City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-55-26-6
The Orchard PUD
November 4, 2026

Camelback East Village Planning Committee Meeting Date:	November 10, 2026
Planning Commission Hearing Date:	December 3, 2026
Request From:	C-1 (Neighborhood Retail) (2.02 acres)
Request To:	PUD (Planned Unit Development) (2.02 acres)
Proposal:	PUD to establish development regulations for existing commercial use
Location:	Approximately 120 feet north of the northwest corner of 12th Street and Glenn Drive
Owner/Applicant:	Treeline Orchard, LLC
Representative:	Michael Maerowitz, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	12th Street	Collector	33-foot west half street
STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow. The proposed PUD allows for the continuation of the existing adaptive reuse on the site.			

General Plan Conformity
CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment 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. The proposal includes a height limit, building setbacks, and performance standards for outdoor components that are sensitive to the adjacent residential properties.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks and parking areas. These standards will help to provide shade for pedestrians and bicyclists and mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives
Complete Streets Guiding Principles – See Background Item No. 11.
Comprehensive Bicycle Master Plan – See Background Item No. 12.
Shade Phoenix Plan – See Background Item No. 13.
Transportation Electrification Action Plan – See Background Item No. 14.
Conservation Measures for New Development – See Background Item No. 15.
Phoenix Climate Action Plan – See Background Item No. 16.
Zero Waste PHX – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Commercial	C-1
North	Single-family residential	R1-6
East (across 12th Street)	Single-family residential	R1-6
South	Single-family residential	R1-6
West	Single-family residential	R1-6

Background/Issues/Analysis

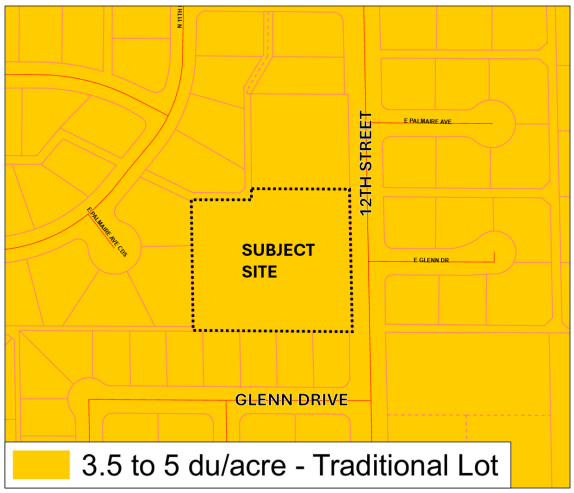
SUBJECT SITE

1. This request is to rezone a 2.02-acre site located approximately 120 feet north of the northwest corner of 12th Street and Glenn Drive from C-1 (Neighborhood Retail) to PUD (Planned Unit Development) for the Orchard PUD to establish development regulations for an existing commercial use. The subject site was annexed into the City of Phoenix in 1959. The zoning on the parcel was R1-6 beginning in 1961. In 2012, the site was rezoned to C-1 to facilitate an adaptive reuse of the existing buildings and the construction of additional floor area for a restaurant. Variances and use permits have been obtained to permit the outdoor dining component and allow deviations from certain underlying C-1 requirements. The existing zoning approval with stipulations, along with the existing variance and use permit approvals with stipuations, are found in Exhibits 3, 4, and 6 of the PUD Development Narrative.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site and adjacent properties on all sides are designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

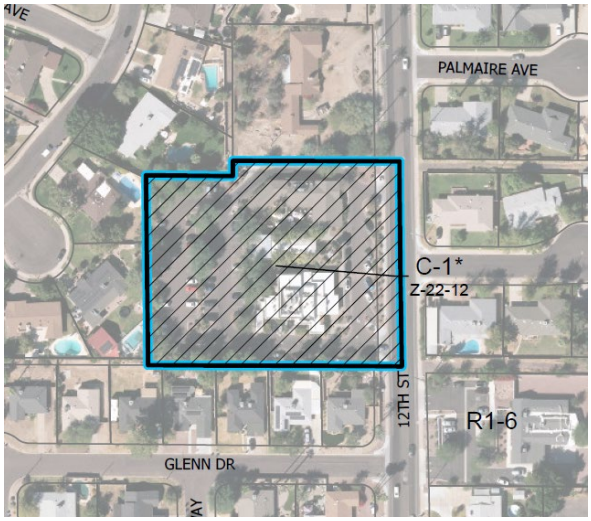
   The proposal for commercial use is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required since the site is less than 10 acres in size.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. All surrounding properties are single-family residential uses zoned R1-6.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. The PUD proposes to allow continuation of the existing commercial uses on site with modifications, as described further below. The PUD also proposes to convert the center outdoor space to outdoor dining, accessory to the restaurant uses.

6. **Land Use**
The PUD proposes commercial land uses consistent with the C-1 zoning district, with modifications. The PUD would permit outdoor dining, outdoor recreation including speakers and amplified sound, and drive throughs, each with associated limitations. The PUD would limit private reservations to 150 guests, and private reservations exceeding 100 guests would require valet parking and limit total site occupancy to 270 people.

7. **Development Standards**
The table below summarizes the key development standards set forth in the narrative for restaurant and retail use, which are most analogous to the C-1 district. The proposed PUD has a lower height limit and larger building setbacks than the requirements of the C-1 district. The PUD shading and bicycle parking standards

exceed those of the C-1 district, and the vehicular parking requirement for restaurants is less than the requirement in the Zoning Ordinance. Exhibit 14 of the PUD Narrative provides an analysis of parking demand as backup for the reduced parking requirement. Staff recommends Stipulation No. 1.b to add additional materials prepared by the applicant to Exhibit 14.

Standard	PUD Proposed
Maximum Building Height	26 feet, 4 inches; 29 feet, 6 inches for the existing water tower
Maximum Lot Coverage	50 percent
Minimum Perimeter Building Setbacks	North: 25 feet East (adjacent to 12th Street): 40 feet West: 130 feet South: 45 feet
Vehicular Parking	Restaurant: 1 space per 64 square feet of dining area Retail: 1 space per 300 square feet All others: Per Section 702
Bicycle Parking	Per Section 1307
Shade	New Public sidewalks and private walkways: 75 percent minimum; New Surface parking lots: 25 percent minimum

The standards in the table above only apply to the existing development. Any future redevelopment would be consistent with the C-1 zoning district standards.

8. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards. The landscape setbacks proposed in the PUD are smaller than those required in the C-1 district, except for the west setback, which matches the C-1 requirement. The streetscape standards, applicable only if site modifications occur, exceed the current standards.

Standard	PUD Proposed
Minimum Landscape Setbacks	North: 6 feet East (12th Street): 0 feet West: 10 feet South: 6 feet
Planting Standards (Perimeter Landscape Setbacks)	Minimum 2-inch caliper trees, planted 25 feet on center; Minimum five 5-gallon shrubs per tree; 50% live ground cover

Planting Standards (Right-of-way)	12th Street: Minimum 2-inch caliper trees, planted 25 feet on center; Minimum five 5-gallon shrubs per tree; 50% live ground cover*
Streetscape	12th Street: 6-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk; 75 percent sidewalk shade*

**Upon site modifications resulting in ground disturbance exceeding 2,000 square feet. Otherwise, existing condition to remain.*

9. **Design Guidelines**
The PUD proposes to match the design guidelines of underlying zoning, section 507 Tab A with additional landscape guidelines related to uniform landscaping and limits on natural turf.

10. **Sustainability**
The PUD proposes several sustainability principles within the development. Below is a highlight of proposed sustainability practices:
    - Dual glaze windows
    - Water-efficient landscaping and irrigation
    - Implementation of two green stormwater infrastructure elements
    - Participation in the Business Water Efficiency Program
    - Low water usage plumbing fixtures
    - HVAC systems to eliminate use of CFCs
    - Water-based adhesives on VCT and vinyl flooring
    - Use of grey water

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. **Complete Streets Guiding Principles**
In 2014, the City of Phoenix City Council adopted Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for all users, the PUD proposes standards for bicycle parking and a shaded, detached sidewalk along 12th Street if a redevelopment occurs.

12. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD proposes standards for bicycle parking.

13. **Shade Phoenix Plan**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The PUD narrative includes standards for a shaded, detached sidewalk along 12th Street, if redevelopment occurs, and enhanced shading requirements for all walkways and surface parking lots.

14. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The PUD proposes a standard for EV parking if redevelopment occurs.

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

16. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas

emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Sustainability section of the PUD narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

17. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The application materials indicate the project will incorporate recycling receptacles.

COMMUNITY INPUT SUMMARY

18. At the time this staff report was written, staff has received nine letters in opposition to this request and 38 letters in support. Concerns include noise from outdoor events and music, and lack of sufficient parking.

INTERDEPARTMENTAL COMMENTS

19. The Street Transportation Department commented that landscaping along 12th Street shall be replenished, unused driveways shall be replaced with sidewalk, curb, and gutter, and the developer shall construct all streets within and adjacent to the development with required improvements in compliance with City and ADA standards. These are addressed in Stipulation Nos. 2 through 4.

OTHER

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.

21. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 6.

22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed land uses and performance standards are appropriate for the location.

2. The proposed PUD incorporates development standards that adequately buffer the site from the surrounding properties.

3. The proposed PUD provides enhanced shade, and pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, the Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations

1. An updated Development Narrative for The Orchard PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 23, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].

    b. Exhibit 14: Add Parking Analysis, date stamped October 19, 2026, as shown in the exhibit to the staff report.

2. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along 12th Street, as approved by the Planning and Development Department.

3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

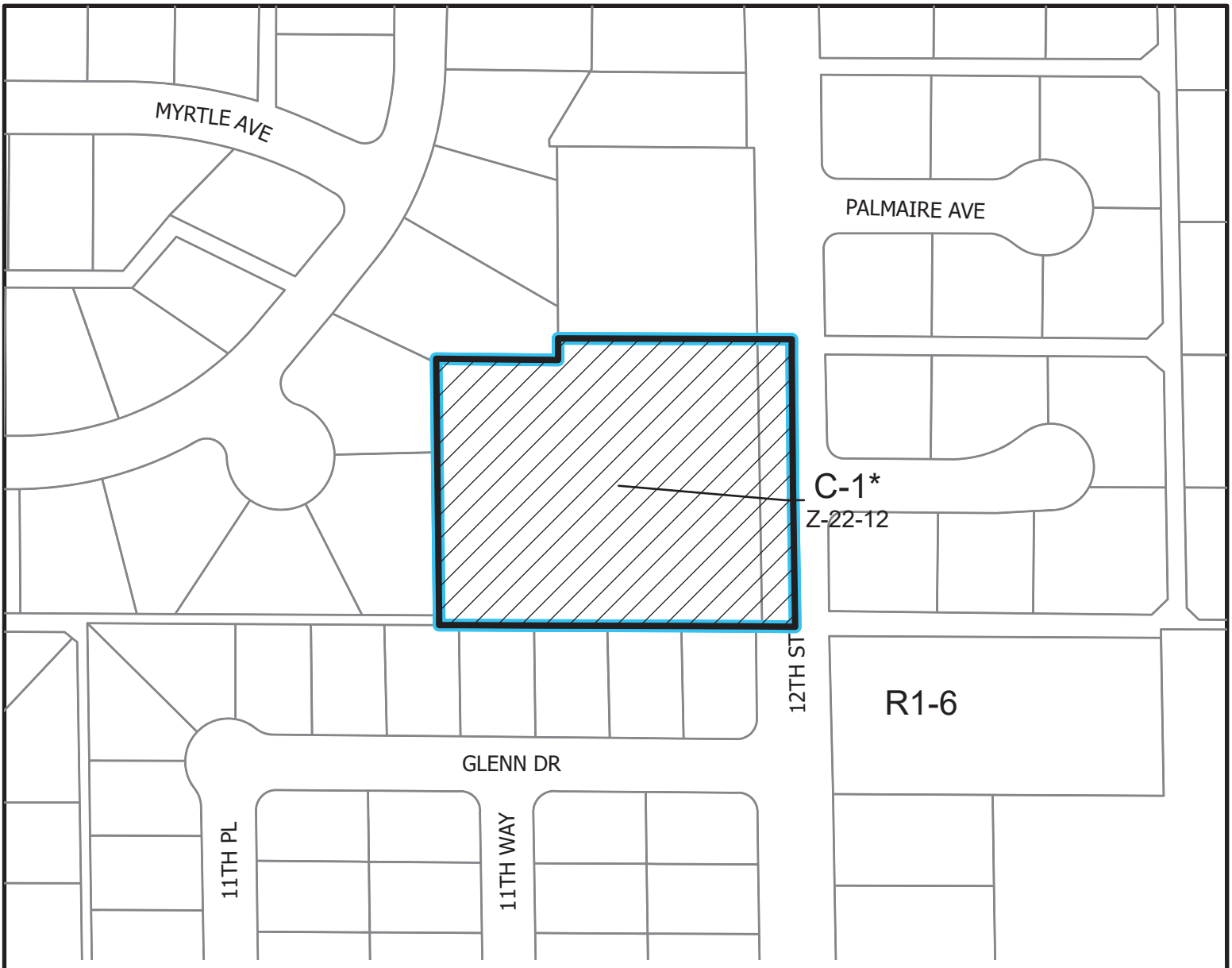
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

6. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Anthony Grande
November 4, 2026

Team Leader
Racelle Escolar

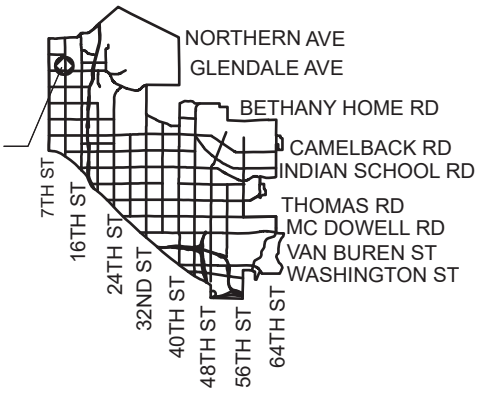
Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped April 20, 2026
Parking Analysis date stamped October 19, 2026 (12 pages)
Community Correspondence (125 pages)
The Orchard PUD Development Narrative date stamped October 23, 2026



N

0 0.01 0.03 0.05 Miles

Z-55-26-6



CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-55-26-6
DATE:	4/28/2026
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	2.02 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 23-29
ZONING MAP	I-8

REQUESTED CHANGE:

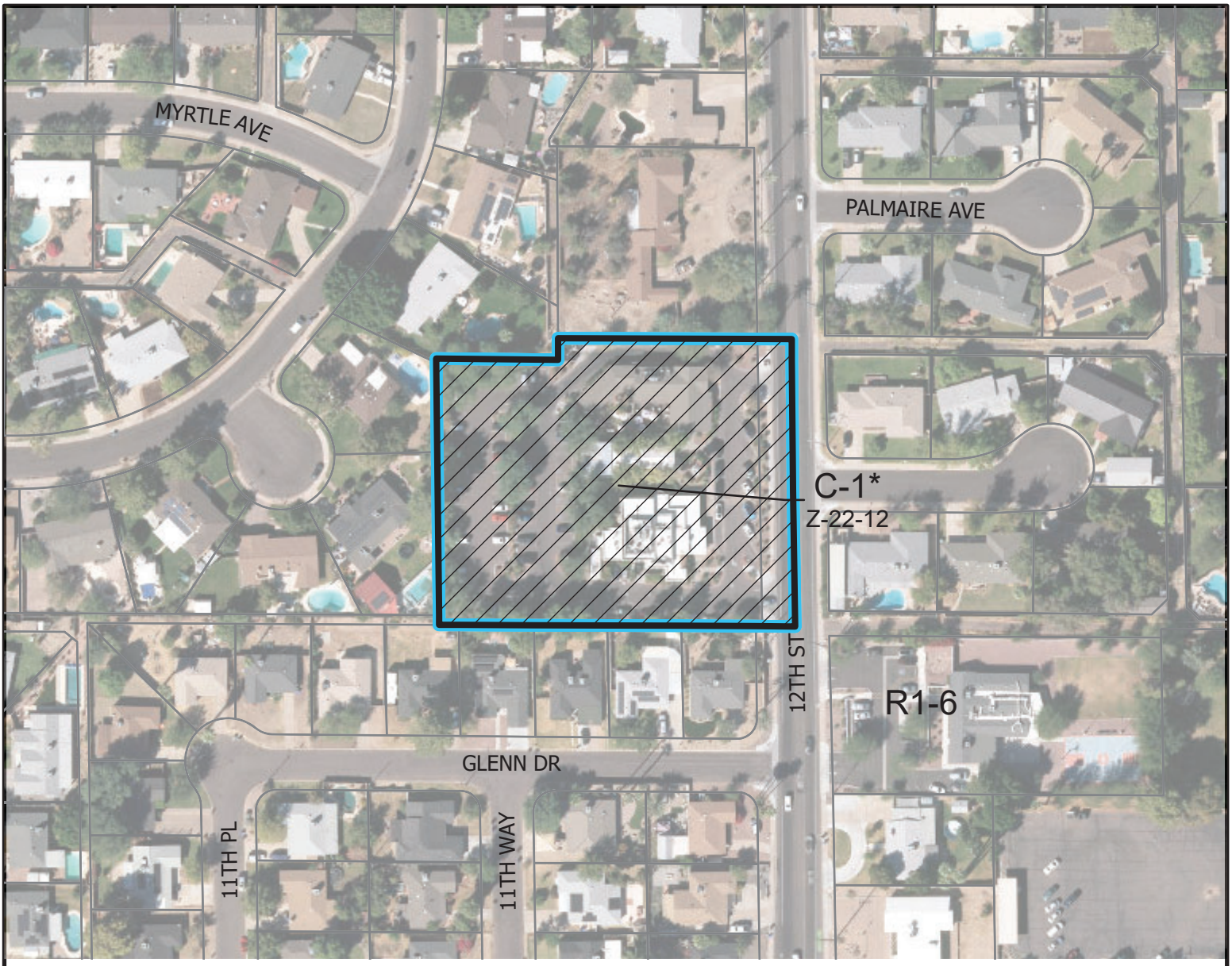
FROM: C-1 (2.02 ac.)

TO: PUD (2.02 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
C-1	29	35
PUD	29	35

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

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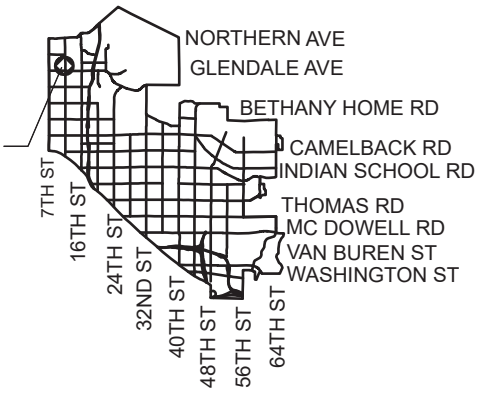
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CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-55-26-6



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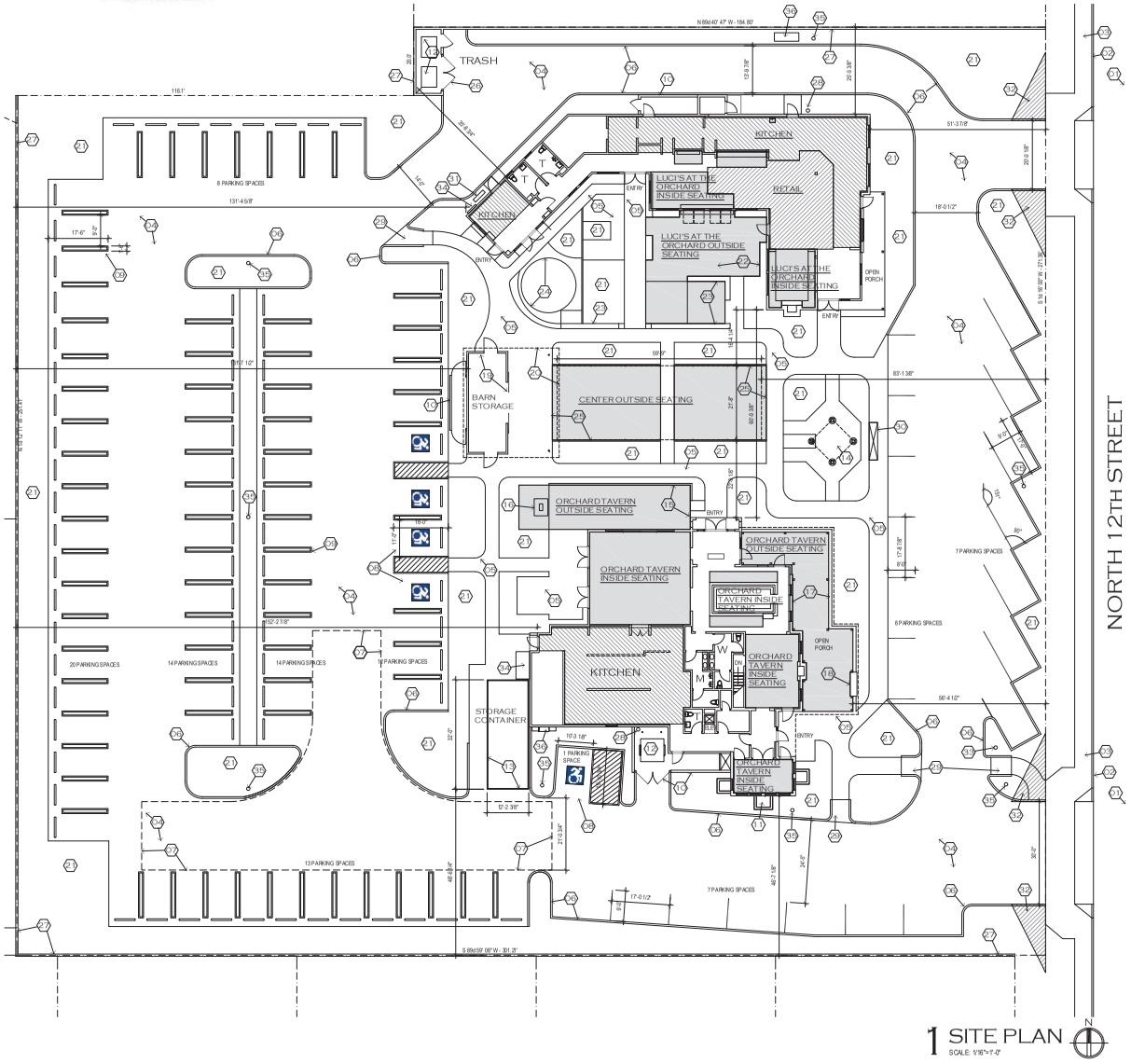
* Maximum Units Allowed with P.R.D. Bonus

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CITY OF PHOENIX

APR 2 0 2026

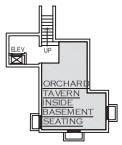
Planning & Development Department



1 SITE PLAN
SCALE: 1/16"=1'-0"



3 VICINTY MAP
NO SCALE



2 BASEMENT
SCALE: 1/16"=1'-0"

PARKING NOTES:

PARKING:
REFER TO PARKING STATEMENT FOR THE ORCHARD PHOENIX AS PREPARED BY CIVTECH INC FOR PARKING CALCULATION DETAILS.

TOTAL PARKING PROVIDED - 102 SPACES
REDUCTION FOR SHARED PARKING AND ALTERNATIVE MODE REDUCTION - (-)46
TOTAL PARKING REQUIRED - 74 SPACES

TOTAL PARKING PROVIDED - 102 SPACES. ACCESSIBLE SPACES REQUIRED AND PROVIDED - 5 SPACES.

CONTACT INFORMATION:

OWNER: TREELINE ORCHARD, LLC. 8710 THORNYDALE RD.KD, SUITE 120, TUCSON, AZ 85742. CONTACT- KEN SCHNITZER C-602-884-2202 EMAIL KEN@LUCISUCC.COM

ARCHITECT:
SefDesign,LLC
317 EAST LE MARCHE AVE., PHOENIX, AZ 85022
T - 602-705-5558 CONTACT- STEVE FROME EMAIL- SEFDESIGN@COX.NET

PARKING CONSULTANT:
CIVTECH, INC.
10605 NORTH HAYDEN ROAD, SUITE 140
SCOTTSDALE AZ 85260
T - 480-659-4250 CONTACT- DAWN CARTER, PE, PTOE EMAIL- DCARTER@CIVTECH.COM

PLAN NOTES:

A - METAL STORAGE CONTAINER INSTALLED IN 2016 AT EXISTING ASPHALT PAVING AND ADA PARKING SPACE. NEW ADA PARKING SPACE PROVIDED ADJACENT TO CONTAINER.
B - TENT STRUCTURE INSTALLED IN 2020 DURING COVID AS TEMPORARY STRUCTURE. TO BE ADDRESSED IN A BUILDING PERMIT SUBMITTAL TO BE DESIGNATED AS A PERMANENT TENT STRUCTURE.

01- EXISTING STREET PAVING.
02- EXISTING STREET CONCRETE CURBS.
03- EXISTING CONCRETE SIDEWALK.
04- EXISTING ASPHALT PAVING ENTRY AND PARKING.
05- EXISTING CONCRETE PAVED SIDEWALKS.
06- EXISTING CONCRETE CURBS AT PAVING.
07- FIRE DEPARTMENT HAMMERHEAD TURN AROUND SPACE. 120' X 70', 24' RADIUS.
08- EXISTING ADA ACCESSIBLE PARKING SPACES. 11'W WITH MIN 5' SIDE ACCESS AISLE.
09- PARKING SPACE DOUBLE LINE MARKINGS 18" WIDE.
10- CMU SITE WALL 6FT HT AND ACCESS GATE ASSEMBLY.
11- CONCRETE WINDOW WELL AND GRATE TO BASEMENT.
12- TRASH CONTAINER.
13- STORAGE CONTAINER.
14- EXISTING DECORATIVE WATER TOWER AND PAVING.
15- EXISTING OUTSIDE PAVED SEATING AREA.
16- GAS BRICK FIRE PIT.
17- EXISTING COVERED PORCH STRUCTURE. GAS HEATERS, ELECTRICAL LIGHTING AND OUTLETS.
18- GAS / BRICK RAISED FIRE FEATURE.
19- EXISTING BARN STORAGE BUILDING.
20- EXISTING BARN STORAGE BUILDING ROOF LINE.
21- EXISTING LANDSCAPE AREAS.
22- EXISTING OUTSIDE PAVED SEATING AREA.
23- EXISTING LOW BRICK SEATING WALL.
24- EXISTING PLAY WATER FEATURE.
25- TENT STRUCTURE. AREA COVERED WITH PERVIOUS SURFACE AND ADJACENT LANDSCAPE AREAS PROVIDE EXTERIOR DRAINAGE.
26- EXISTING 6FT CMU WALL AND METAL GATE ASSEMBLY AT TRASH CONTAINER.
27- EXISTING PERIMETER 6FT HT CMU SITE WALL.
28- FIRE DEPARTMENT FDC CONNECTION EQUIPMENT.
29- ADA ACCESS CONCRETE RAMP TO PAVING.
30- BIKE RACKS.
31- EXISTING AC CONDENSER AND PAD TO BE REMOVED.
32- 10' X 20' SIGHT TRIANGLE.
33- EXISTING FIRE HYDRANT.
34- EXISTING ELECTRIC EQUIPMENT.
35- EXISTING 15FT HT LIGHT POLE AND FIXTURE.
36- EXISTING ELECTRICAL EQUIPMENT.

PROJECT DATA:

PROJECT SCOPE: THE ORCHARD PHOENIX SITE PLAN FOR EXISTING RESTAURANT AND RETAIL FACILITY. COMPLEX INCLUDES LUCI'S AT THE ORCHARD AND THE ORCHARD TAVERN.

PROPERTY ADDRESS: 7100 NORTH 12th STREET, PHOENIX, AZ 85020

OWNER: TREELINE ORCHARD, LLC. 8710 THORNYDALE ROAD, SUITE 120, TUCSON AZ 85742. CONTACT- KEN SCHNITZER C-602-884-2202 EMAIL KEN@LUCISUCC.COM

SITE INFO: APN- 160-28-089H COMMERCIAL PARCEL
LOT SIZE: 79,363 SF, 1.82 ACRE
ZONING: C-1 NEIGHBORHOOD COMMERCIAL, VILLAGE - CAM/BLACK EAST, R- 4138,
SECTION TOWNSHIP RANGE- 4-2N-3E. MARKET AREA/NEIGHBORHOOD- 27/004,
SUBDIVISION (IF PARCEL S):
PARCEL DESCRIPTION: POR OF SW4 OF SEC 4 DAFCOM S4 COR OF SD SEC TH N 01D 16M W 669.44F THW 33.0F TO& TH W 301.2F TH N 01D 12M W 251.41F TH E 116.10F TH N 01D 16M W 20F THE 184.80F TH S 01D 16M E 271.36F TPOB PT F-15-010815
IMPACT FEE AREA- BALANCE OF THE CITY
QUARTER SECTION- Q20-29

CONSTRUCTION TYPE- ALL BUILDINGS- TYPE V-B, WITH FIRE SUPPRESSION W SYSTEM.
FIRE SPRINKLERS: YES.
FIRE ALARMS: YES.
EMERGENCY LIGHTING: YES.

BUILDING AREAS-
LUCI'S AT THE ORCHARD:
MERCANTILE RETAIL- 3,671 SF; MERCANTILE PORCH- 257 SF

ORCHARD TAVERN:
RESTAURANT- 4,376 SF; RESTAURANT PORCH- 838 SF

MISC EXTERIOR SPACES:
BARN- 360 SF; BARN ROOF- 360 SF
CENTER OUTSIDE SEATING- 1,366 SF
STORAGE CONTAINER- 360 SF

TOTAL BUILDING FOOTPRINT AREA- 8,407 SF
TOTAL ROOF LINE AREA- 11,207 SF
LOT COVERAGE- 0.14%

BUILDING OCCUPANCY EXITING:
LUCI'S AT THE ORCHARD - MERCANTILE RETAIL:
KITCHEN- 1,169 SF; @ 1,000 SF/ PERSON= 5 CAPACITY
RETAIL- 691 SF, @ 150 SF/ PERSON= 12 CAPACITY
SEATING INSIDE- 524 SF; @ 113 SF/ PERSON= 35 CAPACITY
TOTAL OCCUPANTS- 52 OCCUPANTS
EXITING- 2 EXITS REQUIRED. 6 EXITS PROVIDED.

ORCHARD TAVERN - ASSEMBLY:
KITCHEN- 1,044 SF; @ 1,000 SF/ PERSON= 5 CAPACITY
SEATING INSIDE - 1,726 SF; @ 15 SF/ PERSON= 115 CAPACITY
TOTAL OCCUPANTS- 120 OCCUPANTS
EXITING- 2 EXITS REQUIRED. 9 EXITS PROVIDED.

OCCUPANCY AREAS:
LUCI'S AT THE ORCHARD:
INSIDE SEATING - 524 SF
OUTDOOR SEATING - 912 SF

ORCHARD TAVERN:
INSIDE SEATING- 1726 SF
OUTSIDE SEATING- 1436 SF

MISC EXTERIOR SPACES:
CENTER OUTSIDE SEATING- 1278 SF

TOTAL SEATING AREA- 5876 SF

DRAWING INDEX:

S.1 SITE PLAN

SefDesign, LLC
Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 sefdesign@cox.net

SITE PLAN FOR

THE ORCHARD PHOENIX

LUCI'S AT THE ORCHARD
ORCHARD TAVERN

7100 NORTH 12TH STREET
PHOENIX, 85020

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SITE PLAN

Luci's Retail: **691 sf**

Luci's Dining: **1,436 sf**

Center Dining: **1,278 sf**

The Orchard Dining: **3,162 sf**

TOTAL DINING: **5,876 sf**

Total Parking: **102 spaces**
Total Parking (minus 7 spaces in SWE): **95 spaces**

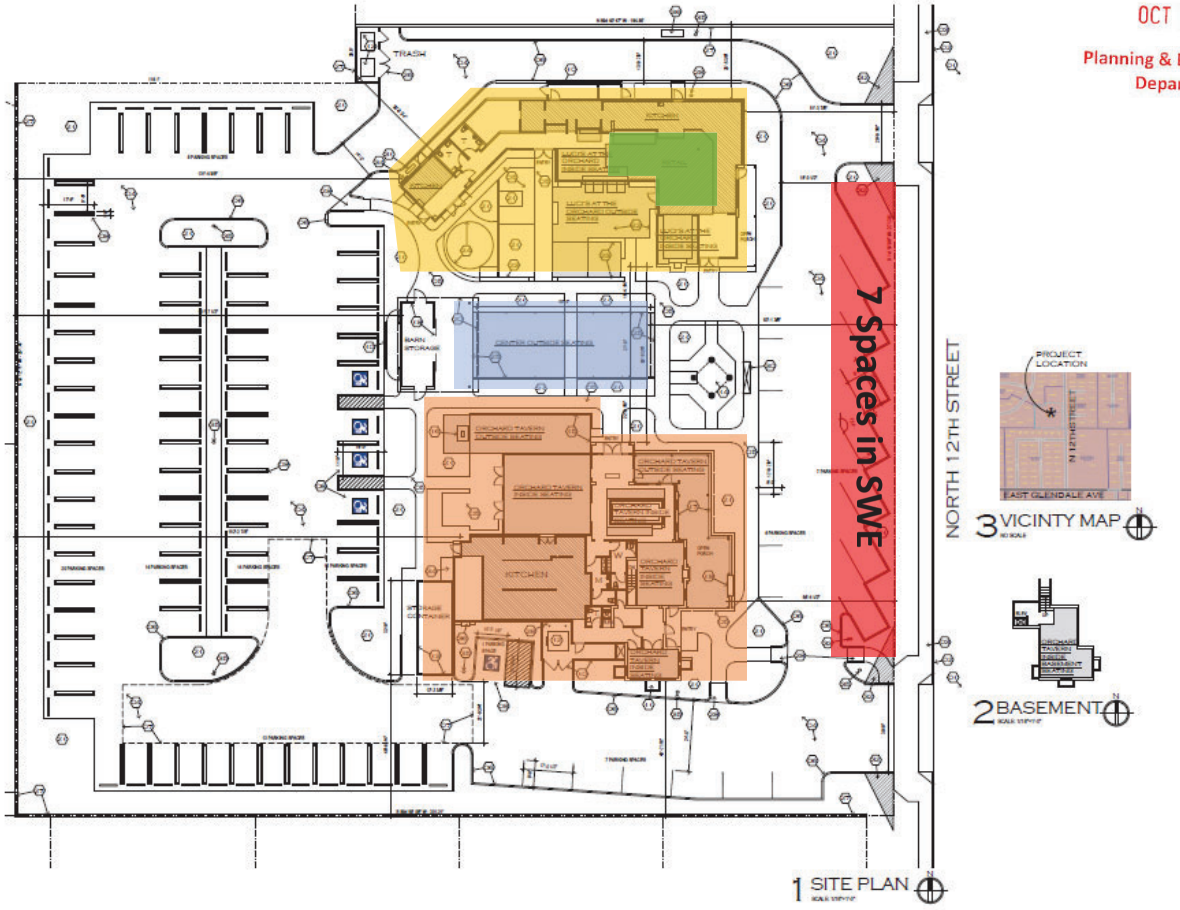
Retail Parking Rate: **1 per 300 sf**
Required Retail Parking: **3 spaces**

Dining Parking Rate (all parking): **1 sp per 60 sf**
Provided Dining Parking: **99 spaces**

- Includes 7 spaces in SWE

Dining Parking Rate (minus parking in SWE): **1 sp per 64 sf**
Provided Dining Parking: **92 spaces**

- Does not include 7 spaces in SWE)



CITY OF PHOENIX
OCT 19 2026
Planning & Development Department

Federal Pizza / Joyride

5210 North Central Avenue



See AMND 02-3097A4

- Per the approved site plan amendment, bar seating in each establishment IS NOT parked
- Approved site plan DOES NOT approve or contemplate use of Central Avenue parking lot

Federal Pizza

Gross Area: 7,805 sf

- Dining Area: 1,823 sf (does not include 373 sf bar)
- Office Area: 4,109 sf

Required Parking Rate

- Dining Rate: 1 per 50 sf (37 spaces)
- Office Rate: 1 per 300 sf (14 spaces)

Total Required Parking per Code: **51** (37+14)

Parking Reductions: NONE

Joyride

Gross Area: 4,583 sf

Dining Area: 2,523 sf (does not include 490 sf bar)

Required Parking Rate

- Dining Rate: 1 per 50 sf

Total Required Parking per Code: **51**

Parking Reductions: 10 space (500 sf) reduction for adaptive re-use credit

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Total Combined Dining Area: 4,346 sf

Total Combined Dining Area w/ Reduction: 3,846 sf

Required Parking for Dining Area Before Reduction: **87 spaces**

Total Required Parking Before Reduction: **102 spaces**

Total Required Parking After Reduction: **92 spaces**

Total Provided Shared Parking: **93 spaces (82 on site, 11 on street)**

- Allocated to Office: **14 spaces**
- Allocated to Dining (Remaining): **79 spaces**

Actual Dining Parking Rate w/ reduction (on site only): **1 space per 56.5 sf**

Actual Dining Parking Rate w/ reduction (includes 11 on street spaces): **1 space per 48.6 sf**

Actual Dining Parking Rate w/o reduction (on site only): **1 space per 63.9 sf**

Actual Dining Parking Rate w/ reduction (includes 11 on street spaces): **1 space per 55 sf**

The Orchard Proposed Dining Parking Rate: **1 space per 60 sf (w/ 7 SWE stalls) or 1 sp per 64 sf (w/o 7 SWE stalls)**

In summary: the proposed parking ratio for The Orchard exceeds the actual parking ratio for Federal & Joyride (even without bar areas parked)

Windsor / Retail Suites # 1 & #2

5239 N Central Ave



See AMND 09-4982A1

- Approved site plan uses the incorrect parking ratio of 1 space per 150 sf for all suites. Site was not approved with correct parking and is estimated to be deficient
- Approved site plan DOES NOT approve or contemplate use of Central Avenue parking lot
- AMND 090-4982A1 approves 1,528 sf dining and 1,320 sf retail/office

Windsor

Gross Suite Area: 3,096 sf

- Dining Area: 1,528 sf

Required Parking Rate

- Dining Rate: 1 per 50 sf (approved plan incorrectly shows 1 per 150sf)

Total Required Parking per Code: **31**

Retail/Office Suite #1

Gross Suite Area: 660 sf

Required Parking Rate

- Retail/Office Rate: 1 per 300 sf (approved plan incorrectly shows 1 per 150 sf)

Total Required Parking per Code: **3**

Retail/Office Suite #2

Gross Suite Area: 660 sf

Required Parking Rate

- Retail/Office Rate: 1 per 300 sf (approved plan incorrectly shows 1 per 150 sf)

Total Required Parking per Code: **3**

Total Required Parking: **37 spaces (per code)**

- Allocated to Retail/Office: **6 spaces**
- Allocated to Dining (Remaining): **31 spaces**

Total Provided Shared Parking: **32 spaces (per approved site plan)**

Actual Dining Parking Rate: **1 space per 66.4 sf**

Approximate Parking Shortage: **5 spaces**

The Orchard Proposed Dining Parking Rate: **1 space per 60 sf (w/ 7 SWE stalls) or 1 sp per 64 sf (w/o 7 SWE stalls)**

In summary: While the approved site plan parks Windsor and the retail suites at 1 space per 150 sf, the actual provided parking for the dining area is less than the proposed parking ratio for the Orchard.

Postino

5144 N Central Ave



See AMND 08-3724A1

- Approved site plan DOES NOT approve or contemplate use of parking lot to the west or Central Avenue parking lot

Postino
Gross Building Area: 3,927 sf
Dining Area: 1,528 sf

Required Parking Rate
- Dining Rate: 1 per 50 sf

Total Required Parking per Code: **31**

Parking Reductions: 5% for TOD-1 Overlay

Total Required Parking w/ Reduction: **30**

Dining Parking Rate w/ reduction: **1 space per 49.2 sf**

Dining Parking Rate w/o reduction: **1 space per 50.9 sf**

The Orchard Proposed Dining Parking Rate: **1 space per 60 sf (w/ 7 SWE stalls) or 1 sp per 64 sf (w/o 7 SWE stalls)**

Central Ave Parking Lot

5201 N Central Ave



The approved site plans for Windsor, Federal Pizza, Joyride, and Postino on Central DO NOT require the Central Avenue offsite parking lot.

When adding additional non-required parking capacity at Central Avenue parking lot…..

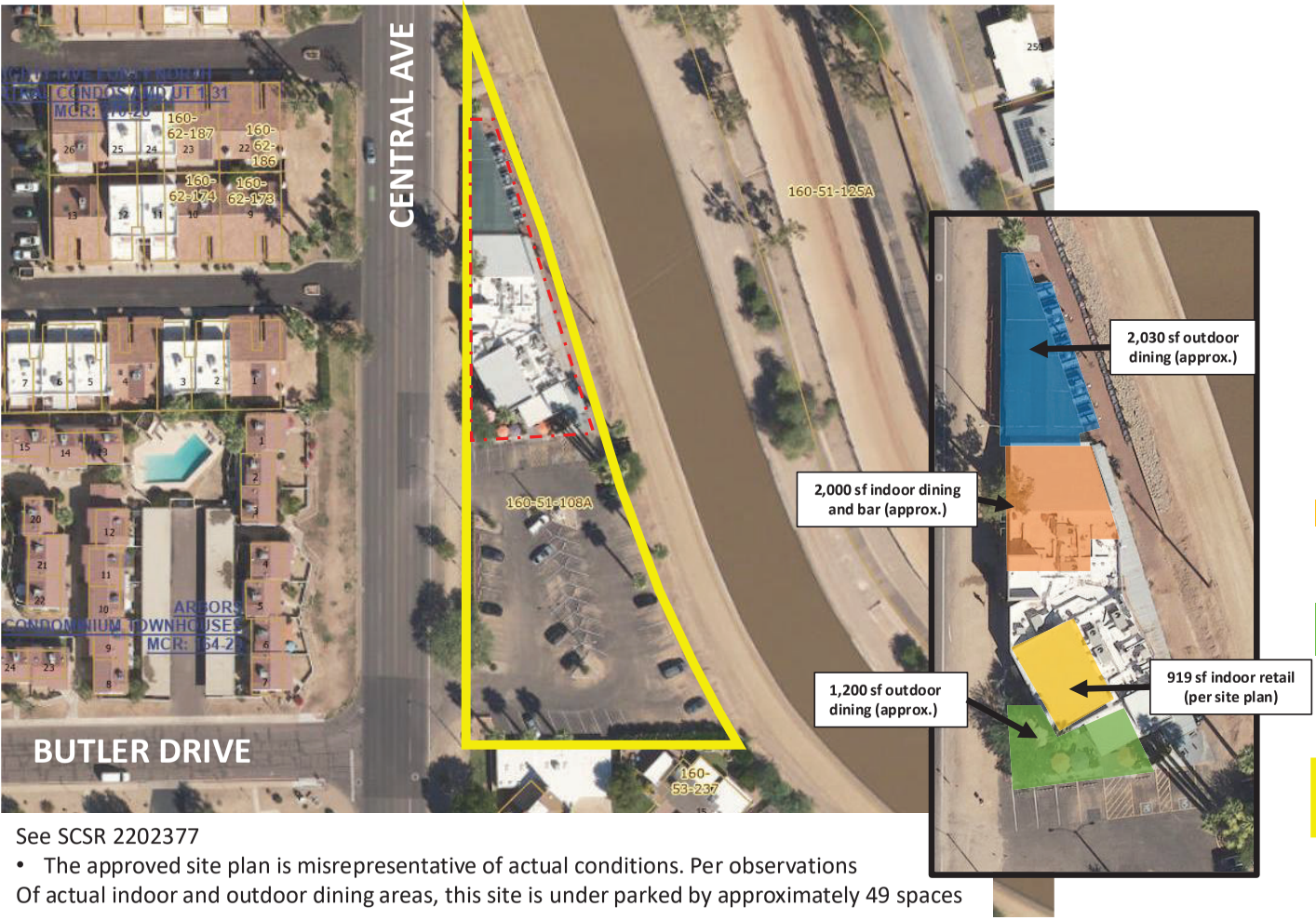
Provided Off-Street Parking: 208 spaces
Central Ave Parking Lot: **64 Spaces**
Federal / Joyride Parking: **82 Spaces (not including on-street parking)**
Windsor Parking: **32 Spaces**
Postino: **30 Spaces**

Total Required Parking Demand (no reductions): 169 spaces
Office / Retail
- Federal / Joyride: **14 spaces**
- Windsor Office / Retail: **6 spaces**

Dining
- Federal / Joyride: **87 spaces**
- Windsor: **31 spaces**
- Postino: **31 spaces**

OHSO on Central

8525 N Central Avenue



See SCSR 2202377

- The approved site plan is misrepresentative of actual conditions. Per observations

Of actual indoor and outdoor dining areas, this site is under parked by approximately 49 spaces

OHSO on Central per Approved Site Plan (SCSR 2202377)

Gross Area: 5,316 sf

- Dining Area: 2,185 sf
- Retail Area: 919 sf

Required Parking Rate

- Dining Rate: 1 per 50 sf
- Office Rate: 1 per 300 sf

Total Required Parking per Code: **48**

Total Provided Parking per Site Plan: **66**

OHSO on Central (OBSERVED)

Gross Area: 10,901 sf

- Dining Area: 5,230 sf
- Retail Area: 919 sf

Required Parking Rate

- Dining Rate: 1 per 50 sf
- Office Rate: 1 per 300 sf

Total Required Parking per Code: **109** (105 dining, 4 retail)

Actual Provided Parking: **60** per aerial (56 dining, 4 retail)

Actual Dining Parking Rate: **1 space per 93.3 sf**

Approximate Parking Shortage: **49 spaces**

The Orchard Proposed Dining Parking Rate: **1 space per 60 sf (w/ 7 SWE stalls) or 1 sp per 64 sf (w/o 7 SWE stalls)**

In summary: The Orchard PUD proposed dining parking rate significantly exceeds the actual provided parking rate for OHSO on Central.

Café Vita / Roses by the Stairs / Little O's

509 W McDowell Road



See AMND 01-284A4 & AMND 04-757A1

Cafe Vita
Gross Area: 8,950 sf
- Dining Area: 4,475 sf
- Residential Area: 4,475 sf

Required Parking Rate (DTC)
- Dining Rate: 1 per 1,000 sf (5 spaces)
- Residential Rate: 1 per du (1 space)

Total Required Parking per Code: **6**

Parking Reductions: DTC Rate

Roses by the Stairs
Gross Area: 4,922 sf

Required Parking Rate
- Dining Rate: 1 per 1,000 sf (5 spaces)

Total Required Parking per Code: **5**

Parking Reductions: DTC Rate

Little O's
Gross Area: 3,431 sf

Required Parking Rate
- Dining Rate: 1 per 1,000 sf (4 spaces)

Total Required Parking per Code: **4**

Parking Reductions: DTC Rate

Total Required Parking in DTC: 15

Total Provided Parking: 35

Actual Dining Parking Rate: **1 space per 366 sf**

Luci's Proposed Dining Parking Rate: **1 space per 64 sf or 1 sp per 60 sf**

Parking Rates in Phoenix

Restaurant	Location		Land Use	SQFT	Parking			
	Address	Cross Streets			Rates	Spaces Provided Ratio (sp/sf)	Spaces Provided	Spaces Required
Federal Joyride	5210 North Central Avenue, Phoenix, AZ 85012	Central Avenue & Oregon Avenue	2x Restaurants Office	12,751	Office = 0.8*(1sp/300SF) Resturant = 1 sp/50SF	0.00729	93	93
Café Vita/Roses By The Stairs/Little O's	509 and 521 W McDowell Road, Phoenix, AZ, 85003	7th Avenue & McDowell Road	3x Restaurant Retail Residential	16,685	Residential = 1 sp/1 DUs Resturant = 1 sp/1000SF	0.00216	36	15
Postino	5144 North Central Avenue, Phoenix, AZ 85012	Central Avenue & Colter Street	Restaurant	2,172	(1 SP/50 SF)*.95	0.01381	30	30
Windsor	5213 North Central Avenue	Central Avenue & Oregon Avenue	Restaurant	4,406	1 SP/150 SF	0.00726	32	31
LGO	4410 North 40th Street, Phoenix, AZ 85018	40th Street & Campbell Road	Restaurant Retail Fitness	16,575	retail/office = 0.8*(1sp/300SF) General assembly = 1 sp/50SF	0.00465	77	74
The Newton	300 West Camelback Road, Phoenix, Az 85013	3rd Avenue & Camelback Road	Restaurant Retail Fitness Office	18,123 Gross	N/A	0.00408	74	74
OSHO on Central	8525 North Central Avenue, Phoenix, AZ	Butler Drive & Central Avenue	Restaurant Retail	8,691	retail = 1sp/50SF Restaurant = 1 sp/300SF	0.00759	66	48
Beckett's	3717 East Indian School Road, Phoenix, AZ 85018	36th Street & Indian School Road	Restaurant	ESTM 4,045	N/A	0.01483	ESTM 60	N/A
Vecina/Lou Malnati's	3433 North 56th Street, Phoenix, AZ 85018	56th Street & Indian School Road	Restaurant	ESTM 4,995	N/A	0.00701	ESTM 35	N/A
OHSO/German Sausage/Fridas on Indian School	4900 East Indian School Road, Phoenix, AZ 85018	Arcadia Drive & Indian School Road	Restaurant Market	ESTM 20,820	N/A	0.00264	ESTM 55	N/A
Attic Ale House	4247 East Indian School Road, Phoenix, AZ 85018	44th Street & Indian School Road	2x Restaurants Salon	ESTM 6,100	N/A	0.00820	ESTM 50	N/A
The Orchard	7100 N 12th St Bldg Two, Phoenix, AZ 85020	12 Street & Glendale Ave	Restaurant	14,373	-	0.00710	102	-

CivTech

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OCT 19 2026

Planning & Development Department

The Orchard – Parking Analysis Supplement

This parking analysis has been prepared as a supplement to the parking rate comparison table prepared by CivTech and submitted to the City on 8/31/2026. This parking analysis was prepared for the purpose of comparing The Orchard's (Z-55-26-6) provided parking against similar establishments (namely, neighborhood adaptive reuse restaurants) throughout Phoenix.

The original submitted analysis table compares parking rates by gross square footage of the buildings in question due to inconsistencies in available data and site plans/building plans on file with the City.

The following pages include a more detailed analysis of a selection of the establishments provided in the initial analysis prepared by CivTech including Federal Pizza/Joyride (5210 N Central Ave), Windsor (5239 N Central Ave), Postino on Central (5144 N Central Ave), OHSO on Central (8525 N Central Ave), and Café Vita/Roses by the Stairs/Little O's (509 W McDowell Road).

The following properties could not be analyzed further due to missing data and inconsistencies or omissions in the City's records for these properties:

- LGO
- The Newton
- Beckett's
- Vecina/Lou Malnati's
- OHSO/German Sausage/Frida's on Indian School
- Attic Ale House

Plans for the projects above were either unable to be located, unable to be returned by the City during site research, outdated, or missing necessary data for completion of the forthcoming analysis.

For example, the most recent site plan the City of Phoenix has available for the LGO site was approved in 2000, long before the buildings were occupied by Postino and LGO. At the time of original approval, the suites within these buildings were occupied by a mix of retail/office/and restaurant tenants, the parking demand of which is much different than the current predominantly restaurant use.

As another example, the approved plans for the Newton (a multi-tenant retail/restaurant establishment) do not provide square footage for each of the separate uses on site. As such we are unable to determine the separate parking rates for the retail, restaurant, and public assembly components. This is why the original analysis was completed using the gross square footage of the building.

For this supplemental analysis, City staff has asked the development team to further review parking rates for specific uses on share/mixed-use sites. The Orchard PUD proposes a retail parking rate consistent with code (1 space per 300 sf) and a dining rate slightly lower than required by code (1

space per 60 square feet, where 1:50 is required). For the purpose of this analysis, we applied the same logic, assuming all non-dining parking rates would be fixed and consistent with parking ordinance requirements. The remaining parking available for the provided dining areas would then reveal the real dining parking rate for each site. In many of these cases, the resultant parking ratio falls below that required by code. In some cases the resultant dining parking rate is consistent with the Orchard's proposed dining parking rate.

Notes on the Orchard's parking and parking rate. Due to 7 existing parking spaces located within the sidewalk easement, the City Street Transportation Department has asked that the required parking rate NOT take into consideration these spaces in the unlikely event that future development will require the dedication of the easement to the City of fee title right-of-way, necessitating the removal of these parking spaces. In actuality, there are 102 spaces on site. However, because 7 of these parking spaces are located within the SWE, the Street Transportation Department considers the actual available parking to be 95 spaces. Because 3 of these spaces are allocated to the retail space, the remaining 92 parking spaces result in a dining parking ratio of 1 space per 64 sf. If the City allows the Orchard to count the additional 7 available spaces towards their parking rate, the dining parking rate will be reduced to 1 space per 60 sf, which is closer to the City's standard code requirement of 1 space per 50 sf for dining area.

The Orchard actual dining parking rate: 1 space per 60 square feet
The Orchard proposed dining rate: 1 space per 64 square feet

The following pages provide key parking takeaways for the following projects:

- Federal Pizza/Joyride
- Windsor
- Postino on Central
- OHSO on Central
- Café Vita/Roses by the Stairs/Little O's

Federal Pizza/Joyride – 5210 N Central Avenue

In summary: the proposed parking ratio for the Orchard exceeds the actual parking ratio for Federal & Joyride (even without the Federal & Joyride bar areas properly parked).

This site parks 4,109 sf office space and a combined 4,346 sf of dining area (which does not include a combined 863 sf of bar area). The project utilizes a 500 sf (or 10 parking space) reduction through an adaptive reuse credit. Additionally, the City approved this project to use 11 off-site/on-street parking spaces along Oregon Avenue and Colter Street. For the purpose of this analysis, we stripped out the adaptive re-use reduction (of which The Orchard should also be eligible, but was not considered in the PUD) as well as the on-street parking. Out of 82 on-site parking spaces, 14 are allocated to the office space (1 sp per 300 sf), which leaves 68 spaces allocated for dining. At 4,346 sf of dining area, the actual dining parking rate for Federal Pizza/Joyride is 1 space per 63.9 sf. Again, this does not include the combined 863 sf of bar area. For comparison, the Orchard proposed parking rate is 1 space per 60 sf (w/ 7 stalls in the SWE) and 1 space per 64 sf (w/o 7 stalls in the SWE).

See approved site plan: AMND 02-3097A4

Reductions: 500 sf adaptive re-use credit; use of off-site, on-street spaces for required parking

Note: the site plan was approved without consideration of the additional parking capacity provided by the Central Avenue parking lot.

Windsor / Retail Suites #1 & #2 – 5239 N Central Avenue

In summary: while the approved site plan parks Windsor and the retail suites at 1 space per 150 sf, the actual provided parking for the dining area is less than the proposed parking ratio for the Orchard.

This site parks 1,528 sf of dining area and a combined 1,320 sf of retail/office space. The approved site plan uses a combined parking rate of 1 space per 150 sf for all areas which results in a total parking requirement of 31 spaces. However, this rate is incorrect. At the correct rates of 1 space per 50 sf dining area and 1 space per 300 sf of retail/office, the total required parking would equate to 37 spaces. Per the approved site plan, 32 parking spaces are available on site.

Out of 32 on-site parking spaces, 6 are allocated to the retail/office space (1 sp per 300 sf), which leaves 26 spaces allocated for dining. At 1,825 sf of dining area, the actual dining parking rate for Windsor is 1 space per 66.4 sf. For comparison, the Orchard proposed parking rate is 1 space per 60 sf (w/ 7 stalls in the SWE) and 1 space per 64 sf (w/o 7 stalls in the SWE).

See approved site plan: AMND 09-4982A1

Reductions: N/A

Note: the site plan was approved without consideration of the additional parking capacity provided by the Central Avenue parking lot.

Postino on Central – 5144 N Central Avenue

In summary: Postino on Central was approved with an actual parking rate of 1 space per 50.9 sf.

This site parks a combined 1,528 sf of dining area. The approved site plan uses a 5% parking reduction through TOD-1 Overlay which results in a total required parking of 30 spaces. With 30 parking spaces provided on site, the total required parking for Postino on Central is met. Without the TOD-1 reduction, the required parking rate is 1 space per 50.9 sf. For comparison, the Orchard proposed parking rate is 1 space per 60 sf (w/ 7 stalls in the SWE) and 1 space per 64 sf (w/o 7 stalls in the SWE).

See approved site plan: AMND 08-3724A1

Reductions: 5% TOD-1 Overlay reduction

Note: the site plan was approved without consideration of the additional parking capacity provided by the Central Avenue parking lot.

OHSO on Central – 8525 N Central Avenue

In summary: The Orchard PUD proposed dining parking rate significantly exceeds the actual provided parking rate for OHSO on Central.

Per the approved site plan (SCSR 2202377) this site parks 2,185 sf of dining area and 919 sf of retail space, resulting in a total parking requirement of 48 spaces. Upon closer observation of the property and the provided indoor and outdoor dining spaces provided on site, the site plan appears to grossly misrepresent both dining space and parking demand. Though the site plan indicates a total of 2,185 sf dining area is provided on site, the north patio alone measures approximately 2,030 sf. This does not include the indoor dining and bar space or the southern dining patio.

Observation of all dining areas suggests the actual combined dining area on site measures approximately 5,230 sf, resulting in a combined total parking requirement (for both retail and dining space) of 109 spaces. While the approved site plan indicates 66 parking spaces are provided on site, the property in fact only appears to be striped with 60 parking spaces. As such, it is estimated that this property is short approximately 49 parking spaces.

Out of 60 on-site parking spaces, 4 are allocated to the retail space (1 sp per 300 sf), which leaves 56 spaces allocated for dining. At 5,230 sf of dining area, the actual dining parking rate for OHSO on Central is 1 space per 93.3 sf. For comparison, the Orchard proposed parking rate is 1 space per 60 sf (w/ 7 stalls in the SWE) and 1 space per 64 sf (w/o 7 stalls in the SWE).

See approved site plan: SCSR 2202377

Reductions: N/A

Café Vita / Roses by the Stairs / Little O's – 509 W McDowell

In summary: The Orchard PUD proposed dining parking rate significantly exceeds the actual provided parking rate for Café Vita / Roses by the Stairs / Little O's.

Per the approved site plans (AMND 01-284A4 and AMND 04-757A1) this site parks a combined 12,828 sf of dining area and 4,475 sf residential resulting in a total parking requirement of 15 spaces (1 space per 1,000 sf gross building area per Downtown Code requirements). Because the Site is subject to Downtown Code parking requirements (which is parked by gross floor area), available site plan and floor plan data do not provide a delineation of front of house/versus back of house uses.

Out of 35on-site parking spaces, 1 is allocated to the residential space (1 sp per dwelling unit), which leaves 34 spaces allocated for dining. At 12,828 sf of dining area, the actual dining parking rate for Café Vita / Roses by the Stairs / Little O's is 1 space per 366 sf (gross area). For comparison, the Orchard proposed parking rate is 1 space per 60 sf (w/ 7 stalls in the SWE) and 1 space per 64 sf (w/o 7 stalls in the SWE).

See approved site plans: AMND 01-284A4 and AMND 04-757A1

Reductions: DTC Code Parking Rates