

Burch & Cracchiolo, P.A.
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Phoenix, AZ 85004
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Email: ebull@bcattorneys.com

TO: Area Neighbors and Association Representatives
FROM: Ed Bull and Ali Bull
DATE: November 21, 2022
RE: Case No. ZA-435-23: Use Permit and Variances
Zoning Adjustment Hearing: December 7, 2023 at 1:30 P.M.

Dear Property Owner, Resident or Neighborhood Association:

On behalf of Levine Investments Limited Partnership (“Levine”), which is the owner of Uptown Plaza on which Fox Restaurant Concepts (“FRC”) is the tenant of the property located at the northeast corner of Central Avenue and Camelback Road (“Site”), we are requesting a Use Permit and Variances as follows:

- Use permit request to allow outdoor dining as accessory to a restaurant serving alcohol
- Variance request to increase the maximum building setback along Central Ave to 18 feet
- Variance request to reduce the required building frontage along Camelback Rd to 19%
- Variance request to not provide a main entry facing Central Ave or Camelback Rd
- Variance request to locate a refuse area along Central Ave
- Variance request to maintain existing 5-foot wide sidewalk along Central Ave
- Variance request to maintain existing 5-foot wide sidewalk along Camelback Rd
- Variance request to provide a single row of trees along the sidewalk adjacent to Central Ave
- Variance request to provide a single row of trees along the sidewalk adjacent to Camelback Rd

An aerial of the Site is attached. The Site is approximately 1 acre and is zoned C-2 TOD-1 Overlay. FRC is planning to build a new restaurant building to house The Henry. In order to develop The Henry and preserve the historical aspects of the Site and Uptown Plaza, FRC must utilize the existing parking lot and building orientation. Consequently, the building’s frontage must be reduced along Camelback Rd, the entry must be oriented toward the interior of the plaza rather than the streets, the building must be setback further than 6 feet from Central Ave, the dumpster (which will be screened) must continue to be located along Central Ave where it currently exists, and the existing sidewalks must be maintained. Further, FRC’s design for The Henry will provide an enhanced dining experience for its customers by taking advantage of the comfortable plaza environment through the development of a patio. Copies of the Site Plan and Landscape Plan are attached.

The Use Permit and Variances Hearing is currently scheduled as follows:

Zoning Adjustment Hearing

Hearing will be held virtually

Thursday, December 7, 2023 at 1:30 P.M.

To participate, see the instructions on the agenda available on the Public Meeting Notices website: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>

You may attend the Hearing to learn about the Use Permit and Variances case and make your opinions known. Hearing information may also be found on signs posted on the Site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 W. Washington St, 2nd Fl, Phoenix, AZ 85003 or emailing to zoning.adjustment@phoenix.gov and referencing the case number (ZA-435-23) and hearing date (12/7/2023). Your letter or email will be made part of the case file and shared with the Hearing Officer.

In the meantime, if you have questions or concerns regarding this proposal, you can contact Ali Bull at Burch & Cracchiolo 602-234-8747/abull@bcattorneys.com, Ricki Horowitz at Burch & Cracchiolo 602-234-8728/rhhorowitz@bcattorneys.com, or Ed Bull at Burch & Cracchiolo 602-234-9913/ebull@bcattorneys.com. You may reach the City of Phoenix Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Thank you.



Ed Bull
Ali Bull

rlh
Attachments

N CENTRAL AVE

E Medlock Dr

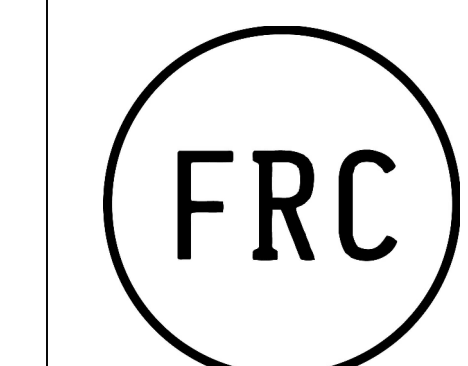
N 2ND ST

E CAMELBACK RD



SITE





SITE PLAN LEGEND

- PROPERTY LINE
- - - LIMIT OF WORK LINE
- NOT IN SCOPE - AREA PART OF SEPARATE SUBMITTAL
- ⊕ FDC FIRE DEPARTMENT CONNECTION

PROJECT DIRECTORY

OWNER

FOX RESTAURANT CONCEPTS
4455 E CAMELBACK RD, SUITE B100
PHOENIX, AZ 85018
480.905.6920
CONTACT: STEPHANIE RYDER
EMAIL: SRYDER@FOXRC.COM

ARCHITECT

NELSEN PARTNERS, INC.
15210 N SCOTTSDALE RD, SUITE 300
SCOTTSDALE, AZ 85254
480.949.6800
CONTACT: CHANTEL KIMMINS
EMAIL: CKIMMINS@NELSENPARTNERS.COM

LANDSCAPE

FLOOR ASSOCIATES
1425 NORTH FIRST STREET
SUITE 200
PHOENIX, AZ 85004
602.462.1425
CONTACT: KRISTINA FLOOR
EMAIL: KRIS@FLOORASSOCIATES.COM

PROJECT INFORMATION

PROPERTY ADDRESS: 2 E. CAMELBACK RD. PHOENIX, AZ 85012
APN: 162-20-001A
ZONING: TRANSIT OVERLAY DISTRICT (TOD-1) WINDSOR SQUARE SPECIAL PLANNING AREA
PROPOSED USE: RESTAURANT
BUILDING FOOTPRINT: 9,613 SF
GROSS LOT AREA: 0.998 ACRES (43,479 SF)
LOT COVERAGE: 9,613 SF / 43,479 SF = 22%
CONSTRUCTION TYPE: TYPE V-B (NFPA 13 SPRINKLERS REQUIRED)
BUILDING FRONTAGE: 19.9% CAMELBACK RD. 69.8% CENTRAL AVE.

BUILDING AREA AND USE

INTERIOR
RESTAURANT 5,276 SF
• 3,214 SF DINING/BAR
• 1,895 SF KITCHEN/STORAGE
• 377 SF RESTROOMS
OUTDOOR
COVERED PATIO: 1,450 SF
COVERED ENTRY AREA: 380 SF
SERVICE YARD: 921 SF (OPEN TO SKY)

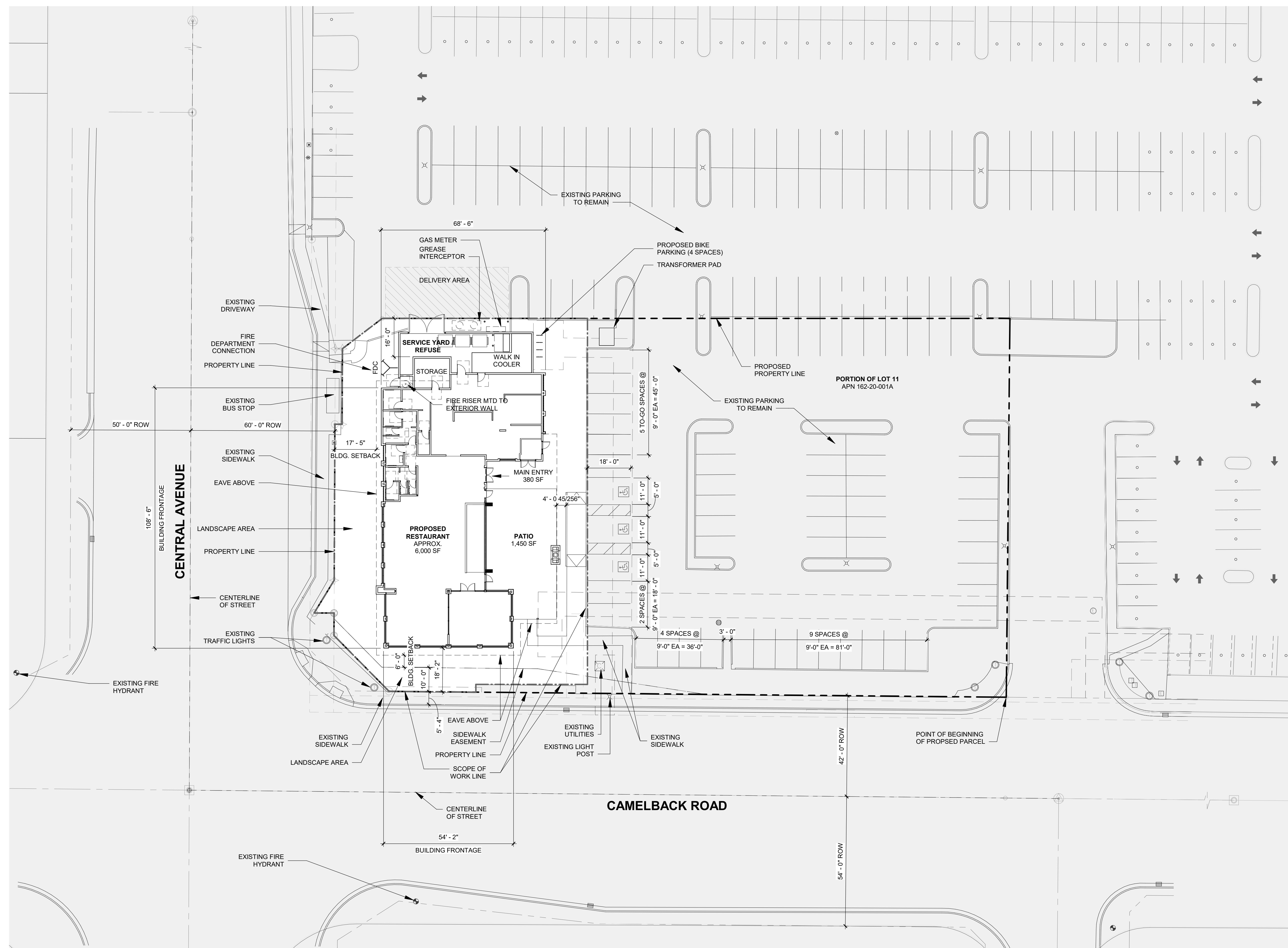
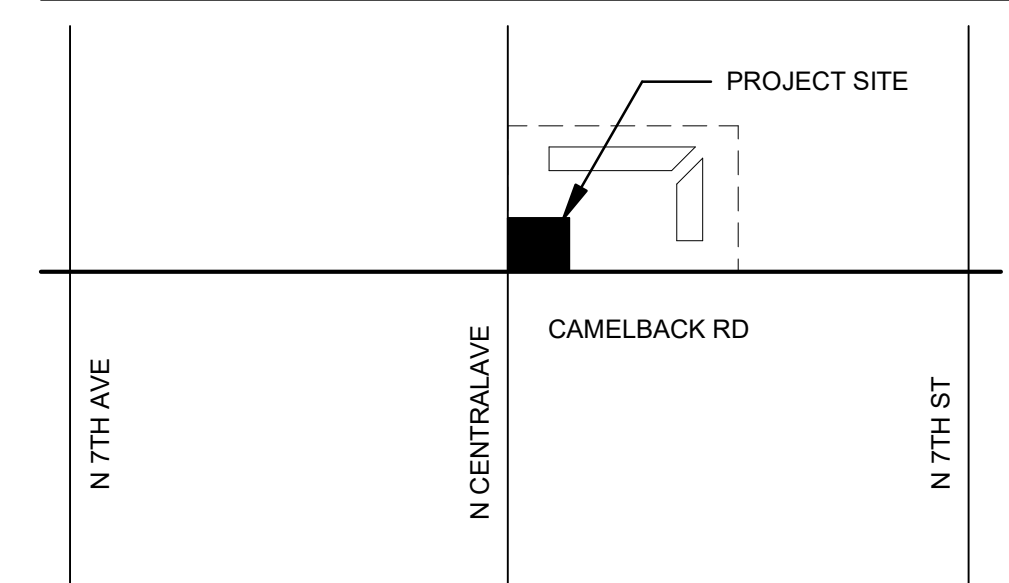
TOTAL GROSS AREA: 7,106 SF
Total does not include exterior areas open to sky

PROJECT DESCRIPTION
THE HENRY IS A NEW RESTAURANT LOCATED AT THE SOUTHWEST CORNER UPTOWN PLAZA PREVIOUSLY OCCUPIED BY ANOTHER RESTAURANT. THE HENRY IS A SINGLE STORY BUILDING TYPE V CONSTRUCTION WITH 6,000 SF OF INTERIOR SPACE AND 1,450 SF COVERED PATIO. THE INTERIOR SPACE IS COMPLETE WITH A FULL KITCHEN, COFFEE BAR, RESTROOMS, FULL BAR AND DINING SEATING WITH A VARIETY OF OPENINGS OF THE PATIO FOR AN INDOOR AND OUTDOOR EXPERIENCE.

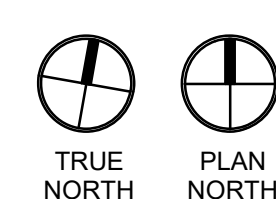
DEVELOPMENT STANDARDS

BUILDING HEIGHT
ALLOWED: 60' MAXIMUM
PROVIDED: 20'-10"
BUILDING & LANDSCAPE SETBACKS
REQUIRED: 6' MAX FRONT TRANSIT STREETS
PROVIDED: 8'-7" - CAMELBACK ROAD
17'-0" - CENTRAL AVENUE
PARKING FOR CENTER - EXISTING TO REMAIN
REQUIRED: 596 SPACES
PROVIDED: 625 SPACES
BIKE PARKING:
REQUIRED: 3 SPACES PER 2,000 SF
PROVIDED: 4 SPACES

VICINITY MAP (NTS)



01 CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"
REF: 01 / A200



PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR CONSTRUCTION

THE HENRY - UPTOWN
Fox Restaurant Concepts

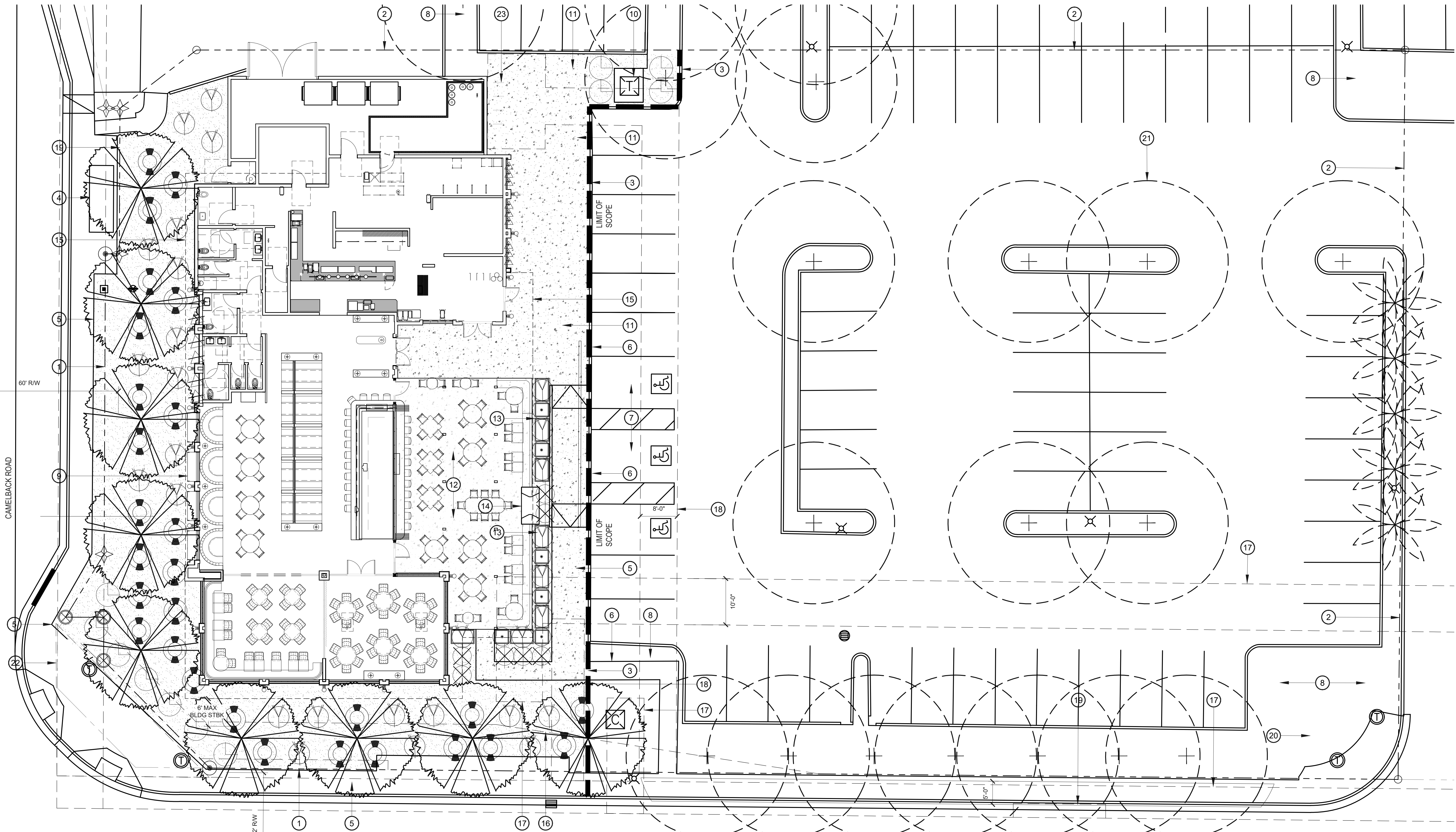
2 E. CAMELBACK RD.
PHOENIX, AZ 85012

Date
28 SEPTEMBER 2023
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.
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Project No.
23016

L100
LANDSCAPE &
SIDEWALK PLAN



PLANT LEGEND

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES			
EXISTING TREE	-	-	-
EXISTING PALM	-	-	-
ULMUS PARVIFOLIA EVERGREEN ELM	48" BOX	3" CAL 14" X 9"	9
SHRUBS			
FICUS MICROCARPA INDIAN LAUREL FIG	15 GAL		6
LEUCOPHYLLUM LAEVIGATUM 'SUMMER SNOW' WHITE CHIHUAHUA SAGE	5 GAL		36
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	10 GAL		29

PLANT LEGEND

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
VINES			
FICUS PUMILA CREEPING FIG	5 GAL		6
BOUGAINVILLEA 'BRASILIENSIS' WHITE BOUGAINVILLEA VINE	5 GAL		6
GROUNDCOVER			
LANTANA MONTEVIDENSIS 'WHITE' WHITE LANTANA	5 GAL		20
CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL		7
MATERIAL			
3/4" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH; COLOR: CARMEL; ROCKPROSUSA.COM			5,100 SF
PEDESTRIAN CONCRETE PAVING			3,500 SF

KEYNOTES

- 1 PROPERTY LINE
- 2 PROPOSED PROPERTY LINE
- 3 LIMIT OF CONSTRUCTION / DISTURBANCE
- 4 EXISTING BUS STOP
- 5 EXISTING SIDEWALK
- 6 EXISTING RAMP
- 7 EXISTING PARKING TO REMAIN
- 8 EXISTING PLANTING TO REMAIN
- 9 AWNING ABOVE, SEE ARCHITECTURE
- 10 PROPOSED TRANSFORMER LOCATION
- 11 PROPOSED SIDEWALK
- 12 PATIO
- 13 PLANTER
- 14 FIRE PLACE, SEE ARCHITECTURE
- 15 OVERHANG ABOVE
- 16 EASEMENT FOR SIDEWALK
- 17 EASEMENT FOR ELECTRIC
- 18 EASEMENT FOR ELECTRIC FACILITIES
- 19 EASEMENT FOR COMMUNICATION FACILITIES
- 20 SIGN MONUMENT TO REMAIN
- 21 EXISTING TREE TO REMAIN, TYP.
- 22 SITE VISIBILITY TRIANGLE
- 23 PROPOSED BIKE RACKS

