

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-96-25-4 September 29, 2025

Encanto [Village Planning Committee](#)
Meeting Date:

October 6, 2025

[Planning Commission](#) Hearing Date:

November 6, 2025

Request From:

[C-2 TOD-1](#), (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) (0.81 acres), [R-5 TOD-1](#) (Multifamily Residence District – Restricted Commercial, Interim Transit-Oriented Zoning Overlay District One) (0.84 acres)

Request To:

[WU Code T5:5 MT](#) (Walkable Urban Code, Transect 5:5 District, Midtown Transit Character Area) (1.65 acres)

Proposal:

Commercial uses with on-site parking

Location:

Northwest corner of 3rd Street and Lexington Avenue

Owner:

Moosedreams Management, LLC, et al.

Applicant/Representative:

George Pasquel, Withey Morris Baugh, PLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	3rd Street	Collector	50-foot west half street
	Lexington Avenue	Local	25-foot north half street
	Morris Drive	Local	25-foot east half street

STRENGTHEN OUR LOCAL ECONOMY; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The proposal is a modification of an existing development that will retain a multi-tenant commercial building that will include outdoor dining with the addition of parking on the site. The proposal will promote the expansion of an underutilized site to create new businesses that will provide dining, entertainment and retail opportunities in an area where there are existing commercial and residential uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian oriented design in different types of development.

The proposal, as stipulated, is an existing development project that includes design and development standards to encourage walking and bicycling in an area that includes residences and commercial uses. The proposal, as stipulated, will include bicycle parking, a bicycle repair station ("fix it station"), detached sidewalks, and shaded parking located behind the building.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, provides trees and shade along 3rd Street, Lexington Avenue and within the parking area. The addition of trees and landscaping along the streetscape and in the parking lot area will reduce the urban heat island effect while also improving thermal comfort to site patrons and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#) - Background Item No. 6.

[Midtown Transit Oriented Development Policy Plan](#) - Background Item No. 7.

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

[Complete Streets Guidelines](#) - Background Item No. 9.

[Transportation Electrification Action Plan](#) - Background Item No. 10.

[Comprehensive Bicycle Master Plan](#) - Background Item No. 11.

[Phoenix Climate Action Plan](#) - Background Item No. 12.

[Conservation Measures for New Development](#) - Background Item No. 13.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing commercial building, single family residential	C-2 TOD-1, R-5 TOD-1
North	Office building, parking lot	C-O TOD-1, C-1 TOD-1
West (across Morris Drive)	Office	R-5 TOD-1
East (across 3rd Street)	Gas station, retail, residential	C-1 (Approved C-1 M-R), C-1
South (across Lexington Avenue)	Retail, office and single-family residential	C-2 TOD-1, R-5 TOD-1

Walkable Urban Code Transect 5:5 MT

<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Density	No maximum	N/A
Building Height	56 feet maximum	22 feet (Met)
Primary Frontage (3rd Street)	12 foot maximum	10 feet (Met)
Secondary Frontage (Morris Drive)	10 foot maximum	17 feet (Not Met**)
Secondary Frontage (Lexington Avenue)	10 foot maximum	0 feet (Not Met)
Side Lot Line (North)	0 foot minimum	0 to 5 feet (Met)

<i>Parking</i>		
Parking – Retail Establishment 1/300 sq. ft, Restaurant 1/100 sq. ft.	62 spaces minimum	60 spaces (Not Met*)
Bicycle Parking – Per Section 1307.H.6.a Commercial: 1 bicycle space per 25 vehicle parking spaces, with a maximum of 25 spaces	3 spaces minimum	12 spaces (Met)
Primary Frontage Setback (3rd Street)	30 foot minimum or behind building	In front of building (Not Met**)
Secondary Frontage (Morris Drive)	20 feet minimum, 10-foot landscape setback	1 foot (Not Met*)
Secondary Frontage (Lexington Avenue)	20 feet minimum, 10-foot landscape setback	16 feet (Not Met*)
Side Lot Line (North)	0 feet minimum	5 feet (Met)
<i>Lot Requirements</i>		
Lot Coverage	80 percent maximum	36.6 percent (Met)
Primary Building Frontage (3rd Street)	70 percent minimum	Not depicted
<i>Minimum Glazing Requirements</i>		
Frontage (3rd Street) – For commercial frontage only		
Ground Floor	75 percent	Not depicted

*Variance of site plan modification needed

**Existing condition

Background/Issues/Analysis

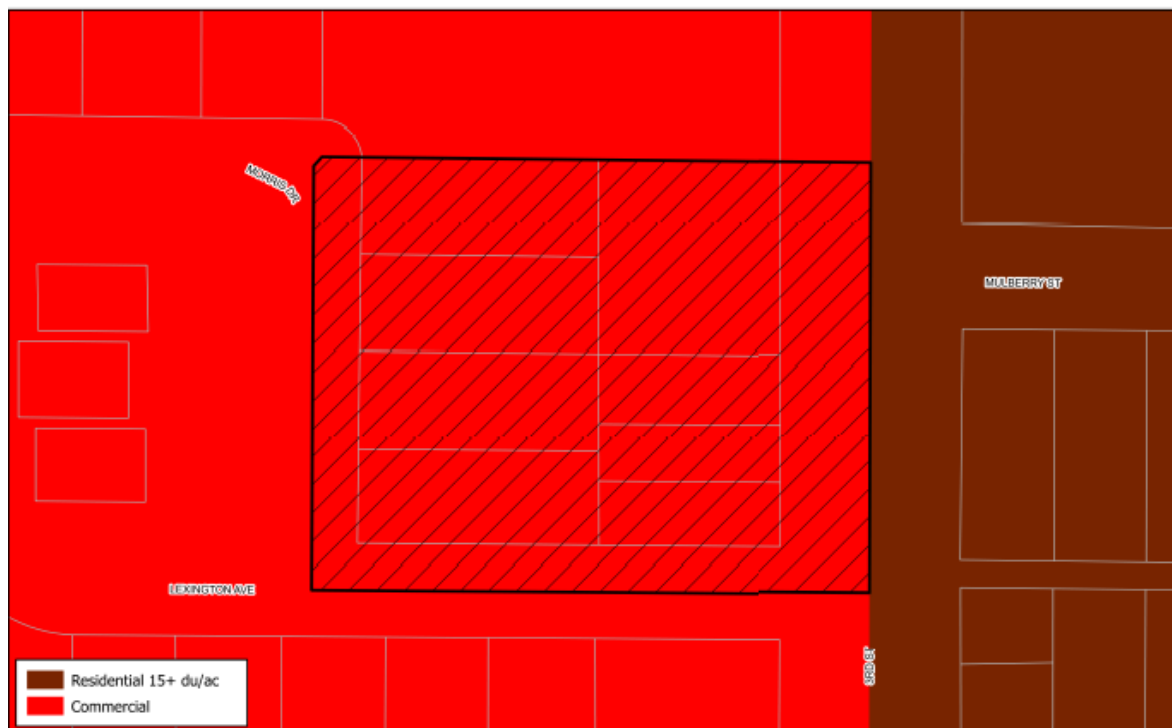
SUBJECT SITE

1. The request is to rezone 1.65 acres located at the northwest corner of 3rd Street and Lexington Avenue from 0.81-acres of C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) and 0.84-acres of R-5 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:5 MT (Walkable Urban Code, Transect 5:5 District, Transit Midtown Character Area) for commercial uses with on-site parking.

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The General Plan Land Use Map depicts the subject site with a designation of Commercial. The properties to the north, south and west have a General Plan

Land Use Map designation of Commercial. The area to the east is designated Residential 15+ dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation.



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

SURROUNDING LAND USES AND ZONING

3. The subject site includes an existing commercial building with frontage along 3rd Street and four residential lots along Morris Drive. To the east across 3rd Street is a retail store and residential zoned C-1 (Neighborhood Commercial) and a gas station zoned C-1 (Approved C-1 M-R) (Neighborhood Retail, Approved Neighborhood Retail, Mid-Rise District). South of the subject site across Lexington Avenue is retail and office uses zoned C-2 TOD-1 and single-family residences zoned R-5 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One). To the west across Morris Drive are offices zoned R-5 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One). North of the subject site is an office building and parking lot zoned C-O TOD-1 (Commercial Office, Interim Transit-Oriented Zoning Overlay District One) and C-1 TOD-1 (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One).

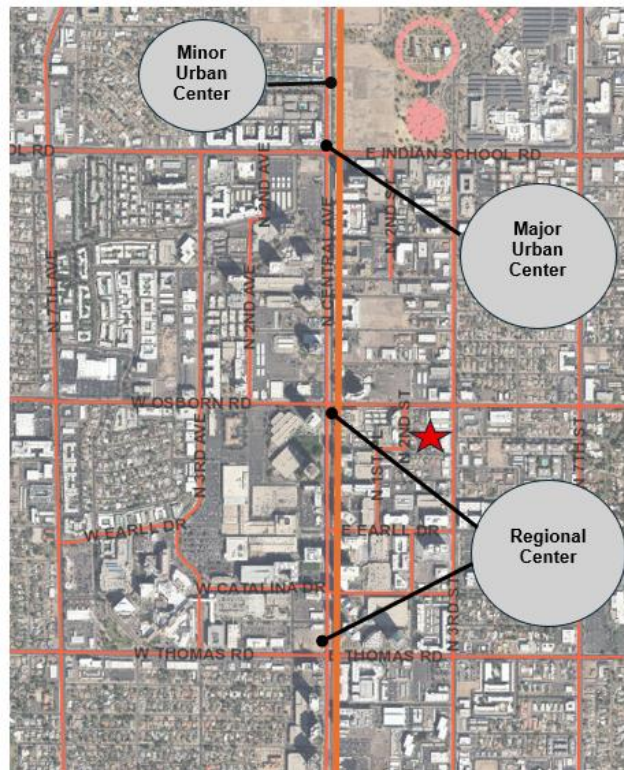
PROPOSAL

4. The proposed site plan, included as an exhibit, depicts the existing one-story commercial building fronting 3rd Street. The plan introduces a new outdoor dining area along the southwest portion of the building, along with a redesigned parking lot located to the west. The parking lot accommodates 60 automobile spaces and 12 bicycle parking spaces, and features landscaping, pedestrian pathways, and detached sidewalks along both Lexington Avenue and Morris Drive. Vehicular access to the parking lot is provided via Lexington Avenue and Morris Drive. The proposal also includes angled parking spaces along 3rd Street. The Street Transportation Department is requiring the removal of the angled parking spaces. This is addressed in Stipulation No. 5. Parallel parking may be possible at this location, subject to approval from the Street Transportation Department.
5. The building on this site will remain with no changes to the elevations.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Transit Oriented Development Strategic Policy Framework:**
The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The subject site is approximately 1,360 feet east of the Osborn Road/Central Avenue light rail station. The identified place type for the Osborn Road/Central Avenue light rail station area is a Regional Center. The Regional Center is a place type characterized by a variety of land uses, high intensity with building heights typically from five to 10 stories with incentive heights of up to 20 stories. Land uses may include supportive retail, high-rise and mid-rise living, industry cluster and office employment. The proposal is for a lower intensity building form in the Regional Center place type, however this is an existing development that will maintain the retail building with the addition of a parking lot.

Station Number	Station Location	Place Type
07	Osborn Road/Central Avenue	Regional Center



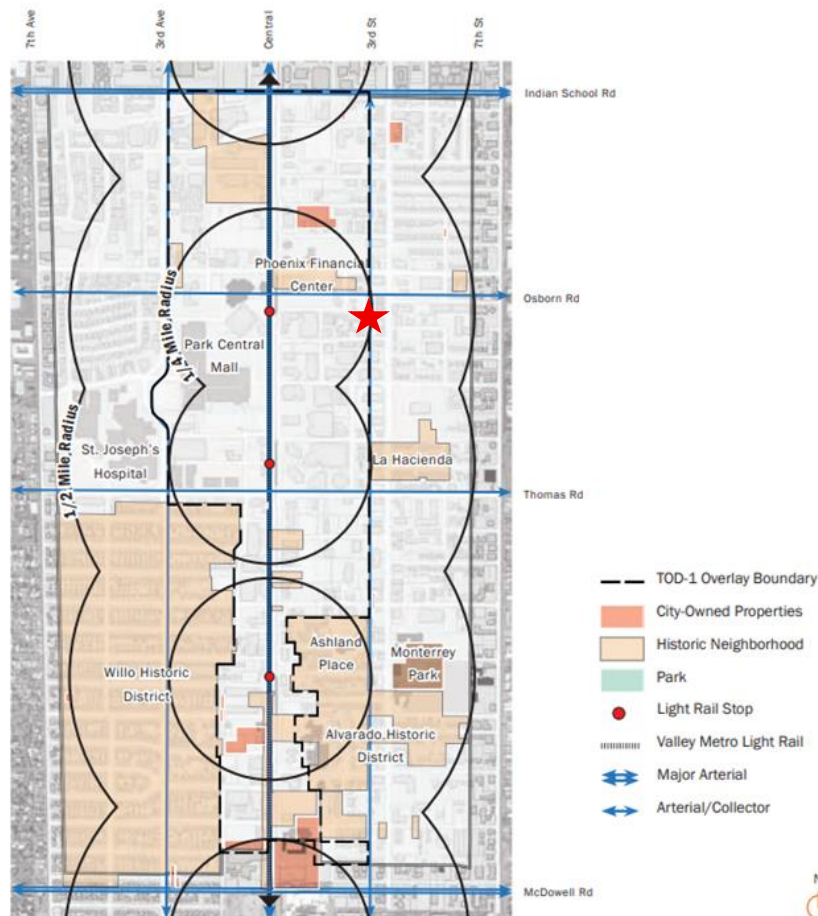
*TOD Strategic Policy Framework Placetypes,
Source: Planning and Development Department*

7. Midtown Transit Oriented Development Policy Plan:

The site is located within the Midtown TOD (Transit Oriented Development) District, the boundaries for which are McDowell Road on the south, Indian School Road on the north, 7th Street on the east, and 7th Avenue on the west. The policy plan adopted for the Midtown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Midtown TOD District, one key recommendation is the implementation of a form-based zoning code. The proposal to Walkable Urban Code furthers that vision.

The subject site is also located within the 3rd Street Improvement Project area, envisioned to be “a destination for pedestrians and bicyclists...the 3rd Street Corridor is conscious of the smaller, more personal scale of adjacent historic neighborhoods and is visually integrated into a historic residential setting” (pg. 95).

The subject site's enhanced bicycle amenities, detached sidewalks and lower scale are compatible with the vision for the 3rd Street Promenade.



Midtown TOD Policy Plan Source: Planning and Development Department

8. **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 proposal will provide enhanced shade in surface parking areas and along the adjacent sidewalks. These are addressed in Stipulation Nos. 1, 6 and 7.

9. **Complete Streets Guidelines:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site, by including a bicycle repair (fix it) station to help patrons keep their bikes in a state of good repair, by constructing shaded and detached sidewalks along Lexington Avenue and 3rd Street, including pedestrian walkways where they cross vehicular drive aisles, and other general street and sidewalk improvements. These are addressed in Stipulation Nos. 2, 3, and 6 through 9.

10. **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. This is addressed in Stipulation No. 4 which requires a minimum of two of the required parking spaces to be EV Installed.

11. **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. As stipulated, the development will provide a bicycle repair station and bicycle parking spaces will be provided per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 3.

12. **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 Stipulation No. 11, which requires a minimum of one GSI technique for stormwater management to be implemented in this development.

13. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 1, and 10 through 12.

COMMUNITY CORRESPONDENCE

14. At the writing of this staff report 11 letters of support were received.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requires the following:

Third Street is the top-ranked bike corridor in Phoenix and a key north–south route for pedestrians and cyclists, connecting the Central Avenue transit corridor to downtown and as a Tier 1 bike and primary pedestrian corridor into downtown, 3rd Street is a safety priority for Phoenix, supported by the 3rd Street Promenade, Vision Zero, and Complete Streets plans.

To support the 3rd Street pedestrian corridor and enhance area-wide circulation, on-site bicycle and pedestrian infrastructure should be provided. Consider implementing any of the following strategies:

- Provide lockers for bicycle commuters in major buildings or parking structures.
- Provide for the on-site sale of transit tickets.
- Other pedestrian amenities.

As part of the redevelopment, angled parking along 3rd Street must be removed due to safety risks. Pull-in parking forces drivers to reverse into the bike lane with limited visibility, putting southbound cyclists in danger.

In accordance with Phoenix City Code, redevelopment must also bring the adjacent right-of-way up to current standards which requires a six-foot sidewalk separated from the curb by an eight-foot landscape buffer and replacement of the existing angled parking. All improvements must align with the existing curb, sidewalk, and landscape conditions to the north and south.

These are addressed in Stipulation Nos. 3, and 5 through 9.

16. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No 13.
17. This site is not located in an area identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, ground-disturbing must cease to allow the Archaeology Office time to assess the development. This is addressed in Stipulation No. 14.
18. 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. 15.
19. 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. This proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will maintain and improve an underutilized property, reuse an existing structure, and provide quality commercial redevelopment in close proximity to a light rail station.

3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Midtown TOD Policy Plan, Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. All uncovered surface parking lot areas shall be shaded to achieve a minimum 25% shade with either landscaping, structural shade, or a combination of the two, as approved by the Planning and Development Department.
2. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. The following bicycle infrastructure shall be provided, and as approved by the Planning and Development Department.
 - a. Bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
 - b. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - c. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - d. A minimum of one bicycle repair stations (“fix it stations”) shall be provided and maintained along public pedestrian accessway or 3rd Street.
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

4. A minimum of two parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
5. The angled parking spaces within the 3rd Street right-of-way, adjacent to the subject site, shall be removed.
6. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the north side of Lexington Avenue, and planted as follows, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers maintained to a maximum height of two feet, evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

7. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape area shall be constructed on the west side of 3rd Street, and planted as follows, as approved by the Street Transportation Department and the Office of the City Engineer.
 - a. Minimum 2-inch caliper, single-trunk shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers maintained to a maximum height of two feet, evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.
8. 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.
9. 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.

10. Natural turf shall only be utilized for required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization), and functional turf areas, as approved by the Planning and Development Department.
11. A minimum of one green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
14. 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.
15. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Writer

John Roanhorse

September 29, 2025

Team Leader

Racelle Escolar

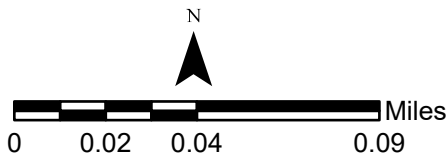
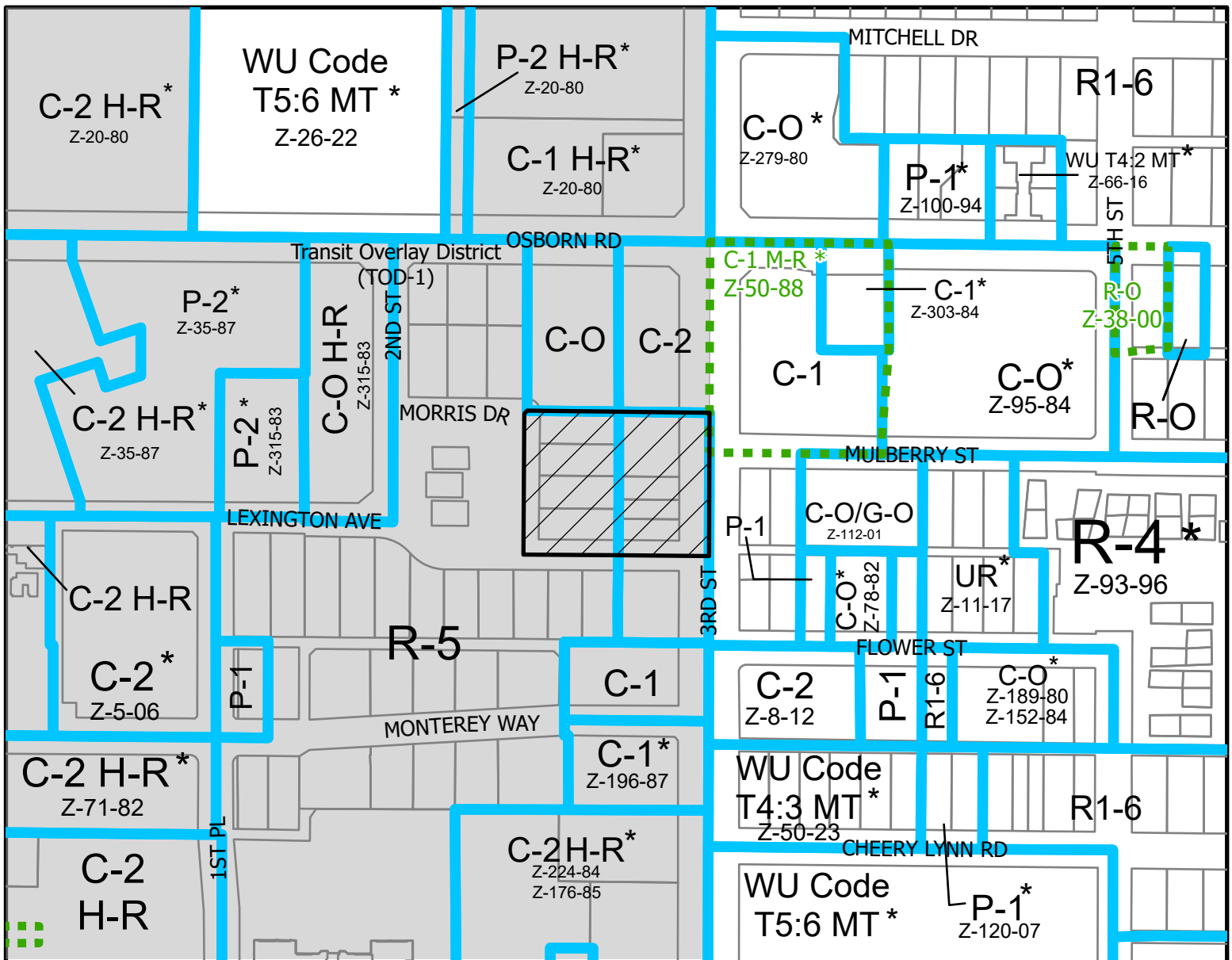
Exhibits

Zoning sketch map

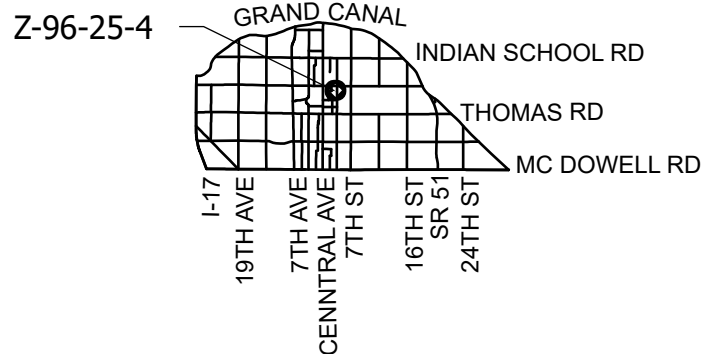
Aerial sketch map

Conceptual Site Plan date stamped August 14, 2025

Community Correspondence (11 pages)

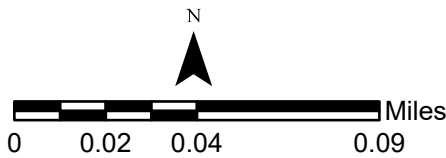
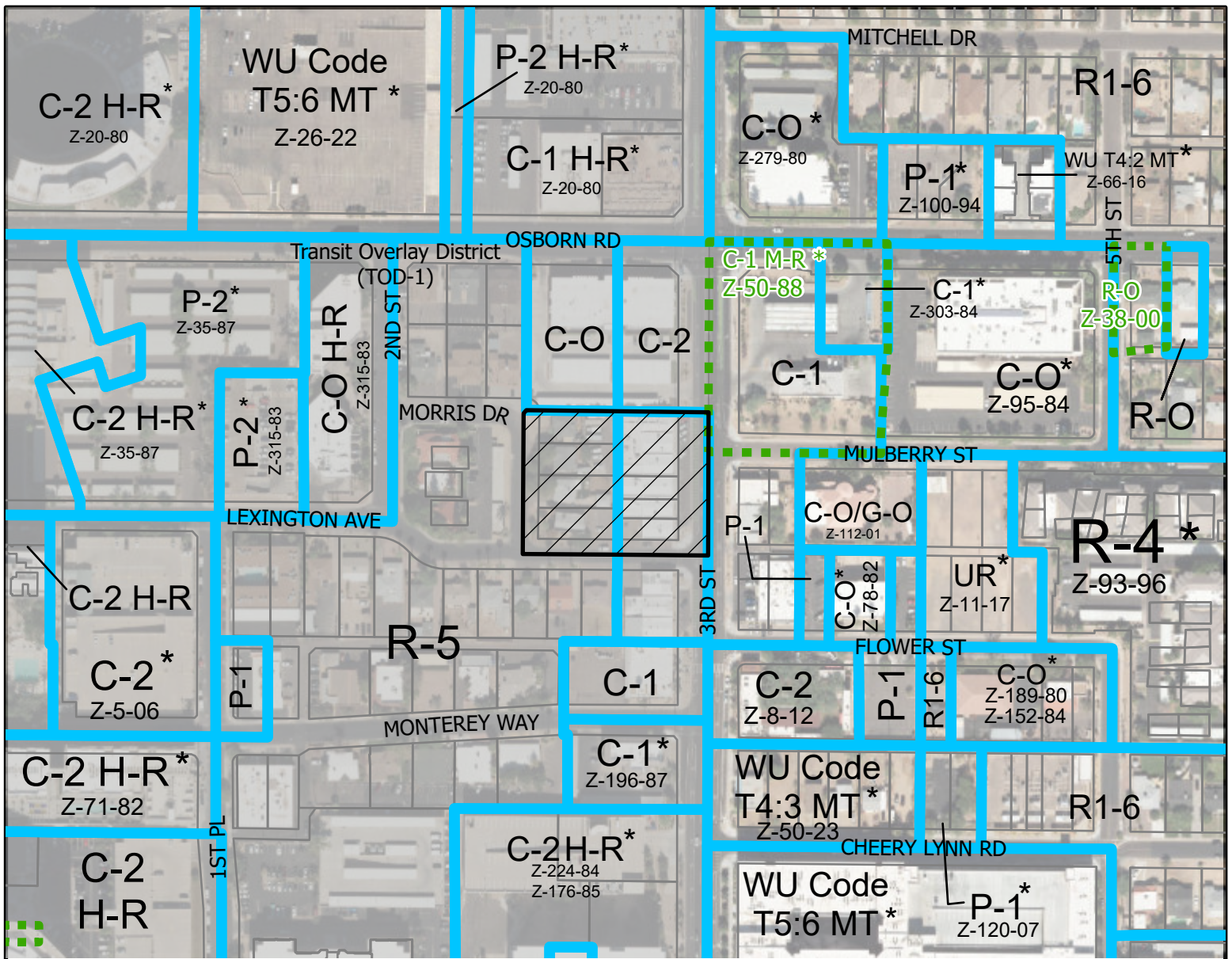


ENCANTO VILLAGE
COUNCIL DISTRICT: 4

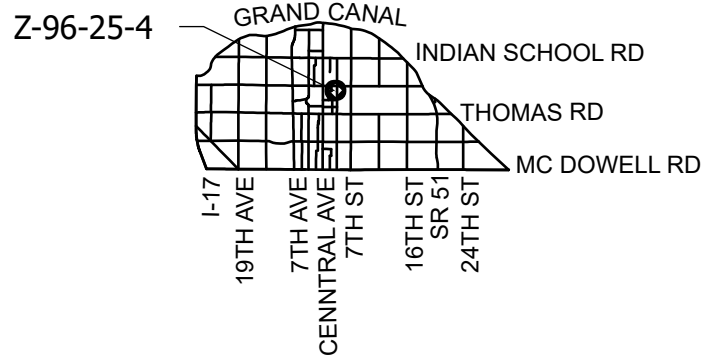


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-96-25-4	DATE: 7/24/2025 REVISION DATES:	FROM: C-2 TOD-1 (0.81 ac.) R-5 TOD-1 (0.84 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.65 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 15-28	ZONING MAP G-8	TO: WU Code T5:5 MT (1.65 ac.)
MULTIPLES PERMITTED C-2 TOD-1, R-5 TOD-1 WU Code T5:5 MT	CONVENTIONAL OPTION 11, 36 No Maximum		* UNITS P.R.D OPTION 14, 43 N/A

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



ENCANTO VILLAGE
COUNCIL DISTRICT: 4



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MULTIPLES PERMITTED C-2 TOD-1, R-5 TOD-1 WU Code T5:5 MT	CONVENTIONAL OPTION 11, 36 No Maximum		* UNITS P.R.D OPTION 14, 44 N/A

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

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

To Whom it May Concern,

As a local Phoenix business, I wanted to write to express my support for the rezoning case Z-96-25-4. We look forward to the construction of on-site parking west of the existing building to utilize the vacant piece of land.

This building has been an asset to the area since the 1940s, and this new plan will benefit the surrounding community by updating the building façade, adding a new restaurant concept with dining patio, and most importantly, building an attractive and well-landscaped parking area. Parking is a challenge in this corridor with only on street parking options, which makes it difficult for building tenants to drive customers to their business when there is a distinct lack of parking. This will be a positive investment not only for the building tenants, but businesses like ours that are in the neighboring area.

Thank you for continuing to support our growing City by approving smart, forward-thinking developments like this.

Business Name Jack Hamblet Steak Farms

Name Jack Hamblet

Business address: 255 E Osborn Rd Ste 102

Phone or email: 480-440-0617

Date: 8/13/2025



Jack Hamblet

Agent
255 E Osborn Rd Ste 102
Phoenix, AZ 85012
Bus: 602-442-1144 Fax: 602-325-7078
jack@hambletinsurance.com

Hablamos Español.



City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

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Business Name Spectrum Medical Care Center

Name Harper Grossman, MD Medical Director

Business address: 52 E Monterey Way

Phoenix AZ 85012

Phone or email: hgrossman@spectrummedicalcare.org

Date: 8/10/25

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

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Business Name Process Dynamics, Inc

Name Francis Wiedemann

Business address: 210 E. Morris

Phx, AZ 85012

Phone or email: (602) 277-3187

Date: 8/13/25



Francis Wiedemann Industrial Instruments & Controls
Cell (602) 318-7108 Sales and Service

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

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This building has been an asset to the area since the 1940s, and this new plan will benefit the surrounding community by updating the building façade, adding a new restaurant concept with dining patio, and most importantly, building an attractive and well-landscaped parking area. Parking is a challenge in this corridor with only on street parking options, which makes it difficult for building tenants to drive customers to their business when there is a distinct lack of parking. This will be a positive investment not only for the building tenants, but businesses like ours that are in the neighboring area.

Thank you for continuing to support our growing City by approving smart, forward-thinking developments like this.

Business Name Plattner Verderame, P.C.

Name Frank Verderame

Business address: 316 E. Flower St.

Phoenix, Az. 85012

Phone or email: 602-266-2002

Date: 8/13/25

Frank Verderame

Attorney at Law
Certified Specialist: Injury & Wrongful Death

Plattner Verderame, P.C.

316 E. Flower St.
Phoenix, AZ 85012

602-266-2002 (local)
1-877-805-4529 (toll free)

fverderame@pvazlaw.com
www.plattner-verderame.com



City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

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Business Name New Tempo Family Dental

Name Ingrid Sewayo

Business address: 59 E. Lexington Ave
Phoenix, AZ 85012

Phone or email: newtempophoenix@ntfdental.com

Date: 08/13/2025

 (480) 248-8088
 phoenix@ntfdental.com
 59 E Lexington Ave
Phoenix, AZ 85012
 www.newtempofamilydental.com

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

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Business Name Circle K

Name Jennifer Loving

Business address: 309 E. Osborn

Phoenix AZ

Phone or email: 727 238 4688

Date: 8/12/25

CIRCLE K STORES, INC.
2706359



City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

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Thank you for continuing to support our growing City by approving smart, forward-thinking developments like this.

Business Name China Chili

Name John Chen

Business address: 302 E Flower St phoenix, AZ 85012

Phone or email: 602-266-4463

Date: 8-13-25

China Chili

FINE
CHINESE
CUISINE



302 E.FLOWER.ST
PHOENIX,AZ 85012
www.chinachilirestaurant.com

Tel:602-266-4463
Fax:602-265-2871

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Av

To Whom it May Concern,

As a local Phoenix business, I wanted to v
case Z-96-25-4. We look forward to the constru
building to utilize the vacant piece of land.

This building has been an asset to the are
benefit the surrounding community by updating
concept with dining patio, and most importantl
parking area. Parking is a challenge in this corri
makes it difficult for building tenants to drive c
distinct lack of parking. This will be a positive in
businesses like ours that are in the neighboring

Thank you for continuing to support our
thinking developments like this.

Business Name Bioscreen

Name Angelica Veliz

Business address: 3301 N 2nd street
Phoenix AZ

Phone or email: 602-277-1154

Date: 8/12/25



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City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

To Whom it May Concern,

As a Phoenix resident near the area of 3rd St and Osborn, I wanted to write to express my support for the rezoning case Z-96-25-4. We look forward to the construction of on-site parking west of the existing building to utilize the vacant piece of land.

This building has been an asset to the area since the 1940s, and this new plan will benefit the surrounding community by updating the building façade, adding a new restaurant concept with dining patio, and most importantly, building an attractive and well-landscaped parking area. Parking is a challenge in this corridor with only on street parking options at this building, which makes it difficult for building tenants to drive customers to their business when there is a distinct lack of parking. This will be a positive investment not only for the building tenants, but for the neighboring area as well.

Thank you for continuing to support our growing City by approving smart, forward-thinking developments like this.

Name ART SCARNIELL

Address: 209 E. Lexington St.

Phone or email: _____

Date: 8/13/25

City of Phoenix Planning and Development Department
200 W. Washington St. 2nd floor
Phoenix, AZ 85003

Re: Rezoning case Z-96-25-4, NWC Lexington Ave & 3rd St

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Thank you for continuing to support our growing City by approving smart, forward-thinking developments like this.

Business Name The Root Collective

Name Melissa Christenson

Business address: 202 E Morris Dr

Phoenix AZ 85012

Phone or email: MidwifeMelissaSue@gmail.com

Date: 08/12/2025

