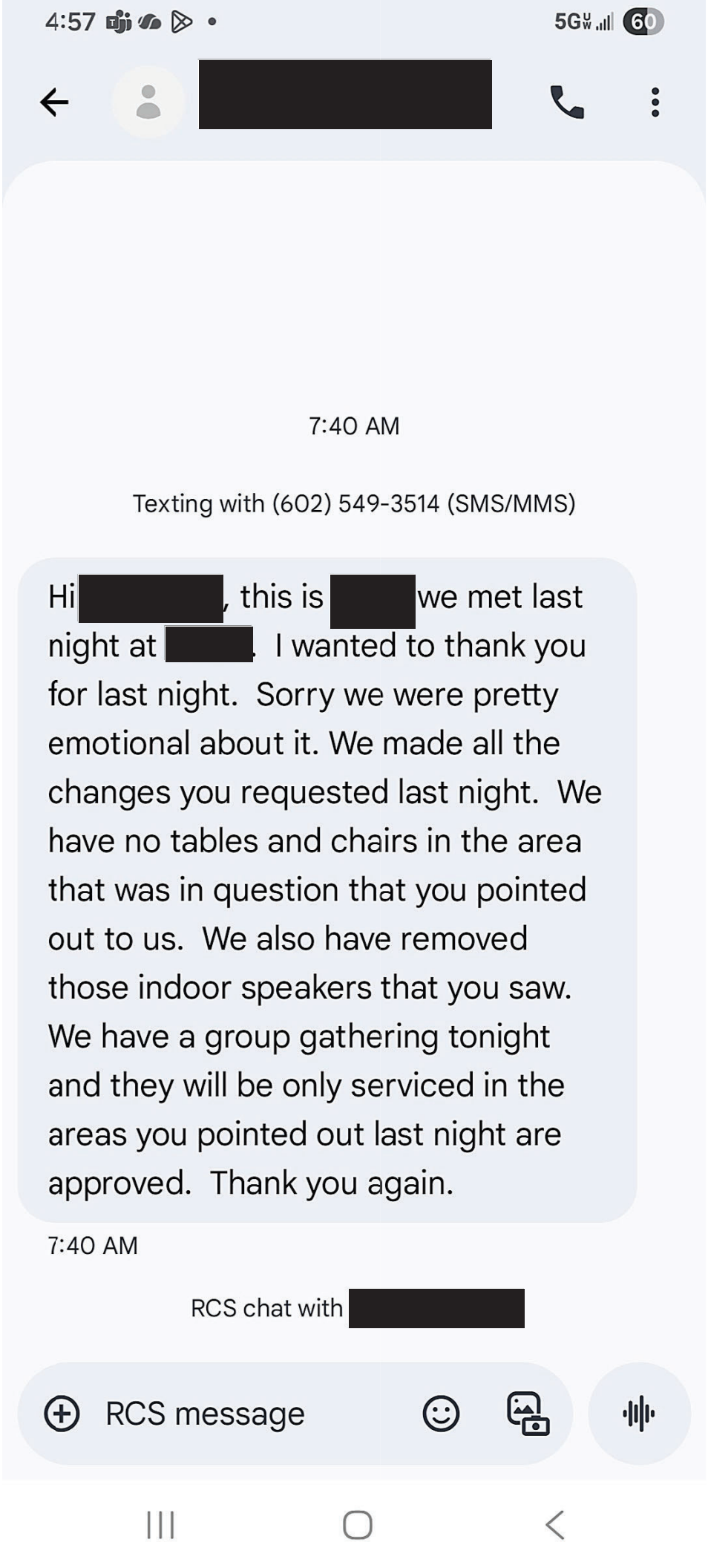
Without admitting responsiblity, I acknowledge receipt of this citation. I understand that failure to enter an appearance will result in a default judgment against me.

X _____
Signature

CITING AGENT

- ☐ I have personally served the defendant with this citation.
- ☐ I have personally served the statutory agent with this citation.
- ☐ I have mailed a copy of this citation to the defendant.
- ☐ I have mailed a copy of this citation to the statutory agent.
- ☐ Other: _____

Citing Agent	Serial No. / Other
DeWayne McQueen Z0219	
Citing Agent Phone No.	**Issued On**
	02/18/2026
Witness	**Serial No. / Other**


4:57
5G
60
[redacted]
7:40 AM
Texting with (602) 549-3514 (SMS/MMS)
Hi [redacted], this is [redacted] we met last night at [redacted]. I wanted to thank you for last night. Sorry we were pretty emotional about it. We made all the changes you requested last night. We have no tables and chairs in the area that was in question that you pointed out to us. We also have removed those indoor speakers that you saw. We have a group gathering tonight and they will be only serviced in the areas you pointed out last night are approved. Thank you again.
7:40 AM
RCS chat with [redacted]
RCS message












PLEASE
RESPECT OUR
NEIGHBORS





The Orchard on 12th
Project Information Form

1 General Plan Conformity

General Plan Land Use Designation
Provide Designation and if residential the category (e g 3 5 5 du/ac traditional lot)

The current General Plan designates this site for Low Density Residential, 3 5 5 + du/ac The General Plan designation dates back to the 2002 General Plan

The current Street Classification Map designates 12th Street as a minor collector street with a Low Density Residential character

Provide two or more elements, goals, policies and/or recommendations use specific names, numbers and letters
How does the request further the goals policies and/or recommendations?

LAND USE ELEMENT – GOAL 3 **INFILL VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA**
The proposed change of use from an administrative office and landscape nursery to restaurant with accessory office and retail uses will utilize two older houses with period design qualities and ensure their preservation and successful utilization for many years to come This development will also ensure that this property does not develop as a max density residential project that is inconsistent with the neighborhood s historic character

NEIGHBORHOOD ELEMENT GOAL 2 POLICY 3 CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES
This site is adjacent to a well established single family neighborhood with predominantly single family homes The proposed development is sensitive in nature to this neighborhood because it preserves the one story homes currently on site and repositions the older structures on the property by reusing the materials from these buildings and incorporating them into the new structures While preserving the valuable buildings on the site this site plan also pushes any new structures well away from the neighborhoods to the west north and south

CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT, GOAL 4, POLICY 5 – ENCOURAGE ADAPTIVE REUSE OF OBSOLETE OR VACANT NONRESIDENTIAL STRUCTURES

4 Screening of the trash receptacles shall include architectural features that complement the building elevations as approved by the Planning and Development Department

5 ~~Right-of-way totaling 40 feet shall be~~ A SEVEN FOOT SIDEWALK EASEMENT SHALL BE dedicated for the west half of 12th Street, as approved by the Street Transportation and Planning and Development Departments

6 The developer shall replace any existing broken or out-of-grade curb and sidewalk on the project site as well as any new curb or sidewalk damaged during construction

7 The developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps streetlights median islands landscape and other incidentals as per plans approved by the Planning and Development Department All improvements shall comply with all ADA accessibility standards

8 LOW SCALE LIGHTING SHALL BE USED FOR THE ENTIRE PROPERTY, TO INSURE MINIMUM LIGHT POLLUTION, REDUCE GLARE AND MINIMIZE LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES ALL EXTERIOR LIGHTING IS TO BE DIRECTED DOWNWARD RECESSED OR SHIELDED ANY LIGHTING INSTALLED ALONG THE PERIMETER OF THE PARKING AREA SHALL BE NO HIGHER THAN SIX FEET AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

9 THE HOURS OF OPERATION SHALL BE FROM 7 00 A M – 10 00 P M SUNDAY – THURSDAY AND 7 00 A M – 11 00 P M FRIDAY AND SATURDAY **THIS STIPULATION SHALL BE ENFORCED AS PART OF THE USE PERMIT APPROVAL FOR A RESTAURANT**

10 THERE SHALL BE NO OUTDOOR AMPLIFIED MUSIC

11 THE APPLICANT SHALL SUBMIT A REVISED TRAFFIC IMPACT STUDY TO THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DEDICATIONS AND REQUIRED IMPROVEMENTS AS RECOMMENDED BY THE APPROVED TRAFFIC STUDY, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To Rick Naimark
Deputy City Manager

Date November 5 2012

From Derek D Horn P E , C B O
Planning and Development Acting Director

Subject BACKUP TO ITEM 59 ON THE NOVEMBER 7, 2012 FORMAL AGENDA TO RECOMMEND REVISED STIPULATIONS FOR Z-22 12-6

Item 59 is a request to rezone approximately 2 02 acres from R1-6 to C-1 located approximately 500 feet north of the northwest corner of 12th Street and Glendale Road The request is to adaptively reuse two existing structures and renovate them into a restaurant use The applicant has revised Stipulation 1 to address neighborhood concerns with building height and setbacks

Staff recommends approval of revised Stipulation 1 along with a staff clarification on enforceability of Stipulation 9 and Stipulations 2-8 10 and 11 as recommended by the Planning Commission

Stipulations

1 The development shall be in general conformance to the site plan and elevations date stamped August 23 2012 as approved by the Planning and Development Department WITH SUBSTANTIAL CONFORMANCE TO

   a THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 26 FEET 4 INCHES THE ACCESSORY WATER TOWER STRUCTURE MAY NOT EXCEED A MAXIMUM HEIGHT OF 29 FEET 6 INCHES
   b THE BUILDING SETBACK SHALL BE 128 FEET ALONG THE WEST PROPERTY LINE
   c THE BUILDING SETBACK SHALL BE 44 FEET ALONG THE EAST PROPERTY LINE
   d THE BUILDING SETBACK SHALL BE 22 FEET ALONG THE NORTH PROPERTY LINE
   e THE BUILDING SETBACK SHALL BE 40 FEET ALONG THE SOUTH PROPERTY LINE

2 The landscape shall be in general conformance to the landscape plan date stamped August 29, 2012, as approved by the Planning and Development Department

3 Any lighting installed along the western perimeter of the parking area shall be no higher than 6 feet, as approved by the Planning and Development Department

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary

Z-22-12-6

Date of VPC Meeting	September 11 2012
Request From	R1-6 (2 02 acres)
Request To	C-1 (2 02 acres)
Proposed Use	Neighborhood Restaurant
Location	Approximately 500-feet north of the northwest corner of 12th Street and Glendale Avenue
VPC Recommendation	Approval with additional stipulations and modifications
VPC Vote	14-1 Motion to approve passed

VPC DISCUSSION & RECOMMENDED STIPULATIONS

MOTION **Mr DeRose** moved to approve Z-22-12-6 with the following stipulation additions modifications and comments **Ms Malone** seconded the motion

The comments from the committee are for the applicant to work with the neighborhood on creating a Special Parking District The applicant is to work with the adjacent church on a parking agreement and the applicant is to construct an 8 foot fence along the southern western and northern perimeter

Added stipulations

1 Low scale lighting shall be used for the entire property to insure minimum light pollution reduce glare and minimize light trespass onto neighboring properties All exterior lighting is to be directed downward recessed or shielded Any lighting installed along the perimeter of the parking area shall be no higher than 6-feet as approved by the Planning and Development Department
2 The hours of operation shall be from 7 00AM – 10 00PM Sunday – Thursday and 7 00AM – 11 00PM Friday and Saturday
3 There shall be no outdoor amplified music
4 The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study as approved by the Street Transportation Department and the Planning and Development Department

and other incidentals as per plans approved by the Planning and Development Department All improvements shall comply with all ADA accessibility standards

8 LOW SCALE LIGHTING SHALL BE USED FOR THE ENTIRE PROPERTY TO INSURE MINIMUM LIGHT POLLUTION REDUCE GLARE AND MINIMIZE LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES ALL EXTERIOR LIGHTING IS TO BE DIRECTED DOWNWARD RECESSED OR SHIELDED ANY LIGHTING INSTALLED ALONG THE PERIMETER OF THE PARKING AREA SHALL BE NO HIGHER THAN SIX FEET AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

9 THE HOURS OF OPERATION SHALL BE FROM 7 00 A M – 10 00 P M SUNDAY – THURSDAY AND 7 00 A M – 11 00 P M FRIDAY AND SATURDAY

10 THERE SHALL BE NO OUTDOOR AMPLIFIED MUSIC

11 THE APPLICANT SHALL SUBMIT A REVISED TRAFFIC IMPACT STUDY TO THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DEDICATIONS AND REQUIRED IMPROVEMENTS AS RECOMMENDED BY THE APPROVED TRAFFIC STUDY AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT

Findings

1 The proposed use is not consistent with the land use designation on the General Plan Land Use Map however a General Plan amendment is not required because the site is less than ten acres in size

2 The proposed use will allow for the conversion of a residential property that will preserve the site that is more consistent with the neighborhood form than a higher density residential plan that could be developed under current zoning

3 The proposal is compatible with the surrounding land uses in the area and is consistent with quality infill development and the city of Phoenix Adaptive Reuse program

Motion Discussion Commissioner Katsenes made a MOTION to approve per the recommended stipulations in the staff report with additional stipulations and a modification as recommended by the VPC

Motion details –
Maker Katsenes
Second Heck
Vote 8 0
Absent None
Opposition Present Yes

REPORT OF PLANNING COMMISSION ACTION
October 9 2012

ITEM NO 8

DISTRICT NO 6

SUBJECT

Application #	Z 22 12 6
Location	Approximtaely 500 ft north of the NWC of 12th Street and Glendale Ave
Request	R1 6 To C-1 Acreage 2 02
Proposal	Neighborhood restaurant
Applicant	Ben Patton Ridenour Hienton & Lewiis
Owner	Venue Projects LLC
Representative	Ben Patton Ridenour Hienton & Lewiis

ACTIONS

Staff Recommendation Approval subject to stipulations

Village Planning Committee (VPC) Recommendation
Camelback East 9/11/2012 Approval w/modifications Vote 14 1

Planning Commission Recommendation Approval per the recommended stipulations in the staff report with additional stipulations and a modification as recommended by the VPC

1 The development shall be in general conformance to the site plan and elevations date stamped August 23 2012 as approved by the Planning and Development Department

2 The landscape shall be in general conformance to the landscape plan date stamped August 29 2012 as approved by the Planning and Development Department

3 Any lighting installed along the western perimeter of the parking area shall be no higher than 6 feet as approved by the Planning and Development Department

4 Screening of the trash receptacles shall include architectural features that complement the building elevations as approved by the Planning and Development Department

5 ~~Right-of-way totaling 40 feet shall be~~ A SEVEN-FOOT SIDEWALK EASEMENT SHALL BE dedicated for the west half of 12th Street as approved by the Street Transportation and Planning and Development Departments

6 The developer shall replace any existing broken or out-of grade curb and sidewalk on the project site as well as any new curb or sidewalk damaged during construction

7 The developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps streetlights median islands landscape

be limited to the above hours of operation This stipulation shall be enforced as part of the use permit approval for a restaurant

10 There shall be no outdoor amplified music

11 The applicant shall submit a revised traffic impact study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study as approved by the Street Transportation Department and the Planning and Development Department

12 The property shall be gated during non-business hours to limit vehicle access to the site

Mayor Stanton confirmed with Mrs Williams she was in agreement with the motion as amended

Roll Call	Ayes	DiCiccio Gates Nowakowski Valenzuela Waring WilliamsVice Mayor Johnson Mayor Stanton
	Nays	None
	Absent	Simplot

MOTION CARRIED Ordinance adopted

Mayor Stanton expressed his appreciation for those who had taken the time to give testimony on this important item

a The maximum building height shall not exceed 26 feet 4 inches The accessory water tower structure may not exceed a maximum height of 29 feet 6 inches
b The building setback shall be 128 feet along the west property line
c The building setback shall be 44 feet along the east property line
d The building setback shall be 22 feet along the north property line
e The building setback shall be 40 feet along the south property line

2 The landscape shall be in general conformance to the landscape plan date stamped August 29, 2012 as approved by the Planning and Development Department

3 Any lighting installed along the western perimeter of the parking area shall be no higher than 6 feet as approved by the Planning and Development Department

4 Screening of the trash receptacles shall include architectural features that complement the building elevations as approved by the Planning and Development Department

5 A seven foot sidewalk easement shall be dedicated for the west half of 12th Street as approved by the Street Transportation and Planning and Development Departments

6 The developer shall replace any existing broken or out-of-grade curb and sidewalk on the project site, as well as any new curb or sidewalk damaged during construction

7 The developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps streetlights median islands landscape and other incidentals as per plans approved by the Planning and Development Department All improvements shall comply with all ADA accessibility standards

8 Low scale lighting shall be used for the entire property to insure minimum light pollution reduce glare and minimize light trespass onto neighboring properties All exterior lighting is to be directed downward recessed or shielded Any lighting installed along the perimeter of the parking area shall be no higher than six feet as approved by the Planning and Development Department

9 The hours of operation shall be from 7 00 a m – 10 00 p m Sunday – Thursday and 7 00 a m – 11 00 p m Friday and Saturday Delivery shall

the property shall be gated during non business hours to limit vehicle access to the site

Mr DiCiccio concurred with the language and stated he had given his word those two issues would be addressed as they were important to the neighbors in opposition He did not understand where the breakdown occurred but he would place what had been requested into the stipulations to give those neighbors the things they had asked for in his meeting with them

Mr DiCiccio agreed this was a phenomenal project and there had been a lot of outreach to the neighbors He thought the applicant did a great job of working with the neighbors and there were just a couple of issues which were important to address and he would amend the motion to include those two things

AMENDED MOTION was made by Mr DiCiccio to grant Item 59 per the memo from Acting Planning Director Derek Horn dated November 5 2012 and adopt the related ordinance with modification to the stipulations to add language to Stipulation 9 that Deliveries shall be limited to the above hours of operation and to add Stipulation 12 That the property shall be gated during non-business hours to limit vehicle access to the site as follows

1 The development shall be in general conformance to the site plan and elevations date stamped August 23 2012 as approved by the Planning and Development Department with substantial conformance to

met with Mr DiCiccio where Mr Nesdill expressed concern with the hours of operation and the time deliveries would be made as he wanted to ensure deliveries would be limited to operating hours so they would not be woken up at 5 00 a m He understood discussion had taken place regarding this at the Planning Commission however there was no stipulation concerning this issue

Mr Jacobs thought the project was too large for his neighborhood although he was not opposed to the theory he was concerned they had been unable to get through more than a few small concessions He thought this project would overwhelm the neighborhood and the neighborhood would resemble 7th Street

Mr DiCiccio stated Mr Jacobs was correct with regard to the issues dealing with the deliveries and expressed surprise to find this was not in the stipulations He did not know if this was a miscommunication but would give everyone the benefit of the doubt He committed to those neighbors that staff would work with them and help them The stipulations should have included deliveries during business hours and gating He intended to add those stipulations and they would find a way to make them work

In response to Mayor Stanton Mr Tom advised the stipulation language for Mr DiCiccio to read into the record would be worked on during the next speaker s comments

Mr John Kitchell Phoenix Arizona was the applicant He explained the proposed project would not change the square footage of the original building and an agreement had been reached with the church located on the northeast corner of 12th Street and Glendale for staff parking so there would be adequate parking for the public He explained they were trying to create a neighborhood destination a gathering place and an extension of the community His partner described this as a third space where there was home there was work and there was social gathering

They had chosen to over landscape to buffer the neighbors and to keep all the activity to the front of the building on 12th Street Mr Kitchell also noted there had been a recent traffic study which showed there would be very little impact on 12th Street Four meetings were conducted with the neighbors and there were only three in opposition which meant the majority were excited with what this project would bring to the neighborhood and with having a gathering place

Mr Tom stated Stipulation 9 would be modified and a new Stipulation 12 would be added as follows Added to the end of Stipulation 9 that deliveries shall be limited to the above hours of operation and a new Stipulation 12 That

and their neighbor had parking spaces close to her pool There were also plans for valet parking off site which meant there would be employees running back and forth He asked the Council consider his comments before acting on this zoning change

Mr Tom explained that a revised traffic impact study would be part of the development review phase He noted the revised traffic study would be needed when the applicant sought approval of the plans

Mayor Stanton stated both Mr and Mrs Nesdill requested the study be done during busy traffic hours

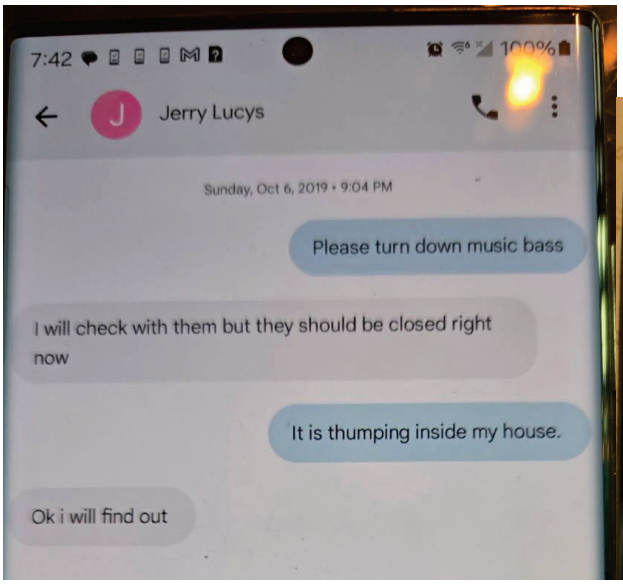
Mr Tom agreed and explained the traffic study would be done throughout the day and staff would look at peak hours for that particular use Restaurants had regulated peak hours and they would also look at the impact of surrounding uses on traffic

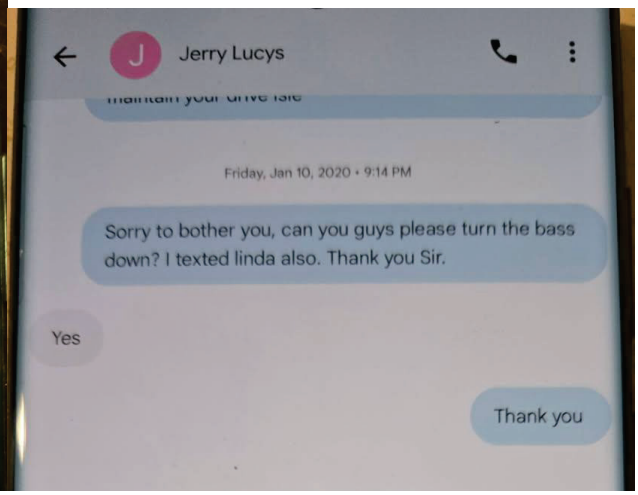
Ms Deborah Jonsson Phoenix Arizona spoke in favor She expressed support of the project called the Orchard on 12th Street She met with the applicant and had been given a tour of the site She also researched the developers other projects and was impressed with their work She also looked into property value trends in neighborhoods where the Le Grand Orange Restaurant was located and found the properties had increased in value She supported this project and thought it represented sustainability and historic preservation

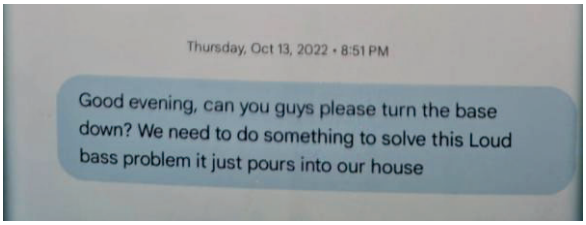
Mr Paul Barnes Phoenix Arizona represented the Greater Coalition of Greater Phoenix and spoke in favor He understood the neighborhood s concerns but thought the stipulations addressed those concerns which included lighting and outside music and the variance had been reduced to five percent He felt this project would fit in with the neighborhood and supported the project

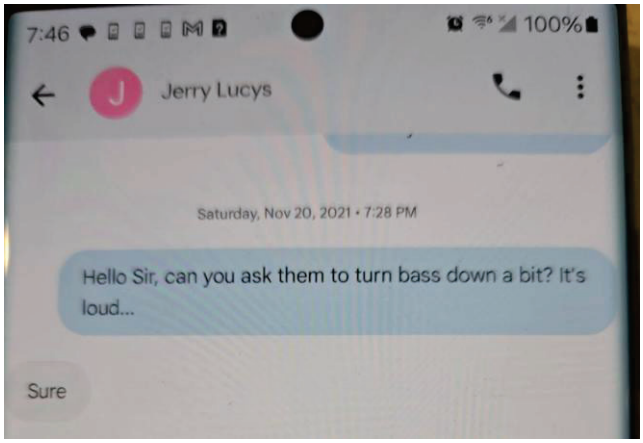
Mr Roy Jacobs, Phoenix Arizona spoke in opposition He agreed with previous speakers that neighbors had been left out of discussions who were most affected by this project

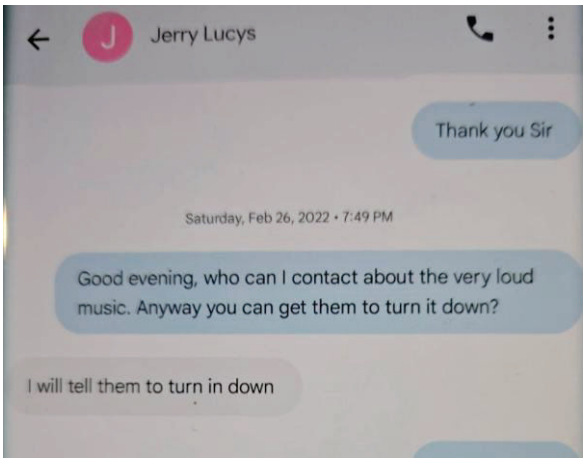
This project was larger than the Le Grand Orange Restaurant which was located in an area that had a strong school district which had an effect on property values Mr Jacobs also expressed concern with traffic and explained there was a school on one side of the development and the proposed restaurant was located on the opposite of the neighborhood He still had several concerns regarding the proximity of cars parked near neighborhood fences the number of people this project would attract and the number of people eating outside He no longer received information and thought that was due to his opposition They

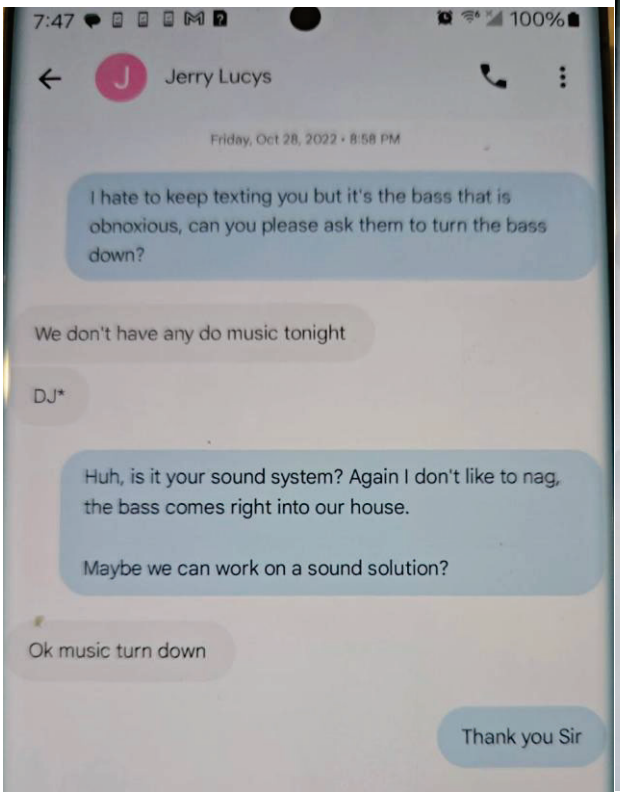

7:42
100%
Jerry Lucys
Sunday, Oct 6, 2019 • 9:04 PM
Please turn down music bass
I will check with them but they should be closed right now
It is thumping inside my house.
Ok i will find out

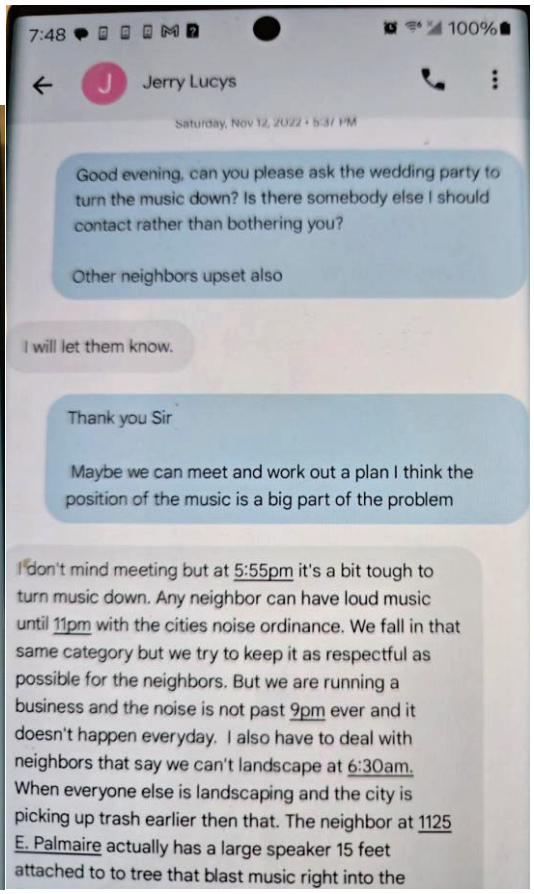

Jerry Lucys
Friday, Jan 10, 2020 • 9:14 PM
Sorry to bother you, can you guys please turn the bass down? I texted linda also. Thank you Sir.
Yes
Thank you

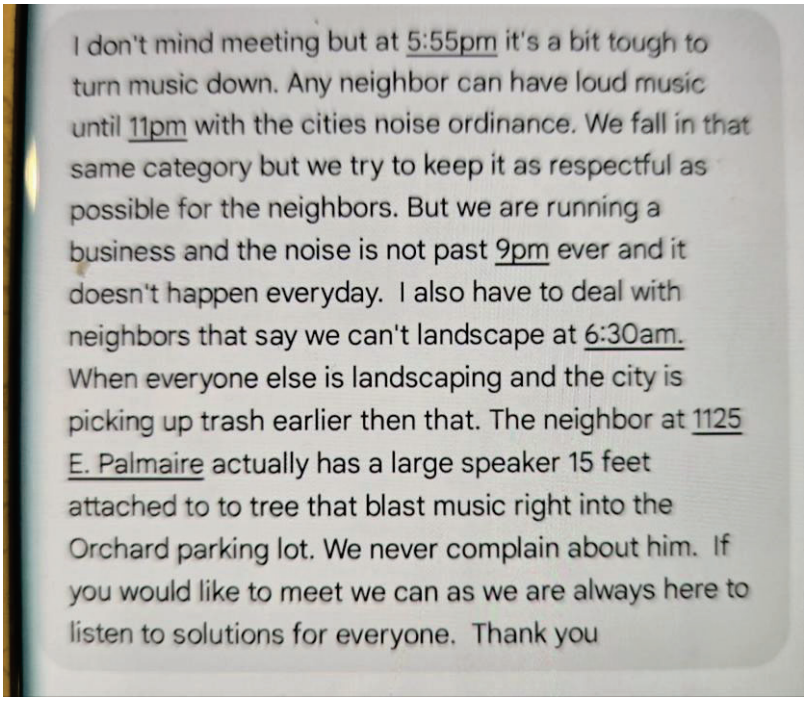

Thursday, Oct 13, 2022 • 8:51 PM
Good evening, can you guys please turn the base down? We need to do something to solve this Loud bass problem it just pours into our house

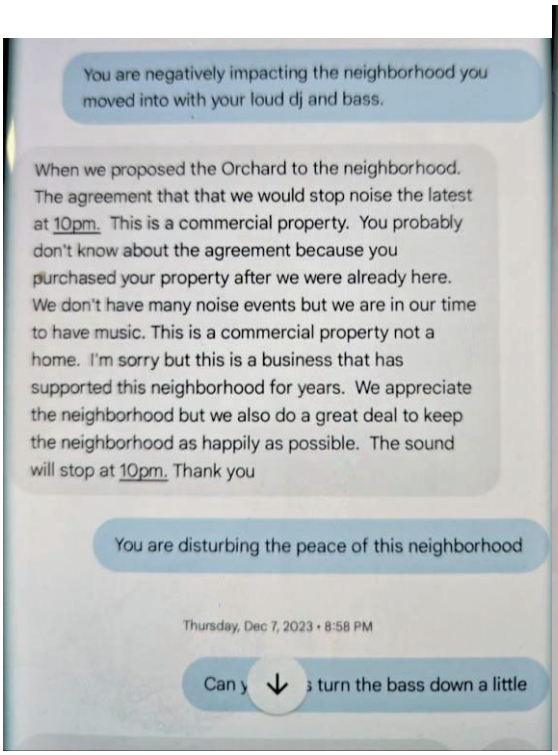

7:46
100%
Jerry Lucys
Saturday, Nov 20, 2021 • 7:28 PM
Hello Sir, can you ask them to turn bass down a bit? It's loud...
Sure

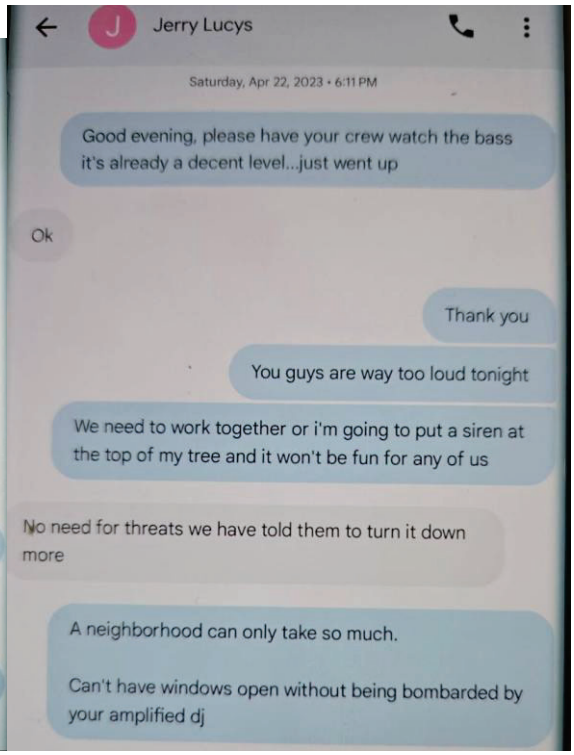

Jerry Lucys
Thank you Sir
Saturday, Feb 26, 2022 • 7:49 PM
Good evening, who can I contact about the very loud music. Anyway you can get them to turn it down?
I will tell them to turn in down

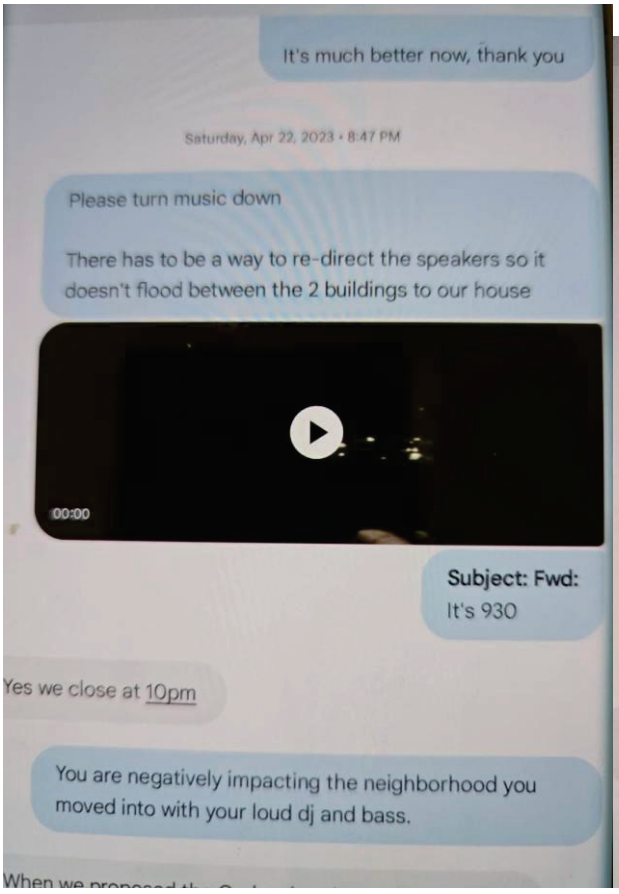

7:47
100%
Jerry Lucys
Friday, Oct 28, 2022 • 8:58 PM
I hate to keep texting you but it's the bass that is obnoxious, can you please ask them to turn the bass down?
We don't have any do music tonight
DJ*
Huh, is it your sound system? Again I don't like to nag, the bass comes right into our house.
Maybe we can work on a sound solution?
Ok music turn down
Thank you Sir

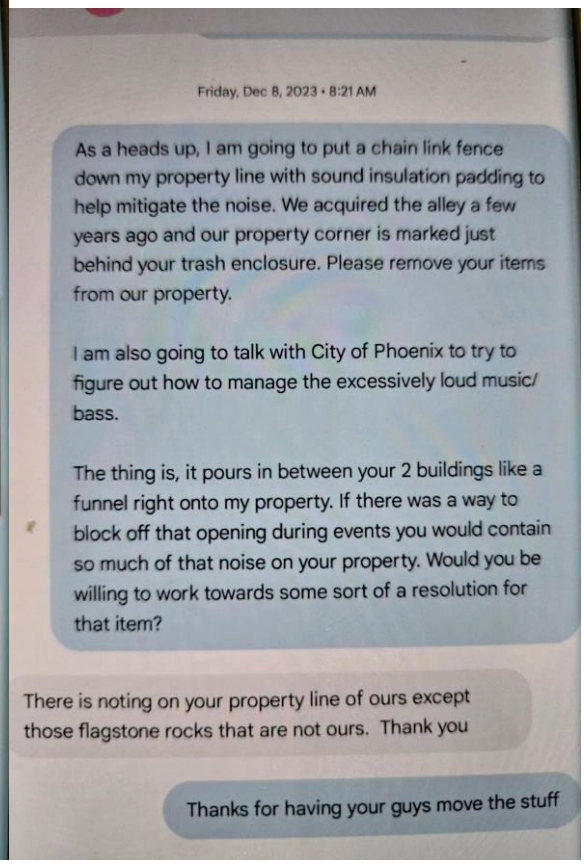

7:48
100%
Jerry Lucys
Saturday, Nov 12, 2022 • 5:37 PM
Good evening, can you please ask the wedding party to turn the music down? Is there somebody else I should contact rather than bothering you?
Other neighbors upset also
I will let them know.
Thank you Sir
Maybe we can meet and work out a plan I think the position of the music is a big part of the problem
I don't mind meeting but at 5:55pm it's a bit tough to turn music down. Any neighbor can have loud music until 11pm with the cities noise ordinance. We fall in that same category but we try to keep it as respectful as possible for the neighbors. But we are running a business and the noise is not past 9pm ever and it doesn't happen everyday. I also have to deal with neighbors that say we can't landscape at 6:30am. When everyone else is landscaping and the city is picking up trash earlier then that. The neighbor at 1125 E. Palmaire actually has a large speaker 15 feet attached to to tree that blast music right into the

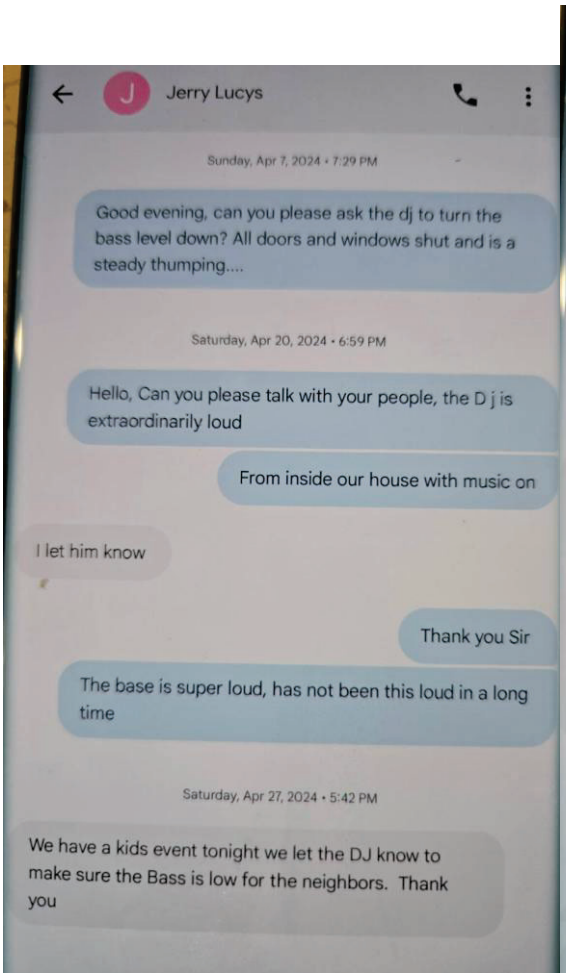

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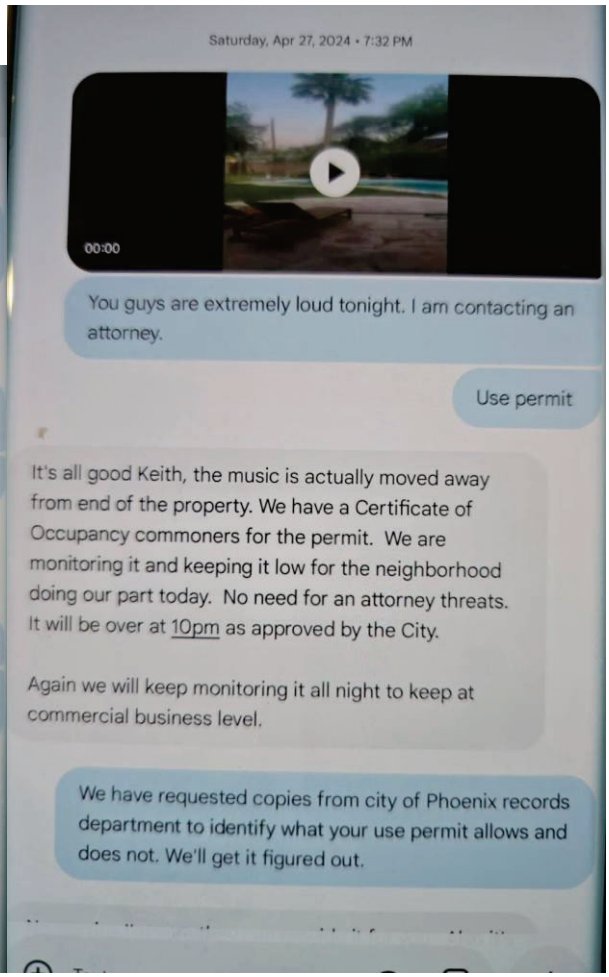

You are negatively impacting the neighborhood you moved into with your loud dj and bass.
When we proposed the Orchard to the neighborhood. The agreement that that we would stop noise the latest at 10pm. This is a commercial property. You probably don't know about the agreement because you purchased your property after we were already here. We don't have many noise events but we are in our time to have music. This is a commercial property not a home. I'm sorry but this is a business that has supported this neighborhood for years. We appreciate the neighborhood but we also do a great deal to keep the neighborhood as happily as possible. The sound will stop at 10pm. Thank you
You are disturbing the peace of this neighborhood
Thursday, Dec 7, 2023 • 8:58 PM
turn the bass down a little

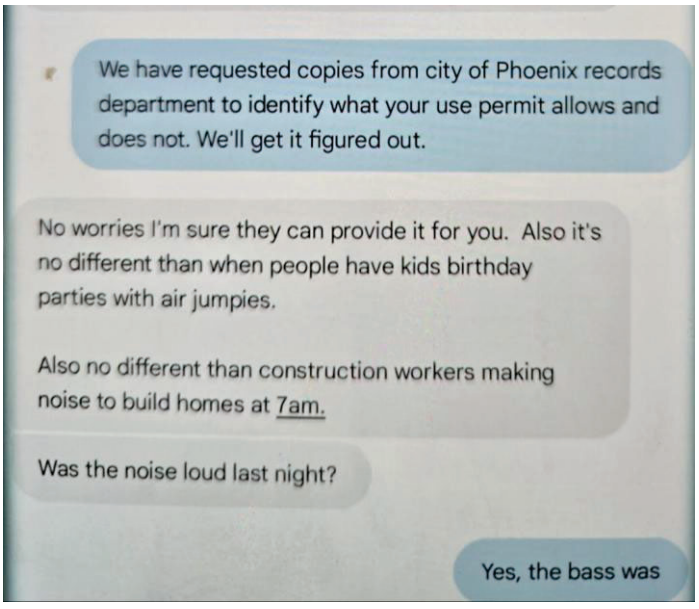

Jerry Lucys
Saturday, Apr 22, 2023 • 6:11 PM
Good evening, please have your crew watch the bass it's already a decent level...just went up
Ok
Thank you
You guys are way too loud tonight
We need to work together or i'm going to put a siren at the top of my tree and it won't be fun for any of us
No need for threats we have told them to turn it down more
A neighborhood can only take so much.
Can't have windows open without being bombarded by your amplified dj


It's much better now, thank you
Saturday, Apr 22, 2023 • 8:47 PM
Please turn music down
There has to be a way to re-direct the speakers so it doesn't flood between the 2 buildings to our house
00:00
Subject: Fwd:
It's 930
Yes we close at 10pm
You are negatively impacting the neighborhood you moved into with your loud dj and bass.


Friday, Dec 8, 2023 • 8:21 AM
As a heads up, I am going to put a chain link fence down my property line with sound insulation padding to help mitigate the noise. We acquired the alley a few years ago and our property corner is marked just behind your trash enclosure. Please remove your items from our property.
I am also going to talk with City of Phoenix to try to figure out how to manage the excessively loud music/ bass.
The thing is, it pours in between your 2 buildings like a funnel right onto my property. If there was a way to block off that opening during events you would contain so much of that noise on your property. Would you be willing to work towards some sort of a resolution for that item?
There is noting on your property line of ours except those flagstone rocks that are not ours. Thank you
Thanks for having your guys move the stuff


Jerry Lucys
Sunday, Apr 7, 2024 • 7:29 PM
Good evening, can you please ask the dj to turn the bass level down? All doors and windows shut and is a steady thumping....
Saturday, Apr 20, 2024 • 6:59 PM
Hello, Can you please talk with your people, the D j is extraordinarily loud
From inside our house with music on
I let him know
Thank you Sir
The base is super loud, has not been this loud in a long time
Saturday, Apr 27, 2024 • 5:42 PM
We have a kids event tonight we let the DJ know to make sure the Bass is low for the neighbors. Thank you


Saturday, Apr 27, 2024 • 7:32 PM
00:00
You guys are extremely loud tonight. I am contacting an attorney.
Use permit
It's all good Keith, the music is actually moved away from end of the property. We have a Certificate of Occupancy commoners for the permit. We are monitoring it and keeping it low for the neighborhood doing our part today. No need for an attorney threats. It will be over at 10pm as approved by the City.
Again we will keep monitoring it all night to keep at commercial business level.
We have requested copies from city of Phoenix records department to identify what your use permit allows and does not. We'll get it figured out.


We have requested copies from city of Phoenix records department to identify what your use permit allows and does not. We'll get it figured out.
No worries I'm sure they can provide it for you. Also it's no different than when people have kids birthday parties with air jumpies.
Also no different than construction workers making noise to build homes at 7am.
Was the noise loud last night?
Yes, the bass was

orchardeventsphx
Orchard Events & Catering



26 5

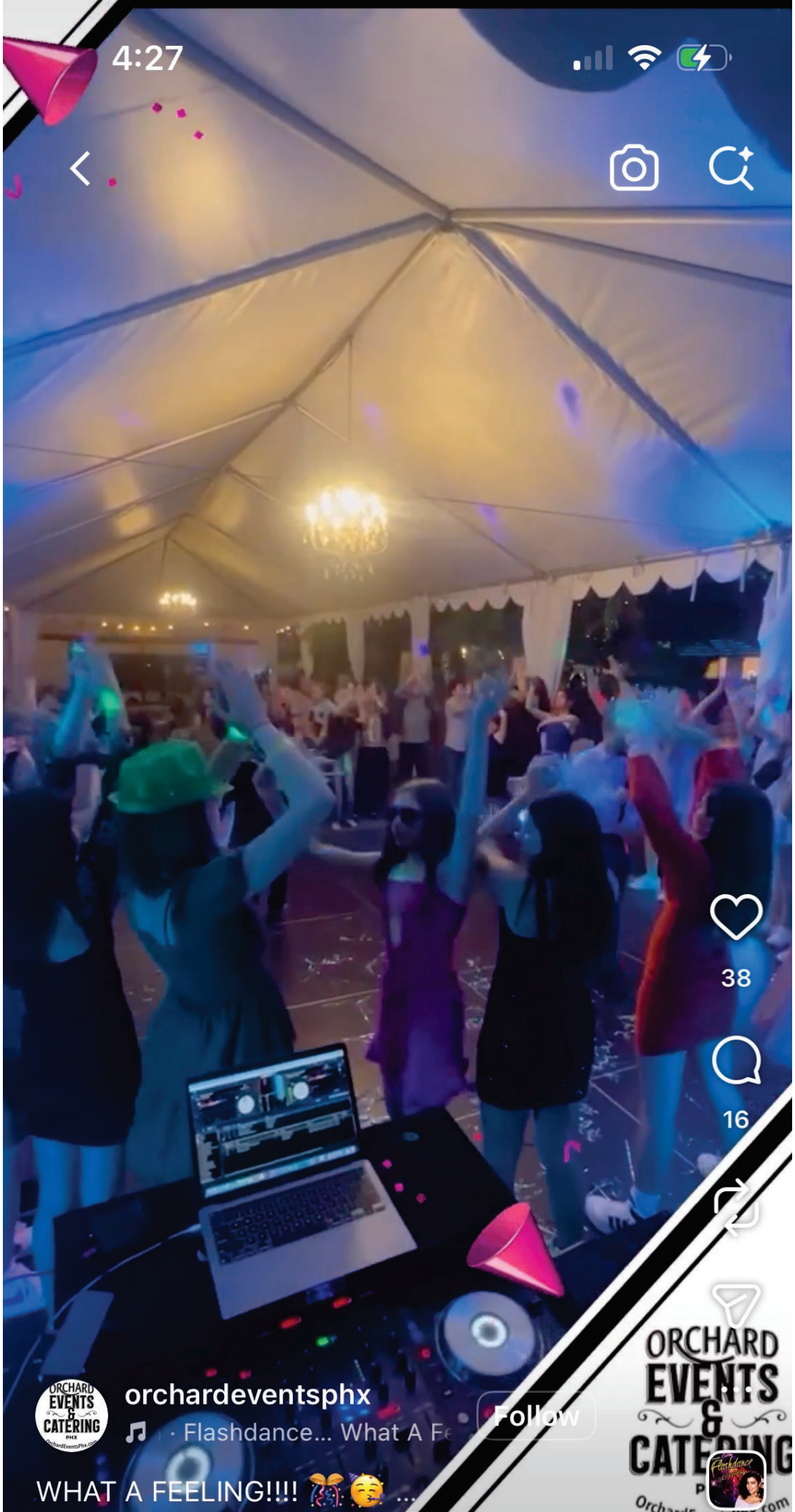
orchardeventsphx So little time, so much to celebrate!
🎀🎉... more

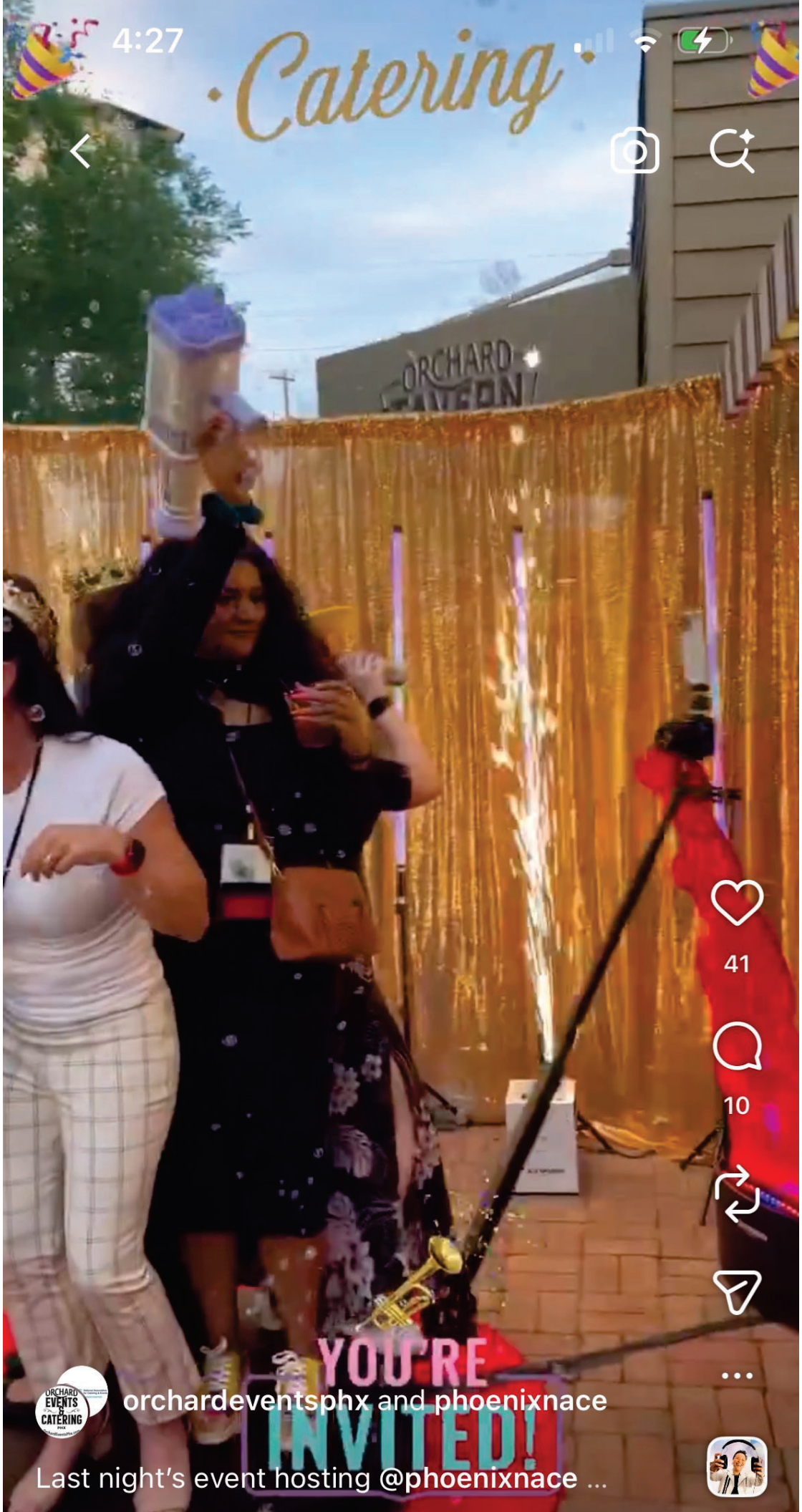
Orchard Events & Catering

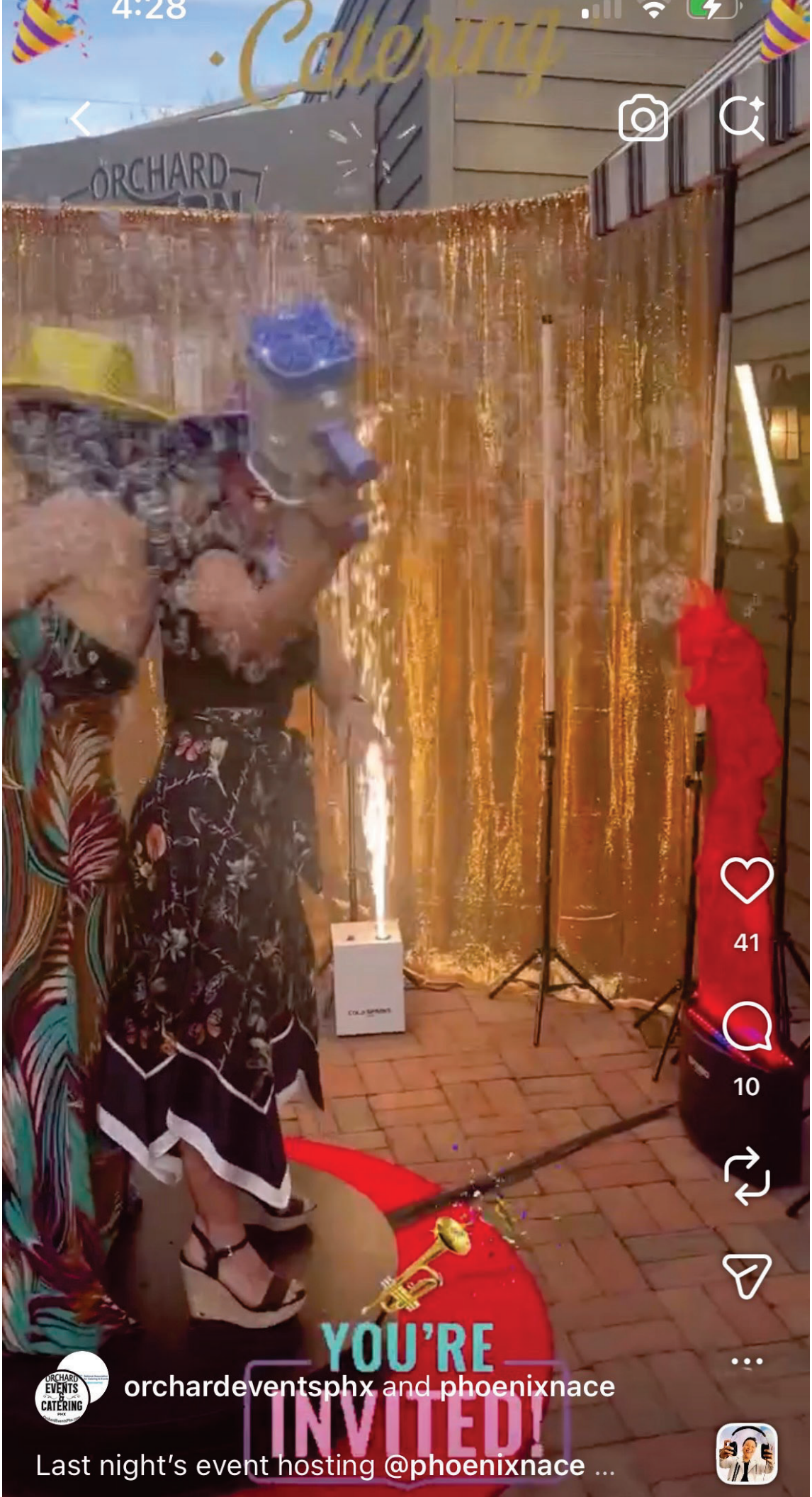


11

orchardeventsphx Celebrating catering! 🎉


4:27
38
16
orchardeventsphx
· Flashdance... What A F
Follow
WHAT A FEELING!!!! ...
ORCHARD EVENTS & CATERING


4:27
Catering
ORCHARD
41
10
YOU'RE
INVITED!
orchardeventsphx and phoenixnace
Last night's event hosting @phoenixnace ...


4:28
Catering
ORCHARD
41
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YOU'RE
INVITED!
orchardeventsphx and phoenixnace
Last night's event hosting @phoenixnace ...

orchardeventsphx




orchardeventsphx
Orchard Events & Catering
Follow
1/5


LUCI'S
ENTRANCE

lucisattheorchard
Luci's at the Orchard



93 2

lucisattheorchard In honor of Veterans Day, receive 10% off your personal purchases at all locations with a military ID or uniform! 🇺🇸 Thank you to all who... more

November 11, 2018

lucisattheorchard
Luci's at the Orchard



54 1

lucisattheorchard These #babygirls have us head over heels! 😍 The lawn @lucisattheorchard is the perfect spot to bring a blanket, order food and have some quality #familytime! 🌿💚 #mommyandme #babylove #lucisurban

June 4, 2018

lucisattheorchard
Luci's at the Orchard



10 2

lucisattheorchard Enjoy this Phoenix fall weather outside on our lawn - bring your family and friends

lucisattheorchard
Luci's at the Orchard



31 2

lucisattheorchard ATTENTION:
Tomorrow (11/4) our splash pad and patio will be closed

lucisattheorchard
Luci's at the Orchard



35 1

lucisattheorchard Today at 2:30pm our splash pad will

lucisattheorchard



49 1

lucisattheorchard Always chill local! #belocal #eatlocal #shoplocal #phx #cenpho

lucisattheorchard



22 2

lucisattheorchard Another beautiful day to enjoy a beverage of your choice from @lucisattheorchard at @theorchardphx #sunny #cenpho #lao

About this vendor

Orchard Events & Catering is a lush venue that hosts weddings, rehearsal dinners, welcome parties, showers and other special occasions. Built around a 1920's era territorial house on the site of a historic citrus orchard, this place is truly a timeless gem in the heart of North Central Phoenix. The venue also boasts a team that is friendly, seasoned and experienced with a heart for a couple's most important celebrations.

Facilities and Capacity...

Read more

Explore other reception venues in Phoenix AZ >

Amenities + details

- ✓ Ceremony Area
- ✓ Dressing Room
- ✓ Indoor Event Space
- ✓ On-Site Accommodations
- ✓ Reception Area
- ✓ Covered Outdoors Space
- ✓ Handicap Accessible
- ✓ Liability Insurance
- ✓ Outdoor Event Space
- ✓ Wireless Internet

Ceremony Types

Civil Union
Commitment Ceremony
Elopement
Interfaith Ceremony
Non-Religious Ceremony
Religious Ceremony

Read more

Settings

Ballroom
Barn
Farm & Ranch
Garden
Historic Venue
Restaurant

Read more

We offer a variety of unique spaces that suit any event.

The Orchard Phoenix property provides beautiful outdoor and indoor spaces for weddings and all kinds of life events and celebrations. The Orchard Patio, Luci's Patio, and the Lawn are ideal for enjoying Arizona's remarkable weather and natural beauty. The Orchard Ballroom, The Lion's Den, and Wine Cellar provide extraordinary indoor experiences.

Our Luci's at the Grove Scottsdale location also boasts a beautiful outdoor patio space.

Explore our event spaces



Engagements, Rehearsal Dinners & Weddings

11:16 LTE
rchardeventsphx.com
Ask 45

ORCHARD EVENTS & CATERING PHX
OrchardEventsPhx.com

Our Largest Venue

The largest venue at The Orchard Phoenix is The Lawn, which is an indoor and outdoor space that can accommodate events for up to 350 guests. This lush garden environment features an elegant event tent decorated with exquisite chandeliers and romantic drapery, creating an elegant atmosphere for an upscale occasion.

The Lawn

Weddings

Social & Corporate Events

Wedding A Reality

Built around a 1920s vintage territorial house, The Orchard Phoenix features a warm, welcoming appeal in every detail, from the private wine cellar to the original fireplaces.

Its largest space is The Lawn, which can host events for up to 350 guests. This lush garden environment features an elegant event tent decorated with exquisite chandeliers and romantic drapery. For couples who prefer an indoor setting, the classic Orchard Ballroom offers a versatile space to create your dream design. A covered patio stands just outside the doors, where your guests can enjoy a cocktail hour in the fresh air and sunshine.

The Lion's Den and the Orchard Patio are additional locations that are ideal for rehearsal dinners, showers, and other pre-wedding events.

View Our Event Spaces

2:24

Posts
lucisattheorchard

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Luci's at the Orchard



504 17 17 646

lucisattheorchard Back by popular demand! Family movie nights starting June 6th 🎥 🍿 💦 🍦 #familytime❤️ #familymovienight #lucisattheorchard #splashpadfun☀️💦

May 22

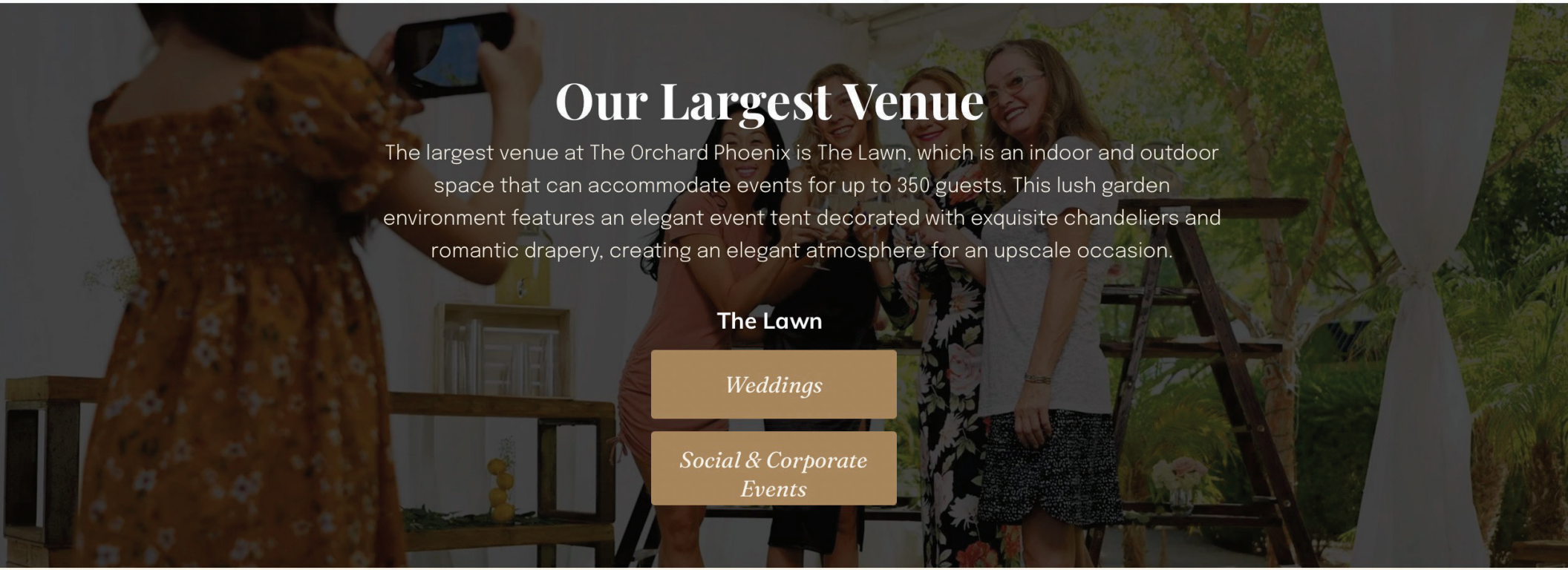
Make Your Dream Wedding A Reality

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The Lawn

Weddings

Social & Corporate Events

From:	Debra Torres
To:	Ed Zuercher
Cc:	Lori Bays; Council District 6 PCC; Council District 3 PCC; Anthony M Grande; mgress@azleg.gov; sliguori@azleg.gov; clucking@azleg.gov; emeyer@azleg.gov
Subject:	Subject: Request for Council Inquiry – Code Enforcement at Luci's at The Orchard
Date:	Monday, June 15, 2026 4:17:57 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

Dear City Manager Zuercher,

I am writing to formally request a City Council inquiry and administrative review regarding code enforcement actions by the Neighborhood Services Department (NSD) at 7100 N. 12th St.

While I understand that administrative stays may be applied during active planning applications, the current situation suggests this mechanism is being misused. The business operator at Luci's at The Orchard appears to be relying on an active application (PUD Case Z-55-26-6) and previous Zoning Adjustment applications (ZA-120-26-6 and ZA-645-25-6) to avoid compliance with existing requirements. In practice, this has resulted in prolonged noncompliance that continues to impact nearby residential properties, including my own home directly east of The Orchard property.

The administrative stay has effectively suspended enforcement, allowing ongoing violations to persist without corrective action. Notably, some of these issues predate the current application and remained unaddressed even when no application was active.

Current open violations include:

- 41-622D: Use – C-1

- 41-622C: C-1 Requirements

- 41-626G3: Noise Levels – Commerce Park

- 41-307A7G: Use Permit Violation

- 41-702A: Off-Street Parking

Observed non-permitted uses and violations include:

- Operation as an outdoor event venue within a C-1 zoning district

- Expansion of premises without permitting, significantly increasing occupancy

- Installation of a non-permitted drive-through lane within 300 feet of residential homes

- Overflow parking into surrounding neighborhoods

- Placing sandwich-board signs into Glenn Drive cul-de-sac without proper means to do so

- Installation and ongoing use of an approximately 1,200 sq. ft. tent without a permit

- Unauthorized installation of lighting and audio equipment

- Outdoor music and speakers in violation of use permit conditions

- Failure to gate the property after hours, contrary to permit requirements

- Absence of required valet services

- Alteration of a retention area without drainage approval or permitting

- Irregular trash service outside permitted hours, including early morning activity

- Late-night and early-morning deliveries

These conditions have had a sustained negative impact on the

surrounding neighborhood.

As a resident of District 6 and a neighbor of the property for over 25 years, I respectfully request the following actions:

1. Review all reported violations, non-permitted uses, and associated neighborhood impacts

2. Reevaluate and, if appropriate, lift the administrative stay on enforcement related to use violations

3. Ensure that the business operator and property owner are held to the same standards required of all Phoenix residents and businesses

Thank you for your attention to this matter. I appreciate your consideration and look forward to your response.

Sincerely,

Debra Torres

1213 E Glenn Drive

Phoenix, AZ 85020

From:	BEV QUIDORT
To:	Joshua Bednarek
Cc:	Tricia Gomes; Eric Morales; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Anthony M Grande; PDD Camelback East VPC; PDD Zoning Adjustment; PDD Zoning; PDD Development Services
Subject:	PUD Case: Z-55-26-6., Luci"s at The Orchard, 7100 N. 12th St.
Date:	Saturday, May 23, 2026 1:09:39 PM

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

To Whom It May Concern:

This letter is written to voice our strong opposition to the proposed zoning change at the referenced property from C-1 to PUD.

We have lived on the cul-de-sac directly in front of the Orchard property since 1974 (52 years). It had long been a wonderful residential neighborhood until the Orchard opened across the street. The Orchard proprietors have absolutely ignored the stipulations attached to the original C-1 zoning approval which were intended to protect the adjacent existing residential properties. We have had to endure such abuses as amplified noise, dangerous traffic and parking congestion on our streets as well as other issues outline elsewhere in this letter.

We were witness to the original C-1 rezoning process and had no issues with the stated intent of developing a "neighborhood restaurant with wine service". With the appropriate stipulations attached to the C-1 rezoning approval, it provided an ideal property setting for Luci's to have the same success as it enjoys at its other locations. There is no plausible reason for the proprietors to seek another rezoning to PUD unless other future plans are on their mind for the neighborhood.

We have one issue with the Orchard property development that has been identified but not addressed by the City of Phoenix. As a retired architect, Phil is particularly angered by the failure to adhere to the original Grading and Drainage Plan approved by the City of Phoenix for development of the site. In essence, the City requires any commercially zoned property to be designed to retain the water from a 100 year storm on its property without drainage onto the street orr on to adjacent properties. The main feature of the Orchard's approved Grading and Drainage Plan was a large storm water retention basin in the middle of the property. As the property now stands, there is no retention basin. Assuming the grading and drainage plan was not redesigned, the question remains: was it never installed and the City missed this oversight, or was it properly installed and filled back in after receiving City approval? Either way, the site does not meet City requirements for C-1 zoning.

Other violations include:
- operating as an outdoor event venue in a C-1 district

- non-permitted Expansion of Premises, more than doubling their occupancy load daily
- Non-permitted drive thru coffee lane
- 1200sf temporary tent installed, used permanently without a permit
- lighting and speakers wired to tent without permission
- outdoor music, against use permit stipulations
- non-gating after hours, against use permit stipulations
- no customer valet, against use permit stipulations
- outdoor speakers, against use permit stipulations
-trash service is inconsistent and not within allowable hours before 7:00 AM. Can be as early as 4:00 AM
- late night, very early morning deliveries

We respectfully ask the City of Phoenix to deny the Orchard's request to rezone the referenced property to PUD. We also ask that the existing C-1 zoning be retained with enforcement of the original stipulations as well as all other zoning, code, and permit regulations applicable to the property.

Thank you,
Phil and Beverly Quidort
1214 E. Glenn Dr., Phoenix, AZ 85020

From: Office of Councilwoman Debra Stark <council.district.3@phoenix.gov>
Sent: Wednesday, May 27, 2026 2:30 PM
To: PDD Ombudsman <pdd.ombudsman@phoenix.gov>
Subject: Fwd: PUD Z-55-26-6 REVISED Opposition Letter (1)

Forwarding the below for your awareness.

Thank you,
———————— Forwarded message ————————
From: Robyn Brous <robyn@hawkbuilders.net>
Date: May 22, 2026 8:51am
Subject: PUD Z-55-26-6 REVISED Opposition Letter
To: pdd@phoenix.gov, council.district.3@phoenix.gov, council.district.5@phoenix.gov, camelbackeastvpc@phoenix.gov, council.district.8@phoenix.gov, tricia.gomes@phoenix.gov, joshua.bednarek@phoenix.gov, council.district.1@phoenix.gov, council.district.6@phoenix.gov, council.district.2@phoenix.gov, council.district.7@phoenix.gov, council.district.4@phoenix.gov, zoning@phoenix.gov, anthony.grande@phoenix.gov, zoning.adjustment@phoenix.gov, eric.morales@phoenix.gov, az-phoenix-d-3@app.indigov.com

All, I apologize for the duplicate email, but I need to submit a revised (and final) Opposition Letter for PUD Z-55-26-6. Please enter it into the case file. Thank you, Robyn
ZjQcmQRYFpfptBannerStart
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 [go.sparkpostmail.com]

ZjQcmQRYFpfptBannerEnd
All,

I apologize for the duplicate email, but I need to submit a revised (and final) Opposition Letter for PUD Z-55-26-6. Please enter it into the case file.

Thank you,
Robyn

May 21, 2026

RE: PUD case Z-55-26-6
Luci's at The Orchard
7100 N. 12th St.

To Whom It May Concern:

We are writing as long-standing residents of the neighborhood directly behind and sharing a property line with The Orchard, located at 7100 N. 12th Street. We would like to share our deep concerns with the PUD request.

To start, it is important to outline all the current violations and non-compliance issues Luci's currently is egregiously and knowingly operating with; despite having open violations and citations with the City of Phoenix.

1.) Operating as an outdoor event venue in a C-1 district
2.) Non-permitted Expansion of Premises, more than doubling their occupancy load daily.
3.) Non-permitted drive thru coffee lane.
4.) Noise pollution exceeding 55dbl that has been heard up to a ½ mile away.
5.) 1200sf temporary tent installed and used permanently without a permit.
6.) Lighting and speakers wired to tent without permitting.
7.) Outdoor music, against use permit stipulations.
8.) Non-gating after hours, against use permit stipulations.
9.) No customer valet, against use permit stipulations.
10.) Outdoor speakers, against use permit stipulations.
11.) Filled in property retention area with turf without alternate drainage plan and permit.
12.) Trash service is inconsistent and not within allowable hours before 7:00am. Can be as early as 4:00am.
13.) Late night, very early morning deliveries.

Those are not isolated violations, but the illegal progressive expansion of a commercial entertainment operation into a quiet residential neighborhood - without corresponding infrastructure, buffering, parking, circulation, neighborhood protections, and (most importantly) City of Phoenix approvals. They are attempting to legalize their illegal actions with the PUD application. Grandfather in everything illegal they have been and are still doing - openly. Things that would cause every other business in town to have their use permits revoked or licenses suspended.

The City of Phoenix should not modify any zoning, property use, or use permit stipulations for any property to accommodate a tenant's financial bottom line. Which is what Luci's is attempting with their PUD. If a business model does not work with the space they occupy, a PUD should not

be allowed to conform to the tenant at the detriment of the neighborhood and financial gain of a business. An outdoor event venue is not compatible with the surrounding neighborhoods.

If the PUD is approved and Luci's is able to grandfather in to the City of Phoenix their illegal actions and modify the complete and total use of this property, in turn overriding protections specifically set in place to protect the neighborhood, there is no doubt it will open the door for businesses in other C-1 districts and zoning attorneys to use Luci's at The Orchard as their Exhibit A in violation leniency.

In addition to our concerns about the PUD request and what it will mean for our homes, acknowledging the inconsistencies in their submitted narrative is prudent. Especially because the full narrative was conveniently not shared with neighbors, so they are not fully informed.

To start, a main component is their traffic study – which is greatly flawed and manipulated to achieve optimal results to gain approval of their request. The lawn space, under the non-permitted tent, is currently used for dining, alcohol consumption, customer seating, events, entertainment, and assembly. It is the catalyst to excessive noise pollution and excessive parking issues overflowing into our neighborhoods. Luci's and their team conveniently labeled the area something other than "dining" which is how it is currently used (illegally). This greatly changes the calculations. It is NOT a passive accessory space. On the contrary, it is the main problem.

Luci's current operation materially exceeds the intensity calculated by the parking analysis and associated reductions. They are also inconsistent with labeling. It cannot be both an activity space and a dining space. They cannot pick and choose to manipulate the results in their favor. Accessory use, as outlined by the City of Phoenix, is intended to be subordinate and incidental to the primary use. Because of the lawn space, the outdoor dining exceeds the size and operational intensity of the indoor restaurant itself – more than double in fact. It is no longer merely an accessory.

Another issue- Luci's has taken the liberty to self-grandfather in approx. 900 SF. of unapproved patio space by the coffee shop. They are also failing to include areas they currently and consistently also used as outdoor dining – located directly adjacent to the splashpad. They are labeling this area as "landscape". This is approx. 450 SF. also not accounted for. Total: approx. 1,350 SF.

When an outdoor dining area substantially grows to be the dominate use, it triggers items to be reviewed as a result:

- Required parking: Their traffic / parking study is flawed to be in their favor.
- Occupancy load: They are operating double + their occupancy at any given time.
- Restroom requirements: With outdoor dining well over double the indoor dining, has required restrooms (per 2024 IBC) been recalculated to ensure compliance?
- Compatibility review considerations: An outdoor event venue is by no means compatible in our neighborhood. As noted by many, many direct neighbors' grievances. Even if they maintain a 55dbl level, bass still travels substantially more than regular tone and can

always be heard and is also far more difficult to pick up on decibel readers. In addition, 150 patrons outside, less than 100' from our property line is just as disturbing as music. They talk over themselves and the music. Once alcohol is involved, talking turns into yelling that goes until 10:00pm. Even when they attempt to move their events indoors, it can still be heard. A room with full glass moveable partitions for the exterior wall system does absolutely nothing for noise mitigation. Period. Nor do the ridiculous curtains they claim encapsulate noise pollution on the property's exterior.

The fact that Luci's is attempting to retrofit and hang "sound curtains" to exterior landscaping and in-between buildings emphatically shows the property IS NOT AND WAS NOT DESIGNED FOR OUTDOOR EVENTS. It's like fitting a square into a circle.

For years, we have been bombarded with music so loud we could clearly hear it inside our home with the doors and windows shut. The bass would vibrate throughout, flashing lights from dj's shining into our backyard - our children could not go to sleep and neither could we. Most of the year, in the cooler months we all look forward to, we were unable to have the quiet enjoyment of our backyard or host gatherings because the noises coming from The Orchard was overwhelming. We reached out to the owners on many occasions and were mostly met with dismissive responses.

At other times (all documented) when we expressed our frustrations with the extreme noise coming from their outdoor events, Mr. Schnitzer or Mr. Mansoor met our concerns with statements such as they *"can do as they please until 10:00 p.m."* and have secured *"permits"* to justify their events. Or they also dismissed our concerns by stating their "*business is bringing value to our neighborhood*".

After retaining legal counsel to investigate the matter, it was confirmed that Luci's was indeed operating in violation of its approved Use Permit and had been flat out lying about retaining permits for their events. Despite being found in clear violation of the stipulations, they arrogantly continued with the outdoor events. Even recently with open violations / citations through NSD.

If the owners want to run outdoor events with amplified music and large crowds, they should find an appropriate location — not one surrounded by families and quiet residential streets. Approving a PUD would only open the door to even more disruptive, detrimental activity- all of which would drastically change the character, livability of our neighborhood, and the quality of life for surrounding families. It will also condone the actions of the applicant, who has repeatedly and for too long operated out of compliance of its zoning case and use permit, and other governed permits and codes.

Mr. Schitnzer has said on many occasions that he "did not know about the use permit stipulations". Ignorance is not a defense to violating zoning and use permit terms. On page 10 of their now withdrawn (again) Zoning Adjustment ZA-120-26-6 Request Narrative, they state: *"…these stipulation may have been appropriate when first approved at a time when a future*

operator was unknown." They are correct in stating Luci's was not involved during the initial development process. Many restaurants were being courted as potential tenants. However, the claim of not knowing falls apart by way of The Orchards approved 2015 site plan (which they themselves reference on page 30, Exhibit H of their Zoning Adjustment ZA-120-26-6 Request Narrative). This plan shows the project was designed with Luci's specifically as the End User.

The Site Plan clearly states all use stipulations and codes for legal operation. As a Designer with over 20+ years of experience in both commercial and residential schematic design, design development, construction drawings, and submittals, I can say with full certainty it is the professional duty of Developers, Architects, and Designers to make sure clients fully understand the scope in which they can operate their business, and features that are and are not allowed. The Architect of Record for this project is legacy Architect John Douglas- who designed the Heard Museum and the Desert Botanical Garden. To imply this well-respected Architect did not inform his clients of all aspects of their design, including all stipulations, is beyond preposterous. Especially when they are clearly noted on their plans.

The owners have also been misleading with neighbors during both prior Zoning Adjustments requests. They even hired a man to basically harass the neighborhood for months, making homeowners uncomfortable with his presence lurking around. Convincing some mothers that "if Luci's had to leave The Orchard, a sex shop could move in." That is categorically false and laced pure fear and manipulation to sway people into support.

This should be black or white, right or wrong, compliant or non-compliant. In my 20+ years in the building and design industry, I have never seen non-compliance be in the gray zone as much as Luci's. Developers and Contractors are not allowed this type of leniency when confronted with zoning / code / permit constraints. Honest companies with integrity would not even entertain stepping outside the bounds in which the City of Phoenix holds them to, let alone attempt to get the City of Phoenix to conform to their illegal operations.

The owners have acknowledged (and is documented) Luci's needs events for the doors to stay open at The Orchard. That is a business issue, not a PUD issue. They signed their lease at a high profile, highly debated development to operate as a restaurant and coffee shop – they did not sign a lease to operate as an event venue. Again, the City of Phoenix should not approve a PUD for any property to accommodate a tenant's financial bottom line. If a business model does not work with the space they occupy, zoning should not be changed to conform to the tenant, at the detriment of the neighborhood and financial gain of a business.

Why put in place protections for a neighborhood if they can be erased by an end-user / tenant in the future? Why have City mandated stipulations and codes if businesses are allowed to violate first and get approvals / permits second?

We respectfully ask the City of Phoenix to deny the PUD request. We also ask the City of Phoenix to enforce all other zoning, code, and permit regulations currently being violated. These rules were put in place for a reason — to protect nearby residents' quality of life.

Also, we encourage those reviewing and approving the PUD request to look into the records of in person hearing statements and the letters sent in for Luci's two previous Zoning Adjustments requests (ZA-645-25-6 / ZA-120-26-6). You will notice the neighbors in opposition wrote letters from their hearts noting how the applicants actions have negatively impacted their lives for years until we found out about their use permit stipulations. You will also notice those in support simply signed one of three Luci's provided template letters. The vast majority of whom are nowhere close to being directly affected by Luci's actions.

We cherish our neighborhood and the peace and quiet we have within our homes and backyards. A PUD will change this permanently.

Sincerely,

Robyn & Keith Brous
1137 E. Palmaire Avenue

From:	Nudrat Khan
To:	Joshua Bednarek; Tricia Gomes; Eric Morales; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Anthony M Grande; PDD Camelback East VPC; PDD Zoning Adjustment; PDD Zoning; PDD Development Services; Rachel.applegate@phoenix.gov
Subject:	Opposition to PUD Case Z-55-26-6 – Luci's at The Orchard
Date:	Monday, May 18, 2026 2:41:55 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

To Whom It May Concern,

I am writing to formally oppose PUD Case Z-55-26-6 regarding Luci's at The Orchard, located at 7100 N. 12th Street in Phoenix.

While I value local businesses and appreciate Luci's role in the community, I strongly believe the current requests do not conform to, support, or complement the surrounding residential neighborhood. The proposed changes would intensify existing impacts on nearby residents and further erode the balance between commercial activity and residential livability.

Of particular concern is the newly proposed outdoor cooking area, which will introduce additional smell pollution and further impact adjacent homes. Combined with existing outdoor operations, this expansion will increase disturbances for surrounding families and residents.

I also want to emphasize longstanding concerns previously raised regarding this property. The protections established in 2012 were created specifically because of the property's location within a residential area, and they remain necessary today. Outdoor amplified music is incompatible with a family neighborhood, particularly for households with young children and residents who expect reasonable peace and quiet during evening hours. Gating after hours helps prevent loitering and late-night activity, while valet parking mitigates overflow parking on residential streets and supports neighborhood safety.

When Luci's chose this location, it accepted the responsibilities and operational limitations associated with operating adjacent to homes. Promises of voluntary compliance cannot replace clear and enforceable stipulations.

In addition to these concerns, I request the City fully investigate and consider the following current illegal and non-compliance actions associated with the property:

Operating as an outdoor event venue in a C-1 district.
Non-permitted expansion of premises, more than doubling daily occupancy load.
Non-permitted drive-thru coffee lane.
A 1,200-square-foot temporary tent installed and used permanently without permits.
Lighting and speakers wired to the tent without permitting.
Outdoor music operating against use permit stipulations.
Failure to gate the property after hours, against use permit stipulations.
Failure to provide customer valet service, against use permit stipulations.

Outdoor speakers operating against use permit stipulations.
Filling in the property retention area with turf without an alternate drainage plan or permit.
Inconsistent trash service occurring outside allowable hours, including as early as 4:00 a.m.
Late-night and very early morning deliveries impacting nearby residents.

These ongoing issues demonstrate a pattern of non-compliance and raise serious concerns about granting additional entitlements or relaxing existing protections.

This matter is not about opposing Luci's as a business. It is about preserving the reasonable balance between commercial activity and the rights of residents to enjoy peace, safety, and quality of life within their neighborhood. The existing stipulations were carefully established to protect that balance, and removing or weakening them would place the burden entirely on surrounding homeowners and families.

For these reasons, I respectfully request immediate denial of the requested PUD changes and any removal or modification of existing stipulations.

Please confirm receipt of this email and confirm that it has been included in the official record for PUD Case Z-55-26-6.

Thank you for your time and consideration.

Sincerely,

Nudrat J. Khan | 214.404.7582

From: Matt Myers
To: Anthony M Grande; ngriemsmann@swlaw.com
Subject: Z-55-26-6 PUD Application Comments
Date: Thursday, May 14, 2026 9:30:39 AM

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

Anthony, Noel,

I am writing to comment on this PUD Application as a nearby resident who received a letter in the mail and is unable to attend the Neighborhood Meeting on 5/18. I generally support Luci's and believe it's a net-positive to the neighborhood. I also signed a letter of support months ago when their representative came to my door regarding the zoning variance they previously pursued.

However, a review of the proposed PUD application raises a couple of significant issues that I believe need to be addressed on the record:

1)The PUD includes a provision permitting outdoor cooking with a 300-foot setback from residential zoning. Given the dimensions of the current 1.82-acre lot, achieving a 300-foot setback from any residential property line is physically impossible. Why is this specific use being requested if it cannot be accommodated on the site? I am concerned this is merely establishing a "permitted use" to lay the groundwork for a future variance request.

2) I am highly concerned that this PUD is anticipating a future lot expansion rather than just regulating the existing site. Public records indicate that the applicant, Treeline Orchard LLC (represented by Daniel Leung of Red Point Development Inc.), is directly connected to the recent purchase of the residential property immediately to the north. That northern lot was recently acquired by LFLP Group LLC (Leung Family Limited Partnership).

Because the same individual and family investment group controls both the current parcel and the adjacent residential lot, requesting unachievable setbacks and special event permissions right now appears to be a calculated step. It looks as though the applicant is writing the zoning rules for a larger, expanded event venue they eventually intend to build across both lots, rather than strictly for the footprint they have today. The applicant needs to explicitly address this shared ownership on the record and dispel the notion that they are using this PUD as a precedent or stepping stone to expand commercial operations onto that northern residential lot in the future. I will add that a couple years ago while dining at Orchard Tavern, Mr. Mansoor explicitly announced to my table that "WE acquired the house to the north and we have exciting plans for that property".

They are writing the rules for the venues they want to have, not necessarily the footprint they have today. Ironically I think a massive events venue there would be nice, but they should be forthcoming with the neighborhood.

Kind regards,

Matt Myers
1142 E Flynn Lane

SUPPORT

John Roanhorse

Subject: FW: Luci's and Orchards Tavern

From: lkennedy11@aol.com <lkennedy11@aol.com>
Sent: Monday, November 2, 2026 4:57 PM
To: John Roanhorse <john.roanhorse@phoenix.gov>
Subject: Luci's and Orchards Tavern

Leave Luci's alone! Give them whatever zoning adjustments they need to stay in operation. I am a long time resident of the area and have enjoyed this friendly wholesome establishment since opening. It's a great support to the neighborhood. Throughout the day one may see young mothers strolling their infants to Luci's, toddlers cooling off outside on the splash pad or small affordable weddings in their outdoor covered area.

If the city is so worried about loud neighbors and theft, perhaps they could have responded more aggressively to the calls made not only from myself but others to pay to play parties , loud bands or music, more than 1 hundred participants in the street, peeing and throwing up and littering in yard, police not showing up until dawn to an evening before house robbery, or neighbors parking many vehicles covering entire front yards. These are the city nuisances that ruin neighborhoods. Not Luci's.

Thank you,
Laurette Kennedy

LETTER OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Luci's at the Orchard team; that I am a resident of Phoenix, Arizona; and that I **support** The Planned Unit Development "PUD" (Z-55-26-6), for the Luci's site located at 7100 North 12th Street, Phoenix, Arizona.

This PUD will establish clear standards and requirements for use of the site, replacing the conflicting and speculative stipulations applied during rezoning in 2012, several years before Luci's leased the property.

CURRENT STIPULATIONS	PROPOSED LANGUAGE UNDER PUD REQUEST
"No outdoor speaker use or amplifier's"	• Speakers shall not be permitted within 75 feet of a residential property line. All speakers shall be oriented toward the interior of the site. • The sound noise level shall be measured annually at all property lines and shall not exceed 55 dBa. • Outdoor sound and speaker's shall be limited to 7:00 AM to 10:00 PM Friday & Saturday and Sunday thru Thursday 7:00 AM to 9:00 PM. All speakers shall be controlled by an engineered limiter that is set with a threshold preventing sound from exceeding 55 dba at the property lines.
Valet parking required for all customers	• Valet parking required for all events over 150 people. • No events shall take place on site with over 250 people.
Property be gated during non-business hours	• Property shall provide monitored security cameras 24 hours a day 7 days a week.

THE PROPOSED "PUD" WILL ALLOW LUCI'S AT THE ORCHARD TO:

- Continue to provide a family friendly dining experience.
- Enhance and maintain high quality dining options for residents.
- Remove outdated and unnecessary business requirements.
- Ensure long term viability of the restaurant operations.
- Buffer music with significant set back from neighboring properties and insulated by buildings, shade coverings, lush landscaping, and engineered limiters that control maximum sound.

By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
Alice Sue Colburn	ALICE S. GIBSON	6026966205

STREET ADDRESS	CITY	EMAIL ADDRESS
330 E. Belmont Ave	Phx, AZ 85020	colburn.alice@gmail.com

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Amy Gibson	6026255647

STREET ADDRESS	CITY	EMAIL ADDRESS
821 N. Lesueur	Mesa AZ 85203	Amy@DreamMakerca.com

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By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
	Andrew de Weerd	602 882 5374

STREET ADDRESS	CITY	EMAIL ADDRESS
2114 E Marshall Ave	Phoenix	dweerdweerd@gmail.com

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By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

Barbara Lehman	Barbara Lehman	602-377-6529
SIGNATURE	PRINTED NAME	PHONE NUMBER
1142 E Glenn	Phx	Yblehman@gmail.com
STREET ADDRESS	CITY	EMAIL ADDRESS

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By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
	Brian T. Skinner	602-568-4822

STREET ADDRESS	CITY	EMAIL ADDRESS
7637 E. Cornaba Ave	PHX, AZ 85028	btskinner211@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
B. Cortez	Brittany Cortez	602-694-3967

STREET ADDRESS	CITY	EMAIL ADDRESS
7810 N. 14th Place	Phoenix, AZ 85020	brittmoore0575@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Brooke Hoover	919-698-9196
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
4686 E Van Buren St	Phoenix 85008	brookehoover758@gmail.com

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	CARA LAMER	(808) 265-9269
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
7023 N 11th Way	Phx	cara.ethan.phx@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Christopher Castro	(623 329 1040)

STREET ADDRESS	CITY	EMAIL ADDRESS
11689 W. Luxton Lane	Avondale	ccastro@customfoodservice.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Cressy Patterson	Cressy Patterson	503-505-4577
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
7272 E Gainey Ranch Rd. #81	Scottsdale	cressy.walton@gmail.com

LETTER OF SUPPORT

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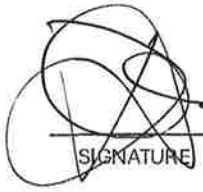
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SIGNATURE

David Hoffman — PRINTED NAME

917-923-9725 — PHONE NUMBER

7219 N. 14th St. — STREET ADDRESS

Phoenix — CITY

David@CoAxisLeadership.com — EMAIL ADDRESS

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SIGNATURE	PRINTED NAME	PHONE NUMBER
[signature]	Edna D LAKE	602 697 4437

STREET ADDRESS	CITY	EMAIL ADDRESS
1202 E Myrtle Ave	Phx	edna1akeresidential@Cox.Net

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Emily Smith	Emily Smith	623 500 1470

STREET ADDRESS	CITY		EMAIL ADDRESS
2637 E Cinnabar Ave	Phoenix	85028	emilyannesmith19@gmail.com

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	ETHAN WEISS	707-696-9439

STREET ADDRESS	CITY	EMAIL ADDRESS
7023 N 11th Way	Phx	cara.ethan.phx@gmail.com

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Eugene M. Schnitzer	Eugene Schnitzer	602-739-0887

STREET ADDRESS	CITY	EMAIL ADDRESS
4665 E Calle Redonda Pl	AZ 85018	pawnmart11@gmail.com

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	FRANK BERACOVA	8047047980
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
1106E GLENDALE AVE	PHOENIX 85020	THE.SHEMA.LLC@GMAIL.COM

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James J. Lake — James J. Lake — 602 944 2536

SIGNATURE — PRINTED NAME — PHONE NUMBER

1702 E Myrtle Ave — Phoenix Az — lakejc@cox.net

STREET ADDRESS — CITY — EMAIL ADDRESS

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By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
	Jeff Tisot	6237592881

STREET ADDRESS	CITY	EMAIL ADDRESS
1108 E Ruth Ave	PHX 85020	ESSBW760Gmail

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Jeremy Snyder	602.300.4182

STREET ADDRESS	CITY	EMAIL ADDRESS
632 W. Augusta Ave	Phoenix, AZ 85021	Jersnyder@gmail

To:
Planning and Development Department
200 West Washington, 2nd Floor,
Phoenix, Arizona, 85003

From:
Recreation Association of Madison Meadows and Simis ("RAMMS")

Subject: Support letter for Luci's

Dear City of Phoenix,

The RAMMS organization is pleased to provide their support to the Luci's restaurant.

RAMMS is a parent-run, volunteer-led nonprofit providing recreational youth sports for children in North Central Phoenix. RAMMS had over 1,000 children participate in youth sports last season, and RAMMS relies on support from local businesses like Luci's to operate and continue to provide opportunities for kids in the area to play sports.

Luci's has always demonstrated a strong commitment to the community and RAMMS. The RAMMS organization is fortunate to have Luci's as a supporter, and their generous donations have allowed RAMMS to continue to provide opportunities for children in north central Phoenix. Luci's has become an important part of the community and many RAMMS families go to Luci's because it is a welcoming place for friends and family of RAMMS participants. Luci's has truly been a positive addition to the neighborhood since it opened.

The RAMMS organization proudly supports the Luci's restaurant and looks forward to the continued partnership with Luci's.

Sincerely,

Jonathan Simon, for RAMMS

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Khalid Matee	480-274-2354

STREET ADDRESS	CITY	EMAIL ADDRESS
4512 N 13th Place	Plx	kmateen123@gmail

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Linda Bylow	LINDA BYLOW	602.692.9317
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
7556 N. 16TH DR.	PHX	lbylow@cox.net

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Lyla Escobar	602-813-4149

STREET ADDRESS	CITY	EMAIL ADDRESS
2435 W. Greenway Rd Unit #7	Phoenix, AZ 85053	lylafam14@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Marie Camarano	Marie Camarano	602 684-9692

STREET ADDRESS	CITY	EMAIL ADDRESS
6215 N. 9th Place	Phoenix AZ 85014	mariecamarano@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Mark Schnitzer	602-739-0497

STREET ADDRESS	CITY	EMAIL ADDRESS
7033 N. 10th Ave Phx. 2		

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
M E S	Maureen E. Casey	602.335.9311

STREET ADDRESS	CITY	EMAIL ADDRESS
1101 E. Myrtle Ave	Phoenix	maureencaseywaid@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Mike Weeks	Mike Weeks	602-625-7058
2014 E Marshall Ave	Phx, Az 85016	
STREET ADDRESS	CITY	EMAIL ADDRESS

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Vick Fazio	602-872-4707
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
1956 E. Hillery Dr.	Phoenix AZ 85022	—

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Robyn Schnitzer	Robyn Schnitzer	602.980.4904

STREET ADDRESS	CITY	EMAIL ADDRESS
4665 E Cholla Rotonda	Phx 85018	payrollgoddess@gmail.com

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
[signature]	Rod McKinnon	480-414-0208
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
4215 E North Ln	PHX	85028

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
	Sara Snyder	917-861-5775

STREET ADDRESS	CITY	EMAIL ADDRESS
6832 W. Augusta Ave	Phx AZ 85021	saradsnyder@icloud.com

To Whom It May Concern:

I am writing this letter in support of Luci's at the Orchard and their efforts to support charities in North Central Phoenix. When our Son Hollis was diagnosed with brain cancer in 2016 we were friends with Ken and Lucia Schnitzer. Our children attended Madison Simis Elementary school together and were on local recreation sports teams together.

Luci's at the Orchard and the Schnitzers were some of the first people to step up financially and support our efforts to save his life. They made personal donations and provided Luci's gift cards to our fundraisers. Ultimately, our Son passed away in 2017 and we created a foundation to find a cure for this cancer.

Since then Luci's at the Orchard has hosted multiple fundraisers for our foundation. I know that we are not the only small charity that they support. They are very visible in the community and generous with their support. Any strict modifications to their business structure or use permits will negatively impact small charities like ours that rely on them for support.

Sincerely,

Shawnee Doherty

602.317.8417 | @HopeThroughHollis
318 W Seldon Ln, Phoenix, AZ 85021
EIN: 99-1301166

Shawnee@HopeThroughHollis.Org
WWW.HOPETHROUGHHOLLIS.ORG

LETTER OF SUPPORT

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SIGNATURE	PRINTED NAME	PHONE NUMBER
Shawnee Doherty	Shawnee Doherty	602 317 8417

STREET ADDRESS	CITY		EMAIL ADDRESS
318 W Seldon Ln	Phoenix	A285021	Shawnee@hopethroughhollis.org

LETTER OF SUPPORT

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Property be gated during non-business hours	• Property shall provide monitored security cameras 24 hours a day 7 days a week.

THE PROPOSED "PUD" WILL ALLOW LUCI'S AT THE ORCHARD TO:

- Continue to provide a family friendly dining experience.
- Enhance and maintain high quality dining options for residents.
- Remove outdated and unnecessary business requirements.
- Ensure long term viability of the restaurant operations.
- Buffer music with significant set back from neighboring properties and insulated by buildings, shade coverings, lush landscaping, and engineered limiters that control maximum sound.

By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
	TIM COLLINS	602 228 6647

STREET ADDRESS	CITY	EMAIL ADDRESS
8102 E. SANDS DR	SCOTTSDALE AZ	TCOLLINSSBA@GMAIL.COM

LETTER OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Luci's at the Orchard team; that I am a resident of Phoenix, Arizona; and that I **support** The Planned Unit Development "PUD" (Z-55-26-6), for the Luci's site located at 7100 North 12th Street, Phoenix, Arizona.

This PUD will establish clear standards and requirements for use of the site, replacing the conflicting and speculative stipulations applied during rezoning in 2012, several years before Luci's leased the property.

CURRENT STIPULATIONS	PROPOSED LANGUAGE UNDER PUD REQUEST
"No outdoor speaker use or amplifier's"	• Speakers shall not be permitted within 75 feet of a residential property line. All speakers shall be oriented toward the interior of the site. • The sound noise level shall be measured annually at all property lines and shall not exceed 55 dBa. • Outdoor sound and speaker's shall be limited to 7:00 AM to 10:00 PM Friday & Saturday and Sunday thru Thursday 7:00 AM to 9:00 PM. All speakers shall be controlled by an engineered limiter that is set with a threshold preventing sound from exceeding 55 dba at the property lines.
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SIGNATURE	PRINTED NAME	PHONE NUMBER
Tricia Fogarty	TRICIA FOGARTY	602-326-4455
STREET ADDRESS	**CITY**	**EMAIL ADDRESS**
810 E. Circle Rd	PHX, Az 85020	trishfogarty@gmail.com

LETTER OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Luci's at the Orchard team; that I am a resident of Phoenix, Arizona; and that I **support** The Planned Unit Development "PUD" (Z-55-26-6), for the Luci's site located at 7100 North 12th Street, Phoenix, Arizona.

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By signing below, I give my support to Luci's at the Orchard Planned Unit Development (Z-55-26-6) request.

SIGNATURE	PRINTED NAME	PHONE NUMBER
Weston Blair	Weston Blair	602-332-8584

STREET ADDRESS	CITY	EMAIL ADDRESS
2505 E. Williams field RD	Gilbert, AZ 85295	westonblair91@gmail.com