

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-150-25-6
December 24, 2025
*REVISED January 5, 2026

[Camelback East Village Planning Committee Meeting Date:](#) January 6, 2026
[Planning Commission Hearing Date:](#) February 5, 2026
Request From: [RE-43 SP](#) (One-Family Residence, Special Permit) (0.14 acres)
Request To: [R1-10](#) (Single-Family Residence District) (0.14 acres)
Proposal: Single-family residential
Location: Approximately 460 feet west and 280 feet south of the southwest corner of 60th Street and Indian School Road
Owner: Charles Marusiak and Lucia R Marusiak Survivors Trust UAD
Applicant/Representative: Sarah Sawyer, Berry Riddell, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Map Designation	Parks/Open Space - Privately Owned
Street Map Classification	No street directly adjacent
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposal will facilitate a detached single-family home, consistent with the character of the surrounding area.</p>	

R1-10 (Single-Family Residence District) Subdivision Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	0.14 acres
Maximum Number of Units	1 (Combined with the adjacent parcel)	1 (Met)
Maximum Density	3.50 dwelling units/acre	2.94 dwelling units/acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%	40.6% (Met)
Maximum Height	2 stories, 30 feet	Not specified
Minimum Building Setbacks	Front: 25 feet Rear: 25 feet Side: 10 feet and 3 feet *Section 701.A.3 permits projections in front and rear yards under certain conditions	*Front: 25 feet (with projections) (Met) *Rear: 25 feet (with projections) (Met) Side (east): 3 feet (Met) Side (west): 10 feet (Met)
Minimum Parking	2 spaces	2 spaces (Met)

Applicable Plans, Overlays, and Initiatives
Housing Phoenix Plan – See Background Item No. 5.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43 SP
North	Single-family residential and vacant	R1-10
West	Single-family residential	R1-10
East	Single-family residential	RE-43 SP
South	Golf course	RE-43 SP

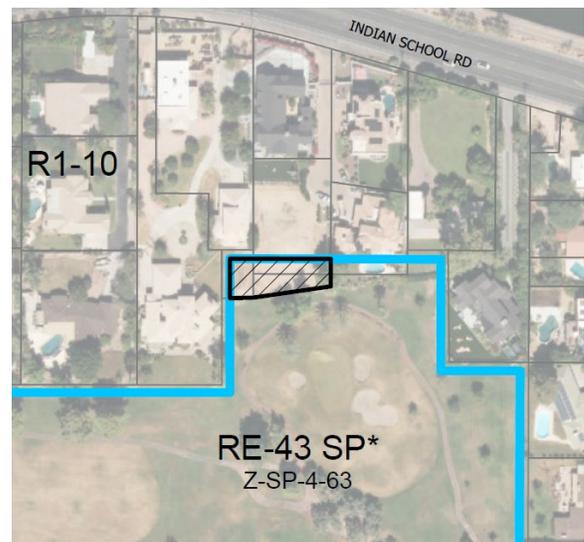
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.14 acres located approximately 460 feet west and 280 feet south of the southwest corner of 60th Street and Indian School Road from RE-43 SP (One-Family Residence, Special Permit) to R1-10 (Single-Family Residence District) for single-family residential.

SURROUNDING LAND USES AND ZONING

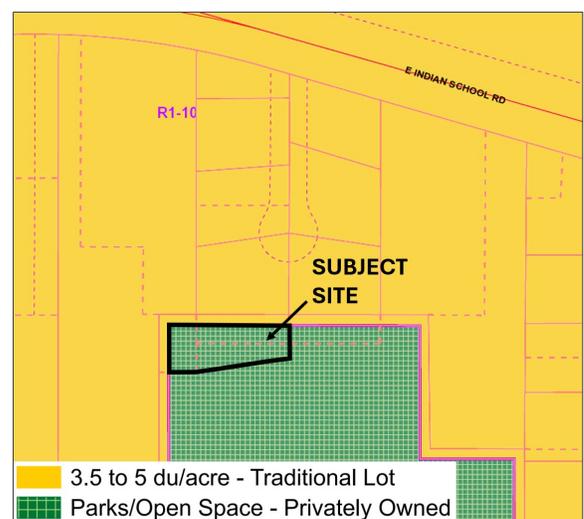
2. The surrounding property to the north is single-family residential and vacant land zoned R1-10. The property to the west is single-family residential zoned R1-10. The property to the east is single-family residential zoned RE-43 SP. The property to the south is a golf course zoned RE-43 SP.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site, as well as properties to the east and south, is Parks/Open Space - Privately Owned. To the north and west is designated as Residential 3.5 to 5 dwelling units per acre. The proposed zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



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

PROPOSAL

4. The area proposed to be rezoned is a portion of two existing parcels, that functions as part of the adjacent lots to the north and west. This rezoning would create consistent zoning across the properties. The applicant proposes to combine the rezoning area to the adjacent lots and develop one single-family detached home on the eastern parcel partially within the subject site, as shown on the conceptual site plan, attached as an exhibit. The parcel on the western portion of the subject site is not proposed for development at this time. The development would use the existing vehicular access from 59th Place, a gated private drive that accesses a cluster of four single-family lots, including the proposed development site. The conceptual renderings, attached as an exhibit, show the proposed one-story home, demonstrating a variety of materials and colors.

STUDIES AND POLICIES

5. [Housing Phoenix Plan](#)
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace.

COMMUNITY CORRESPONDENCE

6. As of the writing of this report, no community correspondence has been received.

OTHER

7. 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. 1.
8. 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. 2.
9. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other

formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the scale and character of the surrounding area.
2. The proposal provides for an additional housing opportunity consistent with the goals of the Housing Phoenix Plan.

Stipulations

1. 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.
2. 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

*January 5, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

*Conceptual Site Plan date stamped January 5, 2026

Conceptual Renderings date stamped October 20, 2025 (4 pages)

R-4

R1-14

INDIAN SCHOOL RD

R1-10

60TH ST

RE-43 SP*
Z-SP-4-63

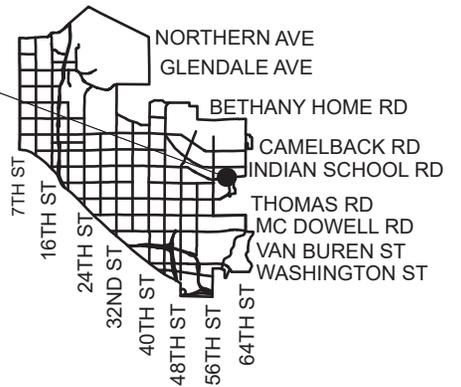


0 0.01 0.02 0.04 Miles

CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



Z-150-25-6



APPLICANT'S NAME: **Berry Riddell, LLC**

REQUESTED CHANGE:

APPLICATION NO: **Z-150-25-6**

DATE: **11/13/2025**

FROM: **RE-43 SP (0.14 ac.)**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.14 Acres

12/17/2025

REVISION DATES:

TO: **R1-10 (0.14 ac.)**

AERIAL PHOTO & QUARTER SEC. NO.
QS 16-41

ZONING MAP
H-11

MULTIPLES PERMITTED

RE-43 SP

R1-10

CONVENTIONAL OPTION

0

0

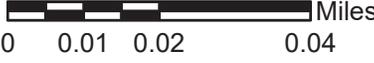
* UNITS P.R.D OPTION

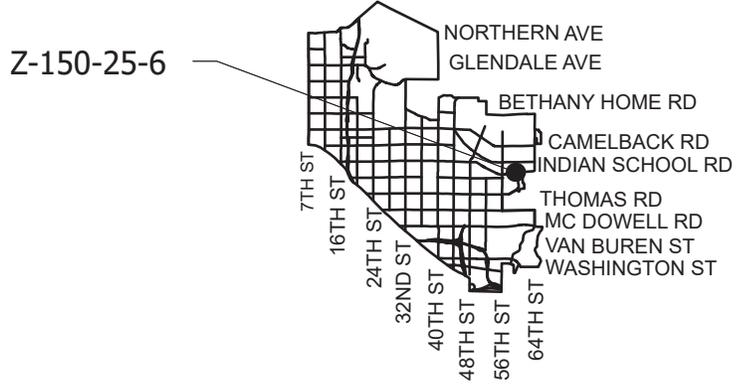
N/A

0

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





CAMELBACK EAST VILLAGE
 COUNCIL DISTRICT: 6



APPLICANT'S NAME: Berry Riddell, LLC		REQUESTED CHANGE: FROM: RE-43 SP (0.14 ac.) TO: R1-10 (0.14 ac.)	
APPLICATION NO: Z-150-25-6	DATE: 11/13/2025 REVISION DATES: 12/17/2025		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.14 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 16-41	ZONING MAP H-11	
MULTIPLES PERMITTED RE-43 SP R1-10	CONVENTIONAL OPTION 0 0	* UNITS P.R.D OPTION N/A 0	

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

Front

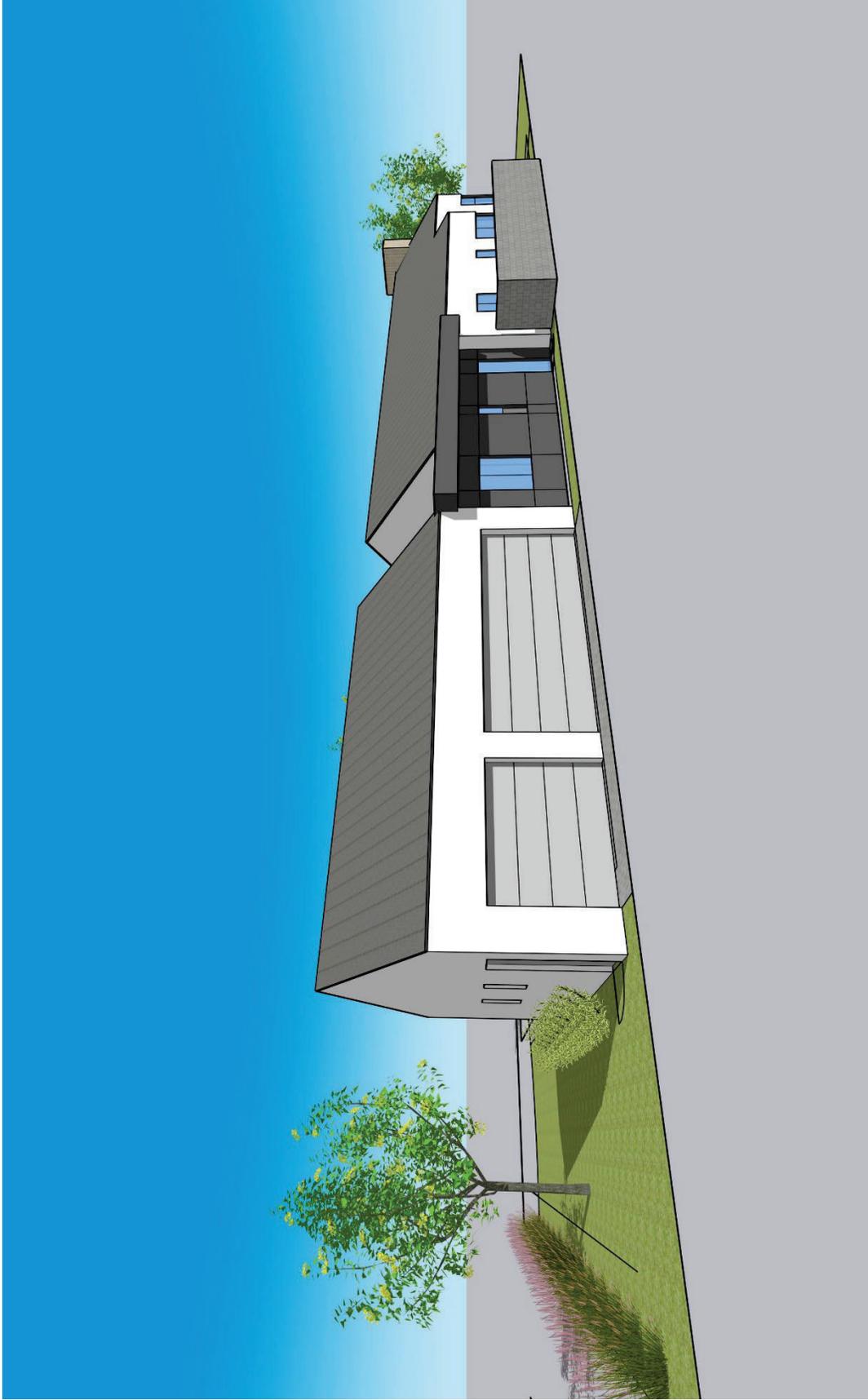


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East Side



West Side



Rear



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OCT 20 2025

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