

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, September 3, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED September 2, 2025*****

Item Requested to be Continued: 56

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=eb63f44a910d0d82301f2656d627748e3>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.
- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.
- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2557 077 2191# (for English) or 2556 088 9689# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.
- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2556 088 9689#. El intérprete le indicará cuando sea su turno de hablar.
- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2556 088 9689#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.
- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.
- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

BOARDS AND COMMISSIONS

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[Attachment B - Staff Report - GPA-SM-1-25-8.pdf](#)

[Attachment C - VPC Summary - GPA-SM-1-25-8.pdf](#)

[Attachment D - PC Summary - GPA-SM-1-25-8.pdf](#)

[Attachment E - PC Appeal - GPA-SM-1-25-8.pdf](#)

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- 59 **Public Hearing and Ordinance Adoption - Rezoning Application Z-31-25-8 - Approximately 1,130 Feet East of the Northeast Corner of 23rd Avenue and Baseline Road (Ordinance G-7416) - District 8** Page 313

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- 60 **Public Hearing and Ordinance Adoption - Rezoning Application Z-58-25-6 - Southeast Corner of 17th Street and Griswold Road (Ordinance G-7415) - District 6** Page 415

Attachments

[Attachment A - Draft Ordinance - Z-58-25-6.docx](#)

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 9/3/2025, Item No. 1

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: September 3, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Central City Village Planning Committee

I recommend the following for appointment:

Elaine Becherer

Ms. Becherer is the Director of the Office of Enterprise Planning at Arizona State University and a resident of District 4. She fills a vacancy for a term to expire September 3, 2027.

Citizens Transportation Commission

I recommend the following for reappointment:

Sanjay Paul

Mr. Paul will serve his second term to expire June 30, 2028.

Deer Valley Village Planning Committee

Councilwoman Debra Stark recommends the following for appointment:

Leon Thomas

Mr. Thomas is a Resource Advisor at the U.S. Bureau of Land Management and a resident of District 3. He fills a vacancy for a term to expire September 3, 2027.

Military Veterans Commission

I recommend the following for appointment:

Elizabeth Powers

Ms. Powers is the Government Affairs Coordinator for the West Coast at Axon and a resident of District 8. She fills a vacancy for a term to expire September 3, 2028.



Report

Agenda Date: 9/3/2025, Item No. 2

Liquor License - Odin's Hall Meadery - District 1

Request for a liquor license. Arizona State License Application 353678.

Summary

Applicant

Mathew Howard, Agent

License Type

Series 1 - In-State Producer

Location

519 W. Lone Cactus Drive, Ste. 301

Zoning Classification: A-1

Council District: 1

This request is for a new liquor license for a wine and mead in-state producer. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in October 2025.

The 60-day limit for processing this application is September 14, 2025.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I am of strong and good character including, coaching my Son's little league teams to build qualities in youth that last into adulthood, I am not an alcohol abuser and as such I have a clear standard with regard to responsible alcohol use and how to responsibly serve others. I am respected and ethical business owner in the Arizona community. I have thirty years of management and business ownership experience that will serve me in the leadership of my company. I adhere to and highly value the compliance and laws given to us in order to serve our clients with integrity."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - AC Element Hotel Phoenix North Norterra - District 1

Request for a liquor license. Arizona State License Application 349894.

Summary

Applicant

Lani Baker, Agent

License Type

Series 11 - Hotel

Location

25100 N. 22nd Lane

Zoning Classification: PUD

Council District: 1

This request is for a new liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in October 2025.

The 60-day limit for processing this application is September 8, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Home2 By Hilton Phoenix Midtown + Tru By Hilton Phoenix Midtown (Series 7)
3150 N. Central Avenue, Phoenix
Calls for police service: 17
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a controlling person on AZ liquor license 07070028609 for Home2 by Hilton Phoenix Midtown + Tru by Hilton Phoenix Midtown, 3150 North Central Avenue, Phoenix, which has operated without incident."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Guests of the hotel appreciate the ability to have a glass of wine or other spirit with friends and other guests when staying at AC Element Hotel. The requested Series 11 / Hotel liquor license will meet the needs of guests and ensure they are conveniently and substantially served on property."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - AC Element Hotel Phoenix North Norterra - Data
Attachment B - AC Element Hotel Phoenix North Norterra - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: AC ELEMENT HOTEL PHOENIX NORTH NORTERRA

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	12.15	23.03
Violent Crimes	12.31	1.06	1.8

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

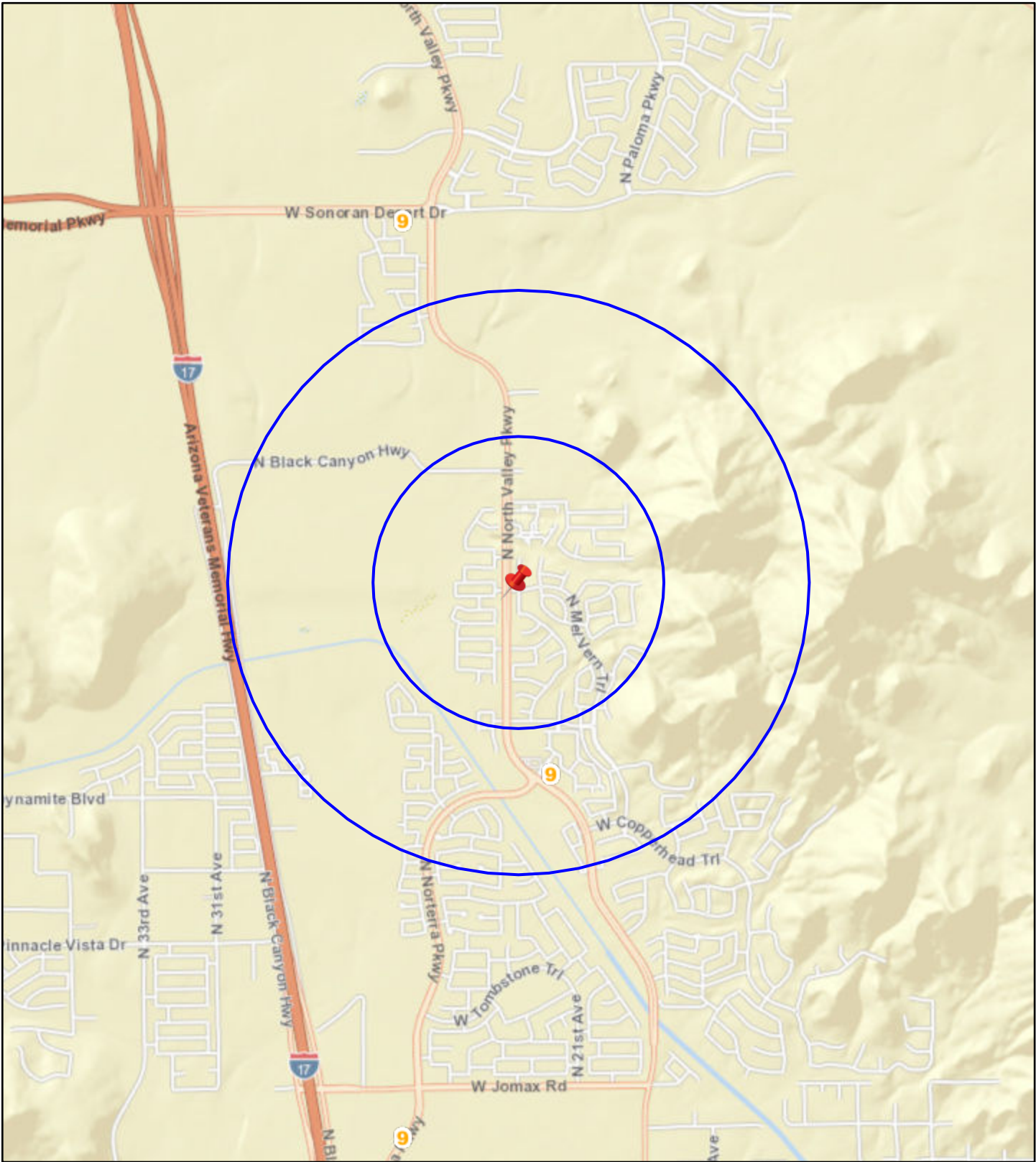
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

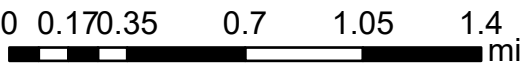
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6113005	2501	532	70	0
6122001	4064	984	151	151
6122002	3565	894	39	85
6123022	1385	321	30	52
Average	1601	393	60	177

Liquor License Map: AC ELEMENT HOTEL PHOENIX NORTH NORTERRA

25100 N 22ND LN



Date: 8/21/2025





Liquor License - The Grove Artisan Cafe and Bakery - District 2

Request for a liquor license. Arizona State License Application 353992.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

5415 E. High Street, Ste.103

Zoning Classification: C-2 DRSP

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is September 15, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We train all of our employees in responsible liquor service. We also conduct regular audits to ensure they comply."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The Grove Artisan Cafe and Bakery is a locally owned and operated coffee shop dedicated to serving exceptional coffee, artisan breads, fresh pastries, and handcrafted sandwiches. We pride ourselves on offering a warm, welcoming space where neighbors can gather, connect, and enjoy quality food and drink made with care."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - The Grove Artisan Cafe and Bakery - Data

Attachment B - The Grove Artisan Cafe and Bakery - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: THE GROVE ARTISAN CAFE AND BAKERY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	9
Beer and Wine Bar	7	4	3
Liquor Store	9	3	3
Beer and Wine Store	10	5	3
Hotel	11	1	0
Restaurant	12	31	25

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	49.81	35.98
Violent Crimes	12.31	3.13	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

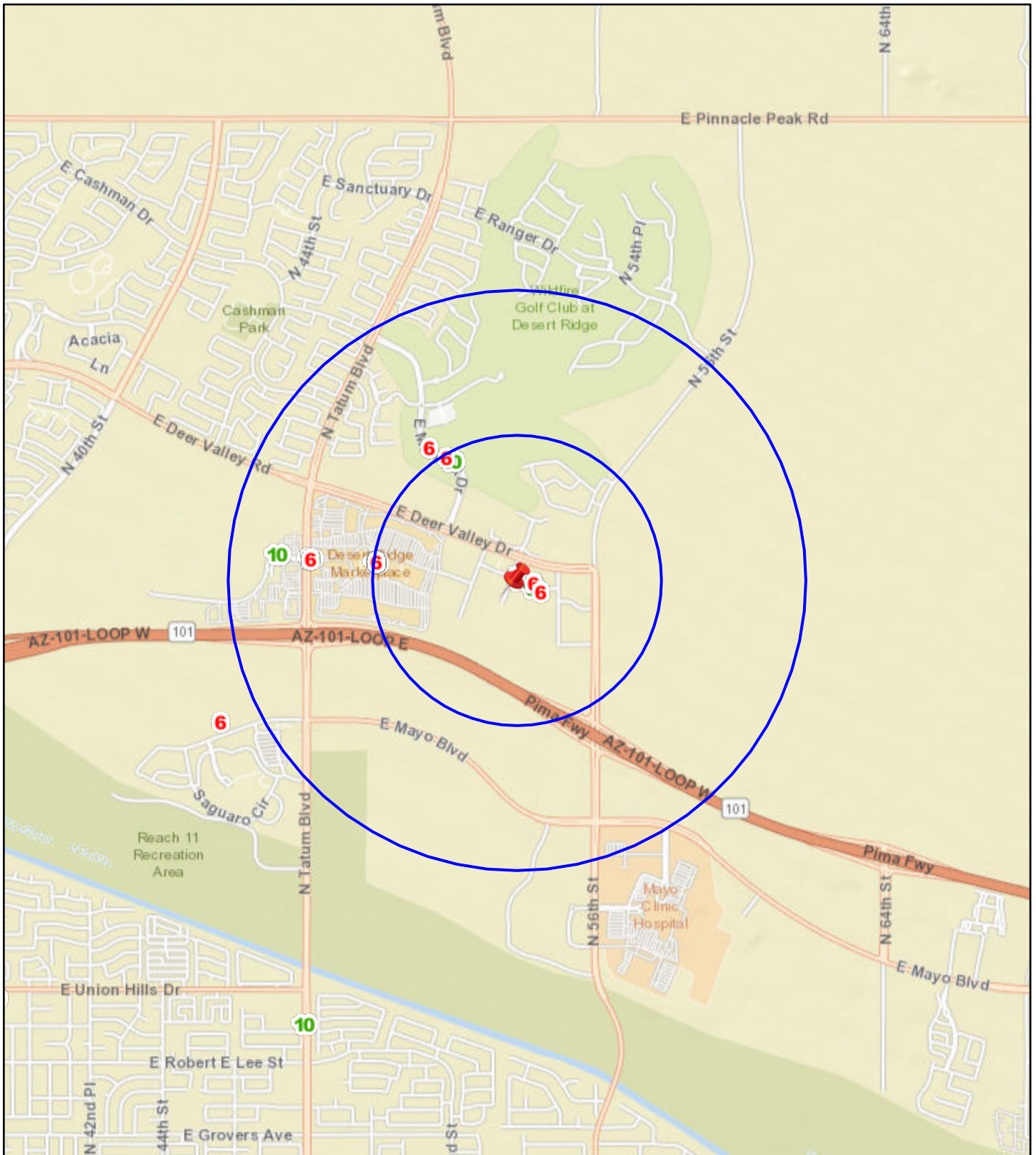
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: THE GROVE ARTISAN CAFE AND BAKERY

5415 E HIGH ST



Date: 8/12/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Calitacos - District 3

Request for a liquor license. Arizona State License Application 352641.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

245 E. Bell Road, Ste. A-2

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is September 9, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Calitacos is a neighborhood restaurant featuring a variety of street tacos, burritos, tortas, and desserts in a family-friendly environment. Applicant would like to continue to offer guests 21 and over the opportunity to enjoy alcoholic beverages as an incident to the meals they enjoy."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Calitacos - Data

Attachment B - Calitacos - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CALITACOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	3	0
Liquor Store	9	4	3
Beer and Wine Store	10	8	4
Restaurant	12	19	15

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	189.41	433.97
Violent Crimes	12.31	27.73	50.63

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

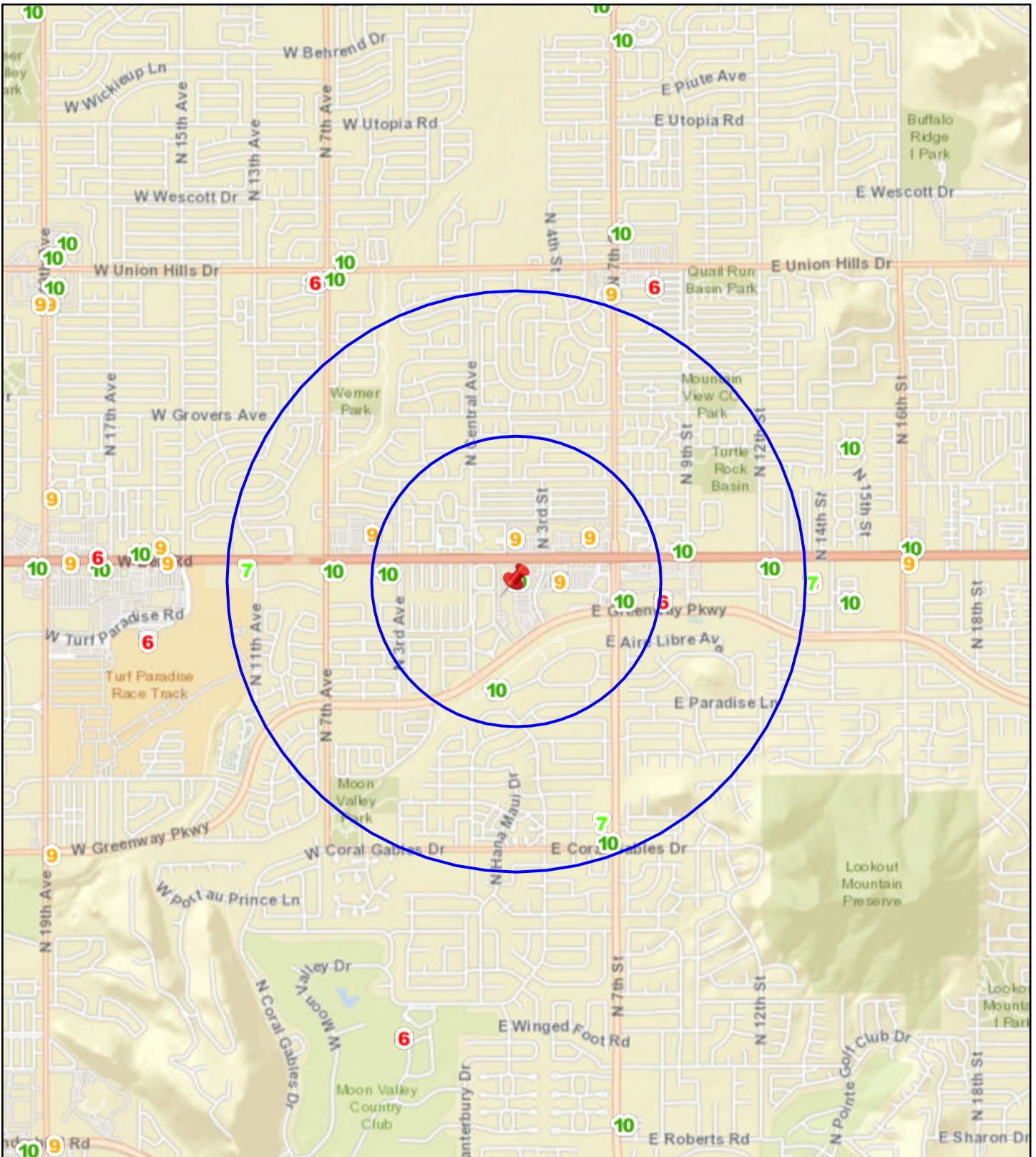
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	40	18
Total Violations	67	31

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036042	1354	528	26	81
1036043	1478	470	42	168
1036111	1291	377	39	156
1036121	784	0	107	12
1036122	1111	390	23	6
1036123	1454	472	31	63
1036124	2294	0	146	129
6189001	1838	449	37	201
6189004	874	316	24	62
6189005	1135	0	61	125
6191001	2154	34	133	374
Average	1601	393	60	177

245 E BELL RD



Date: 7/21/2025



A scale bar representing distances in miles. The bar is marked with values 0, 0.17, 0.35, 0.7, 1.05, and 1.4. The unit 'mi' is at the right end. The bar is divided into segments by vertical lines corresponding to these values.

City Clerk Department



Liquor License - Special Event - Cancer Support Community Arizona (October 4, 2025) - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Kayla Vucinich

Location

360 E. Palm Lane

Council District: 4

Function

Dinner

Date(s) - Time(s) / Expected Attendance

October 4, 2025 - 6 p.m. to 9 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Agenda Date: 9/3/2025, Item No. 7

Liquor License - Special Event - Cancer Support Community Arizona (November 1, 2025) - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Kayla Vucinich

Location

360 E. Palm Lane

Council District: 4

Function

Dinner and Dance

Date(s) - Time(s) / Expected Attendance

November 1, 2025 - 6 p.m. to 10 p.m. / 350 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Teamsters Local 104 - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Dawn Schumann

Location

1202 W. Encanto Boulevard

Council District: 4

Function

Picnic

Date(s) - Time(s) / Expected Attendance

November 15, 2025 - 11 a.m. to 5 p.m. / 2,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - SS. Simon & Jude Cathedral Phoenix - District 5

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Erica Pulliam

Location

6351 N. 27th Avenue

Council District: 5

Function

Fall Festival

Date(s) - Time(s) / Expected Attendance

October 26, 2025 - Noon to 7 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Madison District Educational Foundation, Inc. - District 6

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Margaret Dodd

Location

5601 N. 16th Street

Council District: 6

Function

Music and Food

Date(s) - Time(s) / Expected Attendance

September 20, 2025 - 6 p.m. to 11:30 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Headliners Sports Grill - District 6

Request for a liquor license. Arizona State License Application 352174.

Summary

Applicant

Amy Nations, Agent

License Type

Series 12 - Restaurant

Location

4142 E. Chandler Boulevard, Ste. 105

Zoning Classification: C-2 PCD

Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is September 6, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"New owner is an experienced business operator that has other successful businesses. The owner has attended basic and management liquor training. The employees will attend liquor training to ensure compliance with liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location has been a neighborhood favorite for many years. It has had a liquor license for many years as well. We would like to continue to offer the same great food, drinks, entertainment, and great people our neighbors have come to expect."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Headliners Sports Grill - Data

Attachment B - Headliners Sports Grill - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HEADLINERS SPORTS GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	3	2
Beer and Wine Store	10	7	3
Restaurant	12	22	13

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	52.7	61.46
Violent Crimes	12.31	6.82	11.88

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

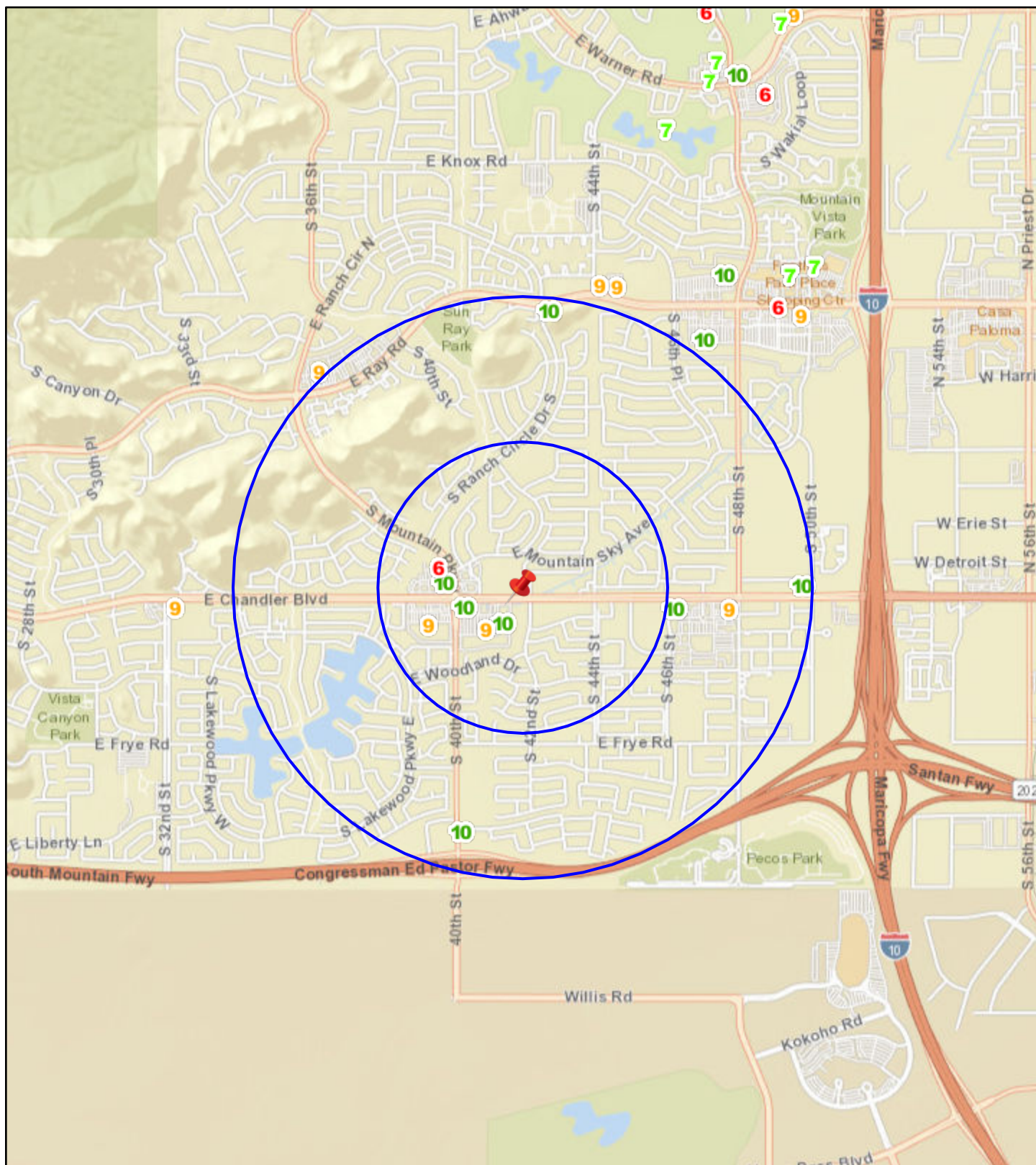
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations	0	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167121	2305	158	156	168
1167122	1955	502	15	223
1167131	630	237	90	72
1167133	1151	453	10	60
1167135	1294	312	29	156
1167191	1868	555	17	106
1167194	1373	576	7	92
1167202	1180	172	41	380
1167203	1429	320	66	89
1167212	1598	640	51	0
Average	1601	393	60	177

4142 E CHANDLER BLVD



Date: 7/14/2025

City Clerk Department



Liquor License - Smidge Beverage Co. - District 7

Request for a liquor license. Arizona State License Application 349900.

Summary

Applicant

Adam O'Connor, Agent

License Type

Series 4 - Wholesaler

Location

1755 S. 75th Avenue, Ste. 125

Zoning Classification: A-1

Council District: 7

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is September 5, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes: information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Smidge Beverage Co. (Series 4)

2440 W. Lincoln Street, Ste. 160 A-B, Phoenix

Calls for police service: 3

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for alcohol sales and service and is committed to uphold all laws and regulations."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Circle K Store #3384 - District 7

Request for a liquor license. Arizona State License Application 352493.

Summary

Applicant

Maria Burgess, Agent

License Type

Series 9 - Liquor Store

Location

9106 W. Lower Buckeye Road

Zoning Classification: C-2

Council District: 7

This request is for an ownership and location transfer of a liquor license for a liquor store. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in April 2026.

The 60-day limit for processing this application is September 15, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

One letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from a local resident. The resident does not support the issuance of the license because they feel that it will bring increased traffic, noise and light pollution, and crime to the area. Additionally, it is near a school and the resident is concerned about unknown consequences that could negatively impact the neighborhood.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "Circle K requires all store personnel to attend an in-house training program. This training is designed to provide a safe and positive customer service environment. As part of the Circle K training program, we provide an Alcohol Training Program that meets the requirements of the Arizona Department of Liquor License Control. Employees must pass a test on Techniques of Alcohol Management that becomes part their employee file. Store Managers are required to attend additional in-house training and obtain certification from the Arizona Department of Liquor License Control. This certification requires submission of fingerprints and includes background investigation."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"It is Circle K's objective to provide a product, accessible in a convenient manner that meets the need of the surrounding community. Circle K's success depends on us being able to provide products that are in demand."

Staff Recommendation

Staff gave careful consideration to the protest letter received, however after reviewing the application in its entirety staff is recommending approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachment A - Circle K Store #3384 - Data

Attachment B - Circle K Store #3384 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CIRCLE K STORE #3384

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	1	0
Beer and Wine Store	10	2	0
Restaurant	12	4	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	44.05	48.3
Violent Crimes	12.31	7.45	9.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

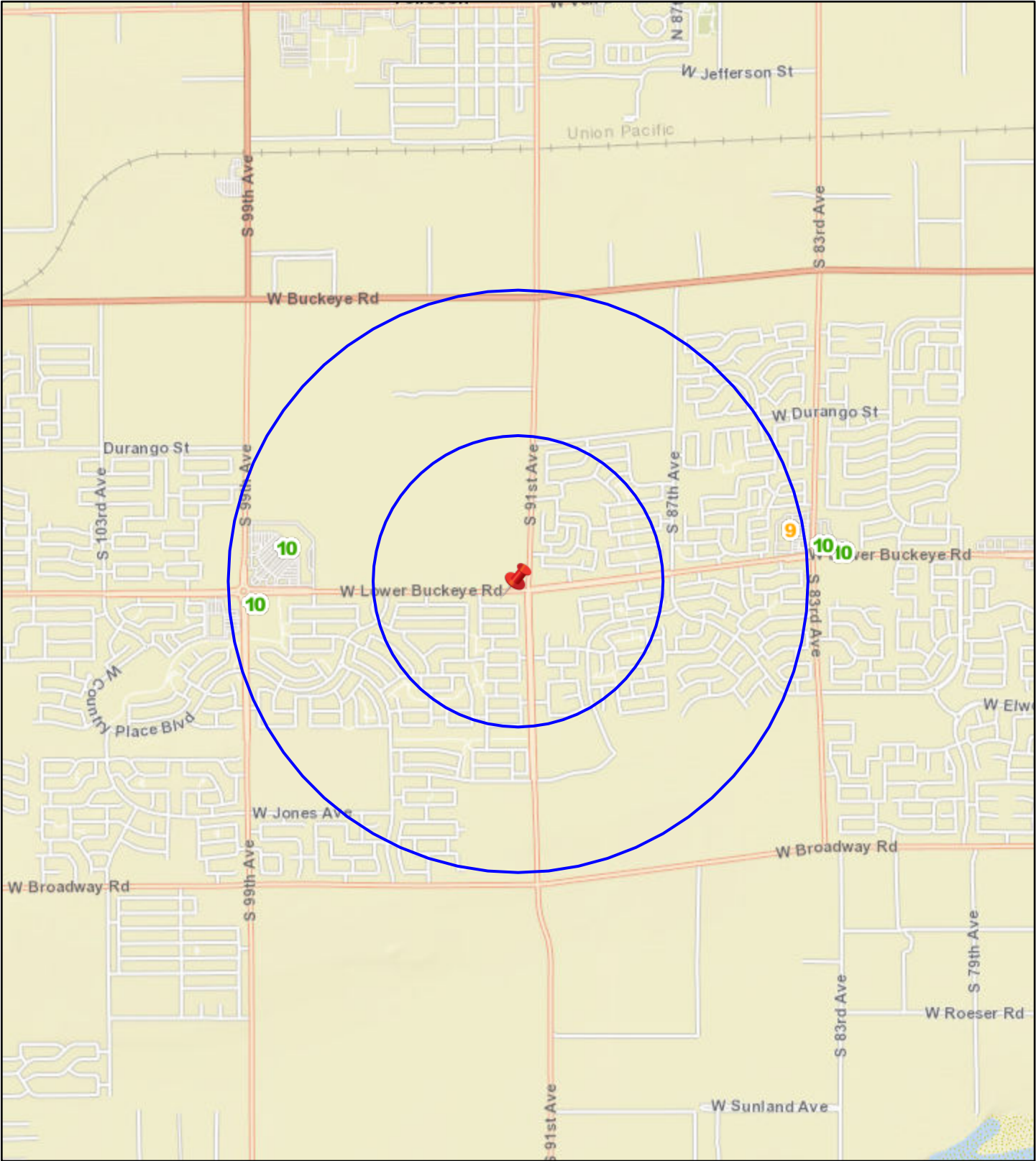
Description	Average	1/2 Mile Average
Parcels w/Violations	41	12
Total Violations	69	12

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0822041	4129	587	27	251
0822043	1777	335	21	249
0822051	2585	470	27	152
0822061	1137	275	6	32
0822063	2128	395	7	257
Average	1601	393	60	177

Liquor License Map: CIRCLE K STORE #3384

9106 W LOWER BUCKEYE RD



Date: 8/20/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Golden Oak Barbecue & Taproom - District 7

Request for a liquor license. Arizona State License Application 350585.

Summary

Applicant

David Valencia, Agent

License Type

Series 12 - Restaurant

Location

1326 N. Central Avenue, Ste. 101

Zoning Classification: DTC - Downtown Gateway

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is September 8, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Oro Brewing Company (Series 7)
210 W. Main Street, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I currently hold a liquor license at my other business in Downtown Mesa. We, as ownership have about 20 years of hospitality experience operating establishments."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our barbecue & taproom concept will enhance the dining experience to the downtown phoenix area."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Golden Oak Barbecue & Taproom - Data
Attachment B - Golden Oak Barbecue & Taproom - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GOLDEN OAK BARBEQUE & TAPROOM

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	6	3
Bar	6	37	9
Beer and Wine Bar	7	12	9
Liquor Store	9	5	4
Beer and Wine Store	10	11	1
Hotel	11	3	0
Restaurant	12	88	34
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	225.45	306.47
Violent Crimes	12.31	47.5	51.16

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

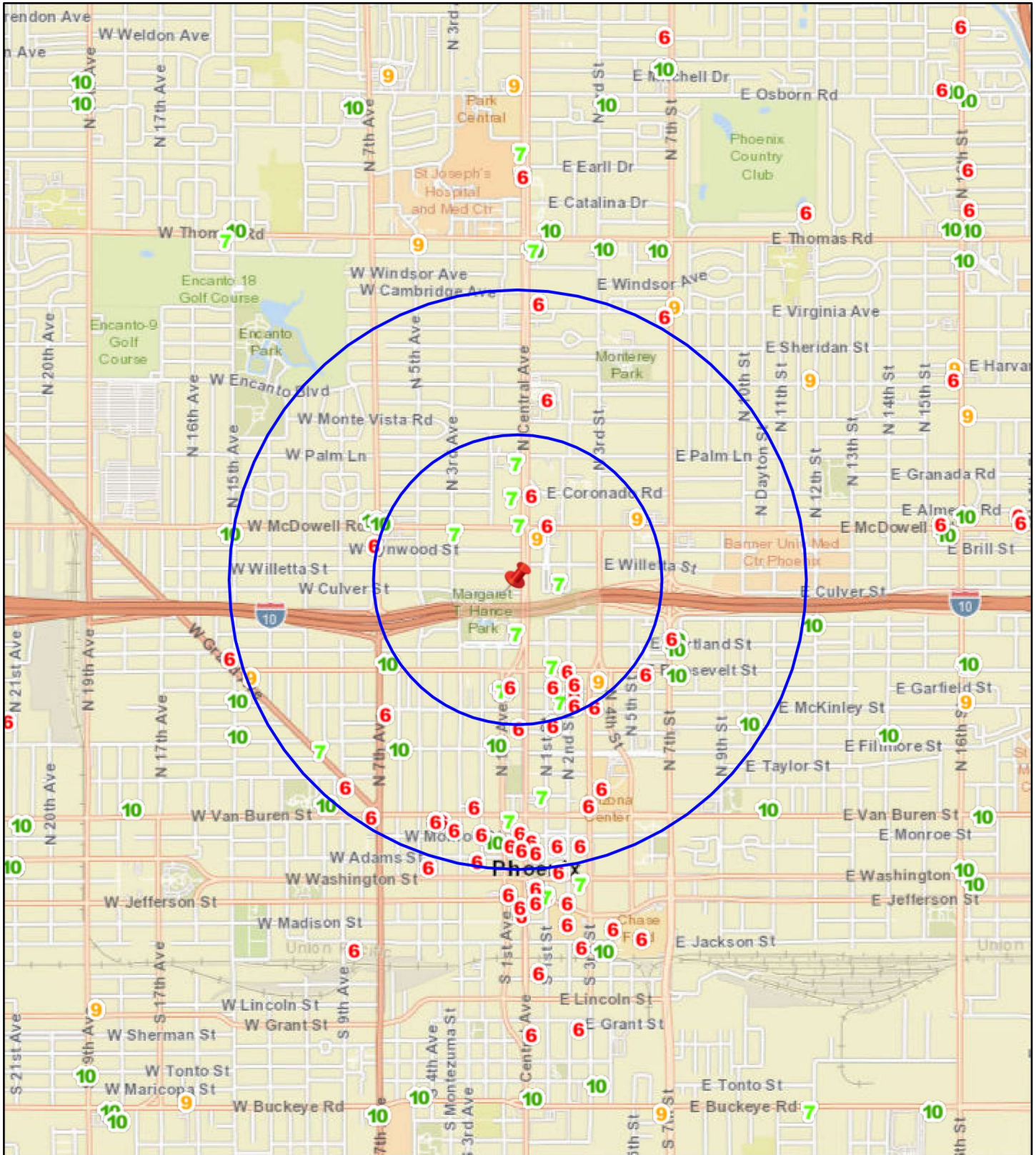
Description	Average	1/2 Mile Average
Parcels w/Violations	40	44
Total Violations	69	73

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1129001	1399	521	53	62
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
Average	1601	393	60	177

Liquor License Map: GOLDEN OAK BARBEQUE & TAPROOM

1326 N CENTRAL AVE



Date: 8/1/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Soluna Eats - District 7

Request for a liquor license. Arizona State License Application 351016.

Summary

Applicant

Ashante Roberson, Agent

License Type

Series 12 - Restaurant

Location

1325 Grand Avenue, Ste. 6

Zoning Classification: C-2

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is September 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I possess the capability, reliability and qualification to hold a liquor license due to my strong background in food and beverage operations, consistent adherence to health and safety regulations and a proven track record as a responsible business owner. My business, Soluna Eats is committed to upholding high operational standards while creating a culturally rich and inclusive dining experience for the community."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The issuance of a liquor license will allow us to offer responsibly curated wine, beer and culturally inspired cocktails that enhances our guests' dining experience. This will aid in attracting more patrons to the area supporting surrounding businesses and contributing to the local economy. It also supports the growing demand for culturally authentic and responsibly operated dining establishments. Our establishment will serve as a welcoming and safe environment that celebrates diversity, wellness and the spirit of Phoenix."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Soluna Eats - Data

Attachment B - Soluna Eats - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: SOLUNA EATS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	1	1
Government	5	3	0
Bar	6	22	3
Beer and Wine Bar	7	6	1
Liquor Store	9	2	1
Beer and Wine Store	10	13	5
Hotel	11	1	0
Restaurant	12	44	7
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	184.73	180.78
Violent Crimes	12.31	60.66	48.08

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

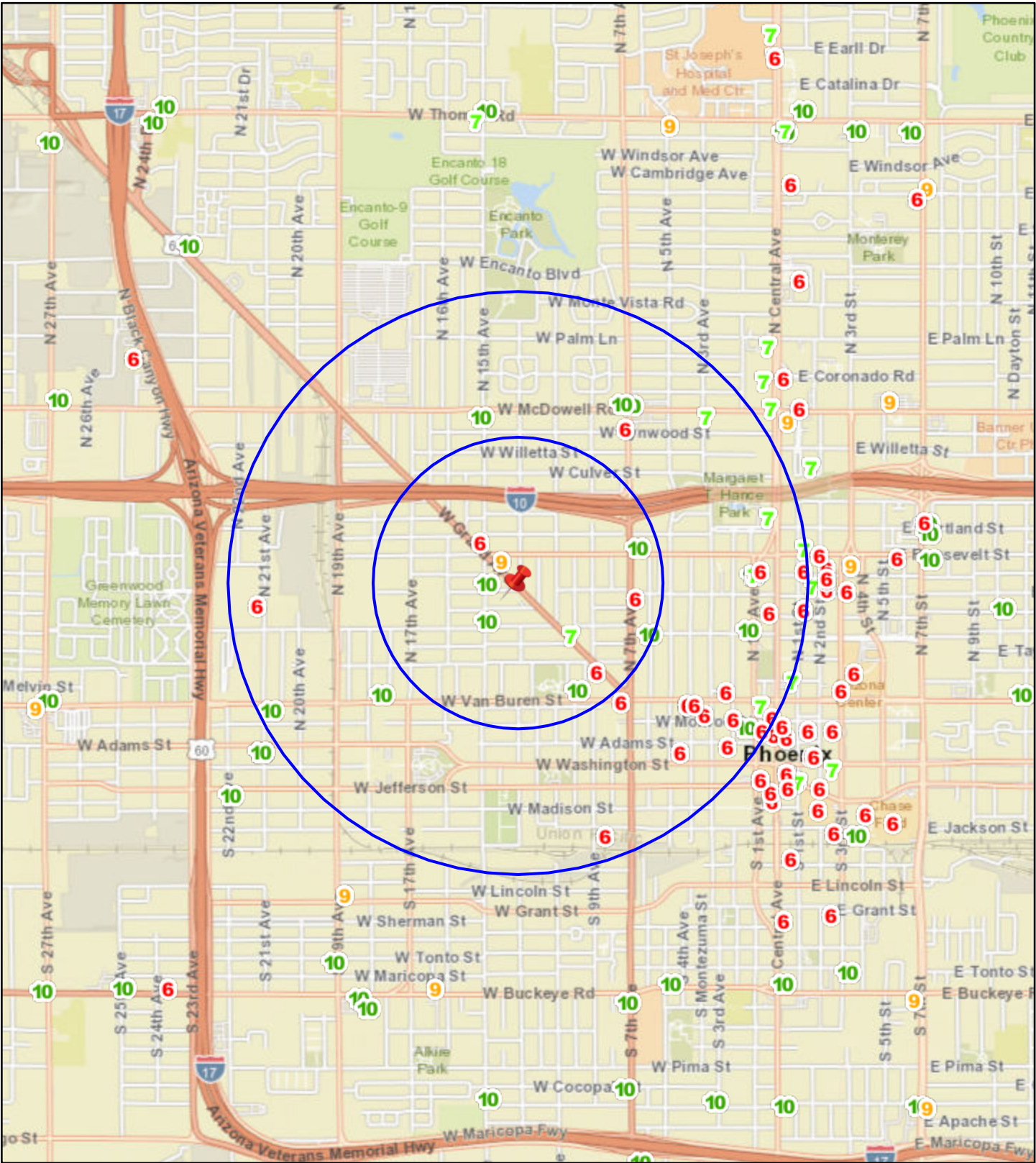
Description	Average	1/2 Mile Average
Parcels w/Violations	0	0
Total Violations	0	0

Census 2020 Data 1/2 Mile Radius

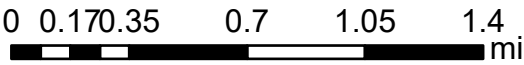
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1399	521	53	62
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: SOLUNA EATS

1325 GRAND AVE



Date: 7/15/2025





Liquor License - Special Event - Latino Pride Alliance - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Steve Gallardo

Location

113 N. 6th Street

Council District: 8

Function

Festival

Date(s) - Time(s) / Expected Attendance

October 4, 2025 - 4 p.m. to Midnight / 1,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Hilton Garden Inn Phoenix Airport North - District 8

Request for a liquor license. Arizona State License Application 351436.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 11 - Hotel

Location

3838 E. Van Buren Street

Zoning Classification: C-3 H-R TOD-2

Council District: 8

This request is for a new liquor license for a hotel. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is September 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Applicant will manage Hilton Garden Inn Phoenix Airport North, which is a popular hotel amongst business and personal travelers in the heart of downtown Phoenix. Applicant would like to continue to offer alcoholic beverages to its guests 21 and over."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Hilton Garden Inn Phoenix Airport North - Data

Attachment B - Hilton Garden Inn Phoenix Airport North - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HILTON GARDEN INN PHOENIX AIRPORT NORTH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	5	3
Beer and Wine Bar	7	2	1
Conveyance	8	2	0
Liquor Store	9	2	0
Beer and Wine Store	10	12	2
Hotel	11	7	3
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	133.3	106.47
Violent Crimes	12.31	33.65	27.17

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

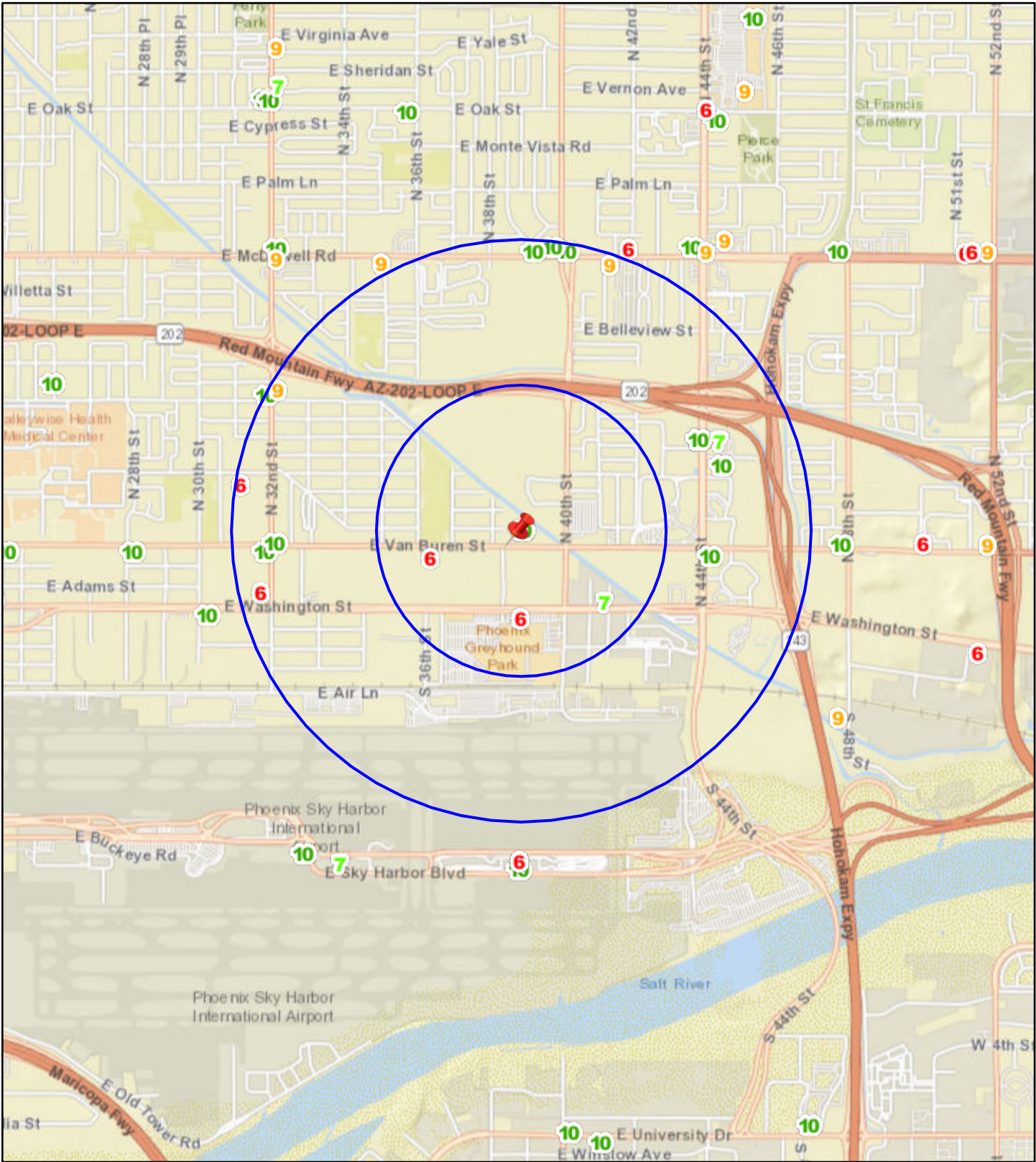
Description	Average	1/2 Mile Average
Parcels w/Violations	41	80
Total Violations	69	143

Census 2020 Data 1/2 Mile Radius

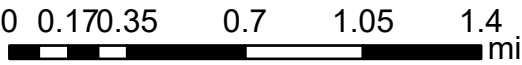
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1136012	0	0	0	0
1136013	1957	169	53	158
1136021	1780	123	44	346
1136022	2420	344	29	366
1137022	1711	178	13	580
1138004	423	0	13	74
1138005	290	2	35	220
Average	1601	393	60	177

Liquor License Map: HILTON GARDEN INN PHOENIX AIRPORT NORTH

3838 E VAN BUREN ST



Date: 8/15/2025





Liquor License - Hilton Garden Inn Phoenix Airport North Market - District 8

Request for a liquor license. Arizona State License Application 351418.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

3838 E. Van Buren Street

Zoning Classification: C-3 H-R TOD-2

Council District: 8

This request is for a new liquor license for a convenience store located within a hotel. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is September 13, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Applicant will manage the Hilton Garden Inn Phoenix Airport North Market, which offers food, beverage, souvenir and personal items for its hotel guests to purchase. Applicant would like to continue to offer beer and wine to customers 21 and over for purchase in its hotel market."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Hilton Garden Inn Phoenix Airport North Market - Data

Attachment B - Hilton Garden Inn Phoenix Airport North Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HILTON GARDEN INN PHOENIX AIRPORT NORTH MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	5	3
Beer and Wine Bar	7	2	1
Conveyance	8	2	0
Liquor Store	9	2	0
Beer and Wine Store	10	12	2
Hotel	11	7	3
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	133.3	106.47
Violent Crimes	12.31	33.65	27.17

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

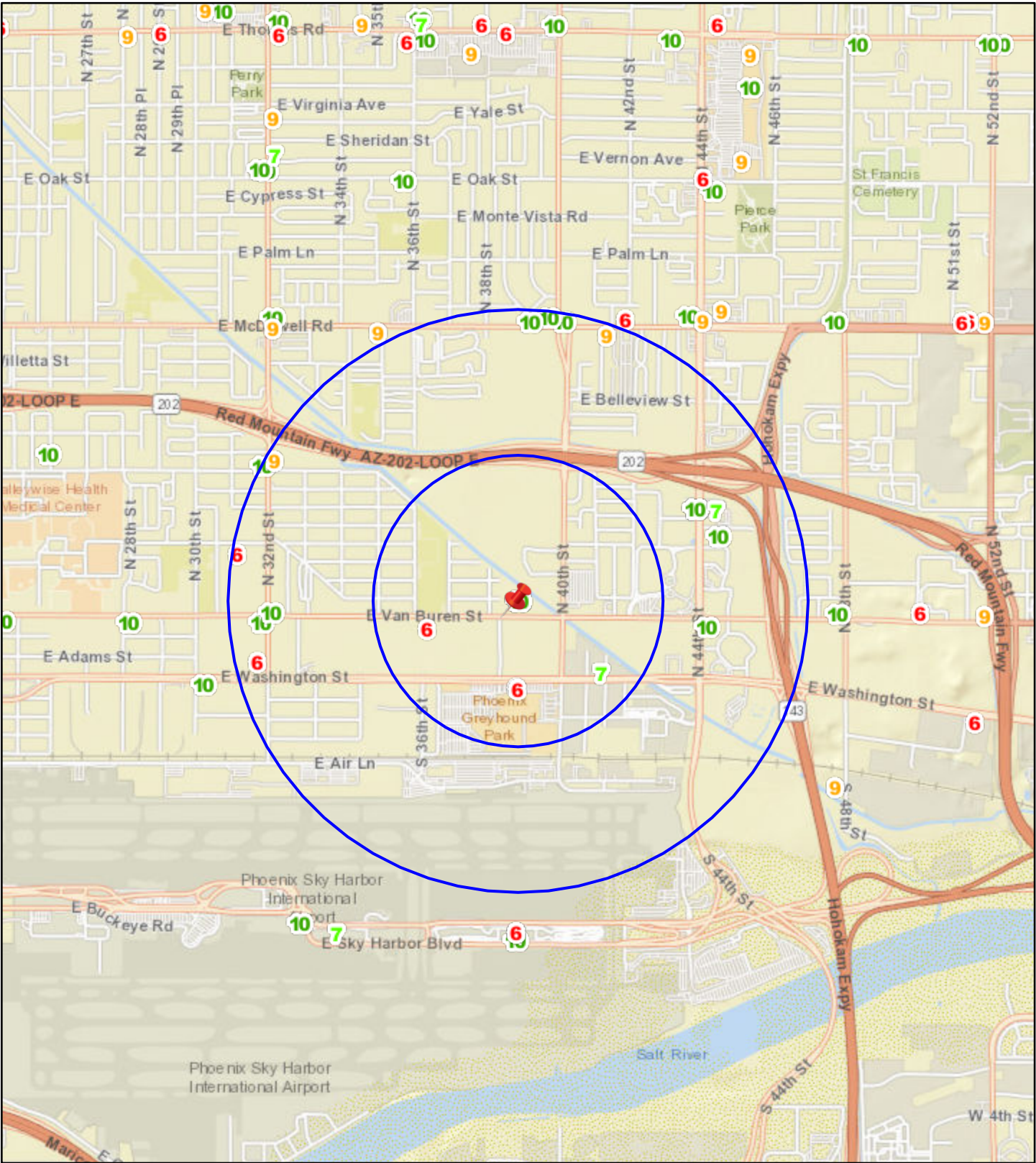
Description	Average	1/2 Mile Average
Parcels w/Violations	41	82
Total Violations	69	147

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1136012	0	0	0	0
1136013	1957	169	53	158
1136021	1780	123	44	346
1136022	2420	344	29	366
1137022	1711	178	13	580
1138004	423	0	13	74
1138005	290	2	35	220
Average	1601	393	60	177

Liquor License Map: HILTON GARDEN INN PHOENIX AIRPORT NORTH MARKET

3838 E VAN BUREN



Date: 8/11/2025

0 0.1 0.35 0.7 1.05 1.4 mi





Liquor License - Prime Now/Amazon Fresh - District 8

Request for a liquor license. Arizona State License Application 353920.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 9 - Liquor Store

Location

500 S. 48th Street

Zoning Classification: A-1

Council District: 8

This request is for a new liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 9 - Liquor Store, liquor license and does not have an interim permit.

The 60-day limit for processing this application is September 13, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Prime Now/Amazon Fresh (Series 9)
500 S. 48th Street, Phoenix
Calls for police service: 16
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Applicant currently operates with a series 9 liquor license at this location; only one license will be active at a time. Applicant will continue to meet the needs of the community with responsible sales and delivery of alcohol to customers 21 and over."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Prime Now/Amazon Fresh - Data
Attachment B - Prime Now/Amazon Fresh - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PRIME NOW/ AMAZON FRESH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Bar	6	3	0
Beer and Wine Bar	7	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	3	0
Hotel	11	4	0
Restaurant	12	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	60.74	8.7
Violent Crimes	12.31	11.51	1.16

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

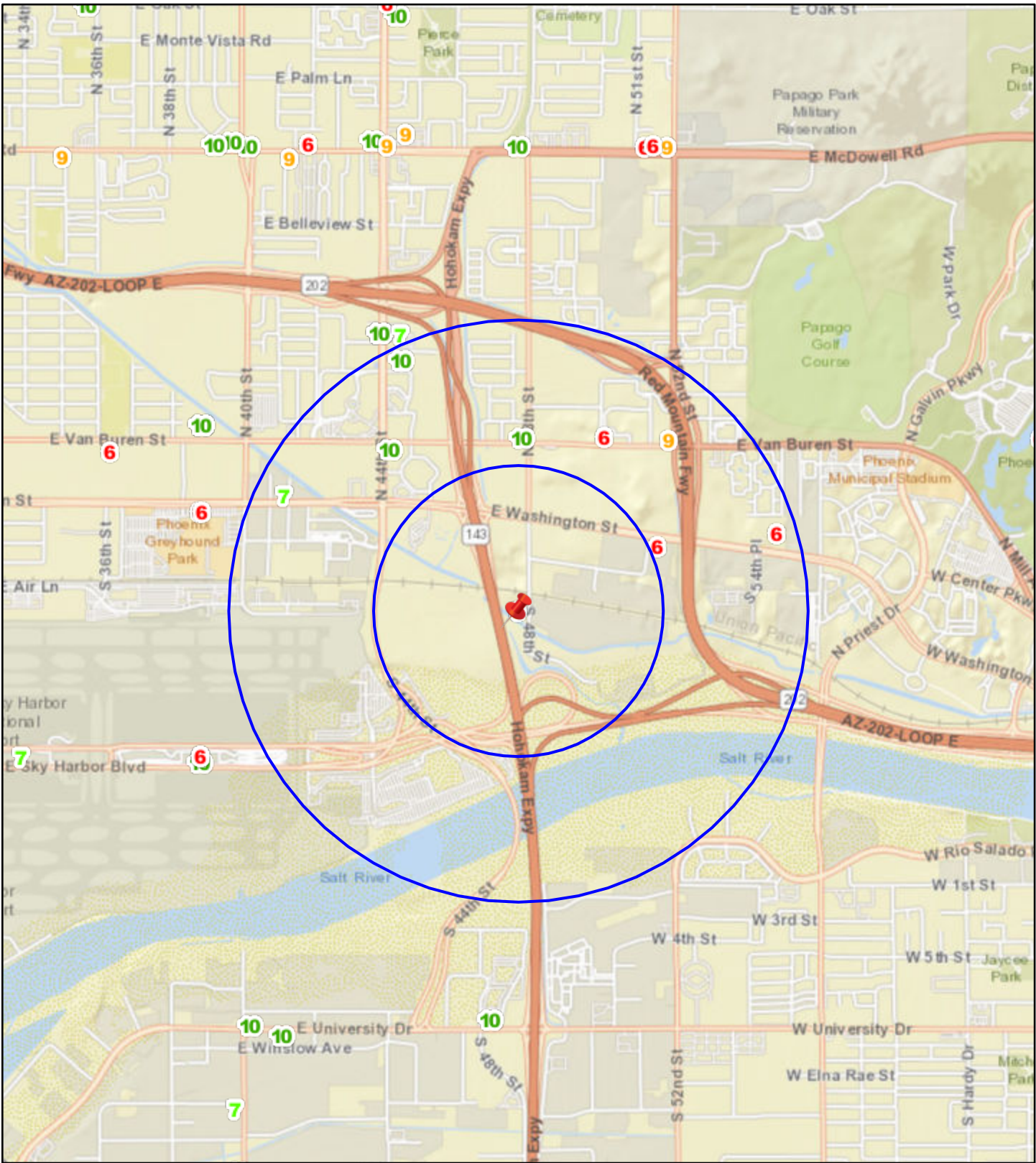
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138001	0	0	0	0
1138003	247	0	131	89
1138004	423	0	13	74
1138006	0	0	1	0
3197101	2430	204	126	722
Average	1601	393	60	177

Liquor License Map: PRIME NOW/ AMAZON FRESH

500 S 48TH ST



Date: 8/12/2025



0 0.170.35 0.7 1.05 1.4 mi



Report

Agenda Date: 9/3/2025, **Item No.** 20

EMS Technology Solutions, LLC

For \$85,460 in payment authority for a new contract, entered on or about October 1, 2025, for a term of five years, for the Operative IQ Narcotics Tracking Module software as well as barcode printers, mobile device optical scanner, supply of labels and training for the Fire Department. The Operative IQ Narcotics Tracking Module and equipment will enhance the Fire Department's security measures surrounding controlled medications, improve detailed record-keeping of inventory levels and avoid member discrepancies to ensure compliance with state and federal regulations.



Maricopa Association of Governments

For \$235,368 in payment authority for Fiscal Year 2025-26, Maricopa Association of Governments (MAG) membership dues and assessments for the Office of Government Relations, Public Works, Water Services, Human Services, and Homelessness Solutions departments. MAG is a Council of Governments and Metropolitan Planning Organization that provides regional planning and policy decisions in areas of transportation, air quality, and human services for the Metropolitan Phoenix area and the neighboring urbanized areas in Pinal County, containing the Town of Florence and City of Maricopa.



National League of Cities

For \$51,410 in payment authority for Fiscal Year 2025-26 annual membership dues for the City of Phoenix. The National League of Cities (NLC) is an organization focused on strengthening local government. NLC provides training, educational programs and conferences. City officials have access to information and publications on federal regulations, solutions to problems, and future challenges. The City benefits from the NLC's efforts to ensure that local governments have influence in the White House, United States Congress, and other federal agencies.



Parks and Recreation Event-Related Services, Activities and Games

For \$60,000 in payment authority to rent and secure event-related services, activities and games for various community events, beginning September 1, 2025, through December 31, 2025, hosted by the Parks and Recreation Department. These services support seasonal public events across multiple City parks and facilities, which include, but are not limited to; the rental of rides, games, and bounce houses, face painting, staging, live entertainment, and other various related services. These events are designed to provide safe, family-friendly recreation opportunities that promote community engagement and cultural enrichment for residents of all ages.



Report

Agenda Date: 9/3/2025, Item No. 24

Settlement of Claim(s) Arizmendi Andrade v. City of Phoenix

To make an additional payment of up to \$7,300 in settlement of claim(s) in *Arizmendi Andrade v. City of Phoenix*, 23-0584-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a water main break claim involving the Water Services Department that occurred on January 5, 2024.



Report

Agenda Date: 9/3/2025, Item No. 25

Settlement of Claim(s) Hamilton v. City of Phoenix

To make payment of up to \$40,000 in settlement of claim(s) in *Hamilton v. City of Phoenix*, 22-1237-004, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an automobile accident claim involving the Police Department that occurred on May 12, 2023.



Report

Agenda Date: 9/3/2025, Item No. 26

Settlement of Claim(s) Siqueiros v. City of Phoenix

To make payment of up to \$150,000 in settlement of claim(s) in *Siqueiros v. City of Phoenix*, CV2023-054369, 22-1225-00, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an auto accident claim involving the Police Department that occurred on November 30, 2022.



Proposed Rancho Grande Annexation - Authorization to File - District 7

Request to authorize the City Manager, or the City Manager's designee, to file with the Maricopa County Recorder's Office a blank petition for a proposed annexation. This annexation was requested by M. Brennan Ray with the Ray Law Firm for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexation.

Summary

Signatures on the proposed annexation petition shall not be obtained for a waiting period of 30 days after filing the blank petition with the Maricopa County Recorder. Additionally, a Public Hearing will be scheduled within this 30-day waiting period, permitting the City Council to gather community input regarding the annexation proposal. Formal adoption of this proposed annexation will be considered at a later date.

Location

The proposed annexation area includes Parcels 104-83-014, 104-83-015, 104-83-016, and 104-83-017, located in the vicinity of 67th Avenue and Baseline Road (

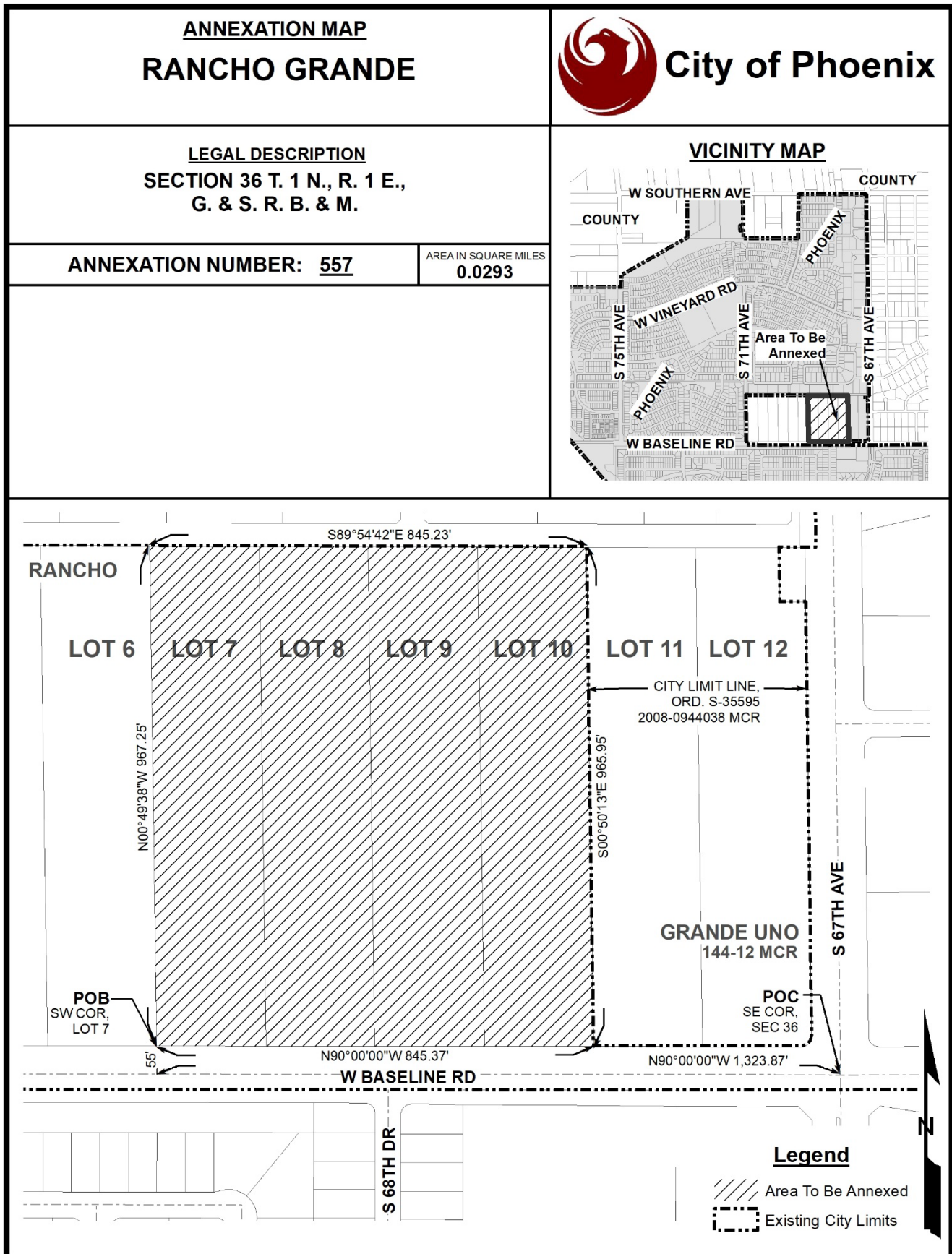
Attachment A). The annexation area is approximately 18.75 acres (0.0293 square miles) and the population estimate is 8.1 individuals.

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

ATTACHMENT A



**Legal Description
For
Lots 7-10
Rancho Grande Uno**

Located in the Southeast Quarter of Section 36, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Lots 7, 8, 9 and 10, Rancho Grande Uno, according to the plat of record in the office of the Maricopa County recorder, Arizona in Book 144 of Maps, Page 12. Being described as follows:

Commencing at the Southeast corner of said Section 36;

Thence North 90°00'00" West, along the South line of said Southeast Quarter, a distance of 1,323.87 feet;

Thence departing said South line, North 00°00'00" East, a distance of 55.00 feet to the Southwest Quarter of said Lot 7 and the Point of Beginning;

Thence North 00°49'38" West, along the West line of said Lot 7, a distance of 967.25 feet to the Northwest corner thereof;

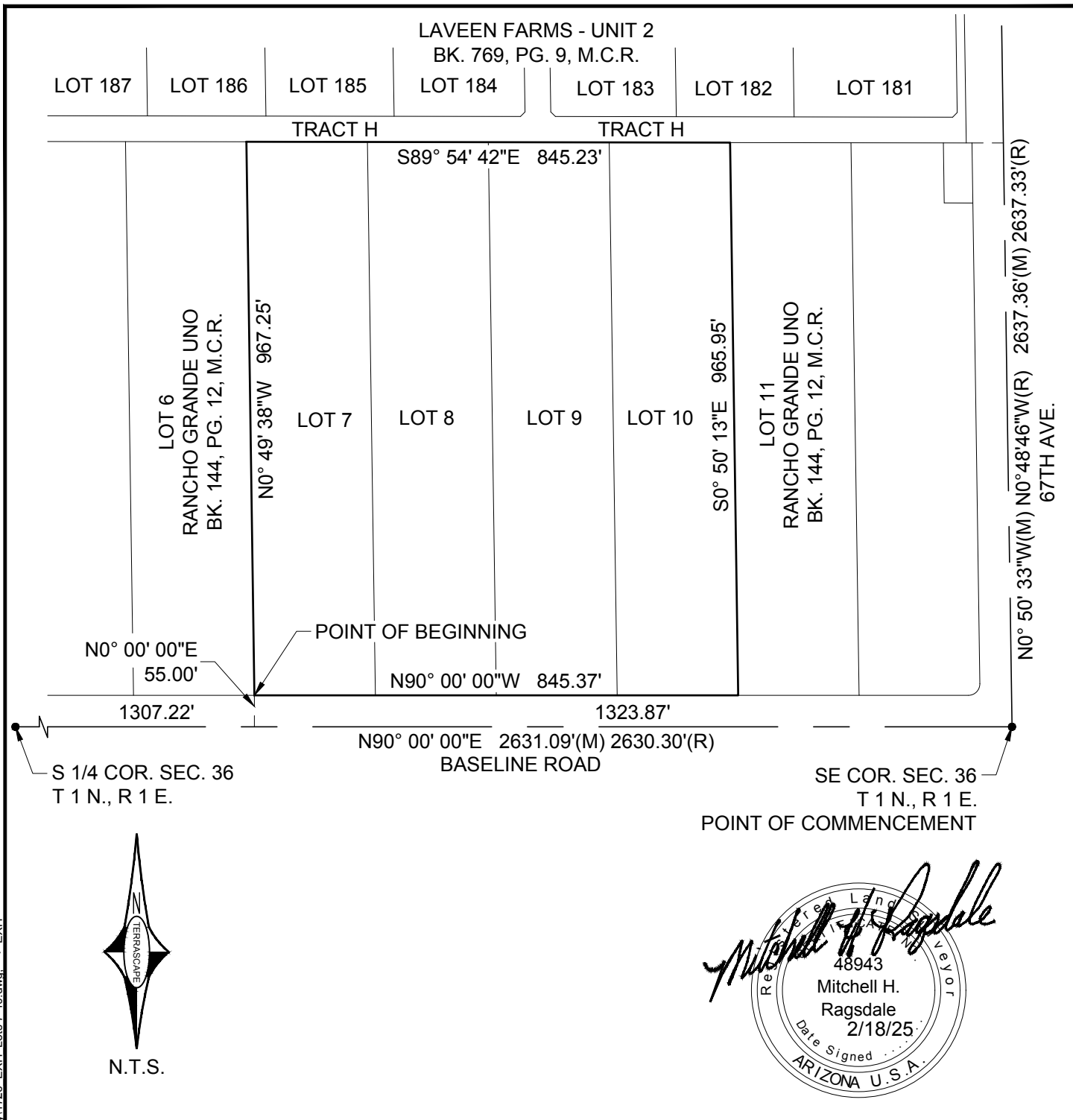
Thence South 89°54'42" East, along the North line of said Lots 7, 8, 9 and 10, a distance of 845.23 feet to the Northeast corner of said Lot 10;

Thence South 00°50'13" East, along the East line of said Lot 10, a distance of 965.95 feet to the Southeast corner thereof;

Thence North 90°00'00" West, along the South line of said Lots 10, 9, 8 and 7, a distance of 845.37 feet to the Point of Beginning.

Containing 816,967.26 square feet or 18.75 acres, more or less.

Plotted: 02/18/25 - 1:03 PM, By: mragdale
File: M1726_NexMetro_67th and Baseline_PhoenixSurvey1726_EXH Lots 7-10.dwg --> EXH



645 E. MISSOURI AVE., STE. 420
PHOENIX, ARIZONA 85012

P:602.297.8732 • F:602.230.8458

EXHIBIT

LOTS 7-10
BK. 144, PG. 12, M.C.R.
AVILLA MERIDIAN
CITY OF PHOENIX

Project No. 1726
Sheet 1 of 1

Date : 2/18/25



Acceptance of an Easement for Drainage Purposes (Ordinance S-52243) - District 3

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement

MCR: 20250404952

Applicant and Grantor: New Promise Christian Fellowship; its successor and assigns

Date: July 15, 2025

Purpose: Drainage

Location: 12851 N. 19th Avenue

APN: 159-03-006A

File: FN 250047

Council District: 3

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-52244) - Districts 7 & 8

Request for the City Council to accept and dedicate easements for public utility purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

MCR: 20250404957

Applicant and Grantor: 42nd Street Creta, LLC; its successor and assigns

Date: July 15, 2025

Purpose: Public Utility

Location: 521 W. Tamarisk Street

APN: 113-29-043C

File: 240067

Council District: 7

Easement (b)

MCR: 20250414157

Applicant and Grantor: Armando Martinez; its successor and assigns

Date: July 18, 2025

Purpose: Public Utility

Location: 821 E. Apollo Road

APN: 114-25-038B

File: 250053

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



Authorization to License City-owned Real Property Near the 83rd and Southern Avenues Alignments for a Climate Station to the Arizona Department of Forestry and Fire Management (Ordinance S-52238) - Out of City

Request to authorize the City Manager, or his designee, to enter into a 10-year License Agreement with the Arizona Department of Forestry and Fire Management (DFFM) to utilize a portion of unimproved City-owned land located in Tolleson, Arizona, near the intersection of 83rd and Southern avenues (if extended) for a Remote Automated Weather Station.

Summary

The DFFM will utilize approximately 100 square feet of City-owned vacant land located near the northeast corner of 83rd and Southern avenues in Tolleson, AZ. DFFM intends to install, operate and maintain a Remote Automated Weather Station (the Station). The Station, and other similar sites, will assist DFFM in producing predictive service integral to wildland fire management and risk assessment.

DFFM shall submit all plans for new equipment installation, upgrades, and fence installation for approval to the Wastewater Engineering and Construction Management team prior to seeking required permits.

The term of the license is 10 years beginning September 1, 2025, with two five-year options to extend. Due to the regulatory nature of the use and its public purpose, payment for the license is waived. DFFM will be responsible for all utility services and all costs related to operation and maintenance of the Station. Licensee will provide insurance and indemnification acceptable to the City's Risk Management Division and Law Department.

The license may be cancelled pursuant to Arizona Revised Statutes 38-511, or either party may cancel upon 60 days prior written notice. The license may contain other terms and conditions deemed necessary by the City.

Contract Term

The term of the License Agreement is 10 years, beginning September 1, 2025, with two five-year options to extend.

Location

North of the northeast corner of 83rd and Southern avenues if each were extended, Tolleson, AZ.

District: Out of City

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services and Finance departments.



**Mediator Pool Contracts - RFQu 24-0393 Request for Award (Ordinance S-52251)
- Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with Avril Hogan Coaching and Mediation, LLC and Marlee Raible to provide professional mediation services for the Office of Accountability and Transparency (OAT). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$300,000.

Summary

The mission of the Office of Accountability and Transparency (OAT) is to review Phoenix Police Department administrative investigations, commendations and complaints about the Phoenix Police Department. These contracts will provide the City with professional mediators to be utilized by OAT to conduct impartial mediation and assist in the mediation process of complaints received by OAT and eligible for OAT's voluntary mediation program. The contractors will provide services including the following: facilitating conversations, using mediation techniques between complainants and members of the Phoenix Police Department, collecting post-mediation evaluations, and participating in training specific to mediating complaints involving police and civilians.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

Six offerors submitted qualifications and all were deemed to be responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following minimum qualifications:

- Qualifications - 0 - 350 points
- Experience - 0 - 350 points
- Capability - 0 - 300 points

After reaching consensus, the evaluation committee recommended award to the following offerors:

Avril Hogan Coaching and Mediation, LLC, 750 points

Marlee Raible, 750 points

Contract Term

The contracts will begin on or about September 15, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed \$300,000. Funding is available in the Office of Accountability and Transparency's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Office of Accountability and Transparency.



Buy-Up Voluntary Vision Plan - RFP HR 20-108 - Amendment (Ordinance S-52235) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152983 with Metropolitan Life Insurance Company dba MetLife to extend contract term. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-46807.

Summary

This contract will provide optional vision insurance that employees may elect. The premiums are fully paid by the employee through payroll deduction. It may be desired by employees who do not enroll in the medical plans that include vision coverage, or it can be used as a supplemental benefit by employees enrolled in the medical plans.

Contract Term

Upon approval, the contract will be extended through December 31, 2026.

Financial Impact

The aggregate value of the contract will not exceed \$15,000,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Buy-Up Voluntary Vision Plan - Contract 152983 (Ordinance S-46807) June 24, 2020.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Worker's Compensation Bill Review Services Contract - RFP 24-0436 - Request for Award (Ordinance S-52237) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Corvel Healthcare Corporation to provide Worker's Compensation Bill Review Services for the Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$9,000,000.

Summary

This contract will provide Worker's Compensation Bill Review Services, which will include review and re-pricing of medical bills and payments for City employees who have sustained an injury arising out of or in the course of performing their job duties while employed with the City. The City's Human Resources Department Safety Division is responsible for managing a full range of workforce services to include oversight of the Worker's Compensation program. The Worker's Compensation section has an overall mission to support care of industrial injury benefits under the Worker's Compensation program for City employees.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Six vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Qualifications, Experience and References (0-300 points)
- Method of Approach (0-375 points)
- Pricing (0-325 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

- Corvel Healthcare Corporation

Contract Term

The contract will begin on or about January 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$9,000,000. Funding is available in the Worker's Compensation Trust Fund.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Electronic Monitoring Products & Services (Home Detention Program) Contract - COOP 26-0080 Request for Award (Ordinance S-52234) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Sentinel Offender Services, LLC to provide Electronic Monitoring Products & Services for the Law Department. A cooperative contract was established by the State of Arizona under contract CTR073944. There is no financial impact to the City's General Fund.

Summary

This contract is used by the Law Department's Home Detention Program to provide electronic monitoring as permitted by Arizona law and City code. This program is an ongoing, existing program that was authorized by the Phoenix City Council in 2004 (P.C.C. § 2-100) as an alternative to jail for many misdemeanor, first offenses, and first and second DUI offenses. Since its inception, this program has monitored over 16,000 offenders. The beneficial impact of this program allows the City to avoid incurred costs that is otherwise required when offenders are housed in a jail/detention facility.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The City has a contract (156439) via a cooperative agreement. The Department is requesting to move from the current contract as the underlying master agreement is expired and enter into a new agreement under contract CTR073944 to avoid interruption of services.

Contract Term

The contract will begin on or about September 3, 2025, and will continue through December 13, 2026, with four one-year options to extend.

Financial Impact

There is no financial impact to the City's General Fund and all financial responsibility is directly between the offender and Sentinel Services, LLC.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Law Department.



**Salt River Pima-Maricopa Indian Community Gaming Grant (Ordinance S-52246)
- Citywide**

Request to authorize the City Manager, or his designee, to apply for and accept up to \$477,000 in new funding from the Salt River Pima-Maricopa Indian Community under the 2026 funding cycle. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds as directed by the Salt River Pima-Maricopa Indian Community in connection with these grants.

Summary

The Salt River Pima-Maricopa Indian Community 12 Percent Gaming grant application process is by invitation only. The tribe will select and identify which municipalities and local non-profits to invite to apply for funding consideration. An invitation to apply is not a guarantee that the application will be selected for funding by the tribe. Salt River Pima-Maricopa Indian Community does not consider multi-year capital campaign projects.

If awarded, the funds would be applied, as directed by Salt River Pima-Maricopa Indian Community, towards the following:

City Application

- Office of Arts and Culture, S'edav Va'aki (formerly Pueblo Grande) Museum: \$242,000 for the continuation and renovation of the main gallery exhibit. The Museum is committed to providing the best visitor experience possible, which includes updated and relevant information about the pre-contact inhabitants of the Salt River Valley, their descendants currently residing in the Salt River Pima Maricopa Indian Community and the Gila River Indian Community, and connections to the history and development of Phoenix. Over the last three years, with previous grant funding, the Museum has renovated both main galleries and with stakeholder and Tribal consultation, have created a new interpretive vision and exhibit plan. Funding will provide the opportunity to create interactive exhibit elements, reproduction artifacts (in place of those objects that Tribal partners have requested to no longer be exhibited), videos, text panels with graphic elements, including original artwork where necessary, custom object mounts, to ensure the safety of certain artifacts, and gallery hardware, video screen, section dividers,

tables/counters for interactive elements and benches.

Non-Profit Applications

- Arizona Humane Society: \$85,000 for the Pet Resource Center and Emergency Medical Technicians, which are two of their most essential, people-centered programs. These departments directly strengthen public safety and social service outcomes by supporting vulnerable Maricopa County residents facing financial hardship, housing instability, or other crises that impact their ability to care for a pet. Funding will sustain these critical services, ensuring continued access to humane, community-based interventions that align with the community's priorities.
- Native American Connections (NAC): \$150,000 for permanent supportive housing operations for five housing sites with a total of 335 residential units and a management and direct care staff of 35. Permanent supportive housing sites serve chronically homeless, disabled, minimal income residents and offer intensive case management, with low case load ratios, and wraparound services. These five housing sites grew out of NAC's work as a non-profit Urban Indian Organization striving to maintain a continuum of culturally competent services for Native American clients and residents.

The gaming compact entered into by the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns, and counties for government services that benefit the public, including public safety, mitigation of impacts of gaming, and promotion of commerce and economic development. The Salt River Pima-Maricopa Indian Community will notify the City, by resolution of the Tribal Council, if it desires to convey to the City or nonprofit a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact

There is no budgetary impact to the City and no general-purpose funds are required. Entities that receive gaming grants are responsible for the management of those funds.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.



Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-52239) - Citywide

Request to authorize the City Manager, or his designee, to transfer retirement funds for Morgan Mucha in the amount of \$12,228.23 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of her credited service:

- Mucha, Morgan: \$12,228.23

Concurrence/Previous Council Action

This item was approved by the COPERS Board at the August 7, 2025 meeting.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.



Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-52240) - Citywide

Request to authorize the City Manager, or his designee, to transfer retirement funds for Elizabeth Thompson in the amount of \$48,719.95 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of her credited service:

- Thompson, Elizabeth: \$48,719.95

Concurrence/Previous Council Action

This item was approved by the COPERS Board at the August 7, 2025 meeting.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.



Intergovernmental Agreement Amendment with Arizona State University and its Rob and Melani Walton Sustainability Solutions Service for Greenhouse Gas Emissions Inventories (Ordinance S-52250) - Citywide

Request to authorize the City Manager, or his designee, to amend Intergovernmental Agreement No. 156928 with the Arizona State University Rob and Melani Walton Sustainability Solution Service to conduct Greenhouse Gas Emissions Inventories for City operations and community-wide for the year 2024 and to update previous inventories. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate expenditures of this amendment will not exceed \$113,000.

Summary

The Office of Environmental Programs (OEP) is proposing to amend an existing Intergovernmental Agreement (IGA) with the Arizona State University Rob and Melani Walton Sustainability Solutions Service (ASU) for consultant services to calculate 2024 Greenhouse Gas (GHG) emissions based on most recent available data. ASU has conducted GHG inventories for City operations and community-wide since 2012. ASU reviews the data provided by the City and measures emission reductions to track the City's progress on meeting its GHG reduction goals. OEP conducts GHG inventories every two years.

The scope of this IGA is to update the municipal operations and community GHG emissions inventories with calendar year 2024 data. Additionally, the scope has been expanded to update the existing GHG emissions inventories to allow for the City to compare GHG emissions across all previous inventories. By executing this IGA amendment, OEP will have the capability to engage ASU as needed to help calculate Greenhouse Gas (GHG) emissions as part of updating the Climate Action Plan in the fall of 2025.

Contract Term

The term of the IGA is from August 15, 2022 through August 14, 2026. The GHG inventory work included in the amendment will be completed prior to August 14, 2026.

Financial Impact

The aggregate expenditures of this agreement amendment will not exceed \$113,000. Funding is available in the Office of Environmental Programs from Air Quality/Climate general funds.

Previous Council Action

The City Council previously approved:

- On March 23, 2022, the City Council approved the original Intergovernmental Agreement. (Ordinance S-48402)
- On November 1, 2023, the City Council approved an amendment to increase budget and expand the Scope of Work to include the 2022 Greenhouse Gas Emissions Inventories. (Ordinance S-47588)

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Office of Environmental Programs.



Amend Ordinance S-52177 for Senior Bridge Project (Ordinance S-52253) - District 8 & Citywide

Request authorization for the City Manager or the City Manager's designee to amend Ordinance S-52177 to increase funding in an amount not to exceed \$750,000 to support the Senior Bridge Affordable Housing Project. Further request the City Controller to disburse all funds related to this item for the life of the contract.

Summary

The City of Phoenix is contributing \$750,000 in American Rescue Plan Act (ARPA) interest funds to bridge a financial gap in the Senior Bridge Affordable Housing Project. This funding is in addition to previously authorized funding which includes \$6 million via an Intergovernmental Agreement (IGA) with Maricopa County and \$3,015,746 via a funding agreement with the Phoenix Community Development and Investment Corporation (PCDIC), for a total grant value of up to \$9,765,746.

Contract Term

The term of the Contract will remain as stated in the July 2, 2025, Council action.

Financial Impact

Funding in the amount not to exceed \$750,000 will be provided through the City's allocation of ARPA interest funds. There is no impact to the General Fund.

Concurrence/Previous Council Action

The Council previously reviewed and approved the following:

- On December 18, 2024, the City Council approved the Intergovernmental Agreement (IGA) with Maricopa County and related projects with Ordinance S-51553, including the award of up to \$6 million in funding from the IGA for the Senior Bridge to Steel & Spark, LLC with Ordinance S-51553.
- On March 26, 2025, the City Council authorized changes to the Senior Bridge Project scope and substitution of Senior Bridge, LLC as developer with Ordinance S-51736.
- On July 2, 2025, the City Council authorized additional changes to Senior Bridge Project scope and term, and entry into a funding agreement with PCDIC with Ordinance S-52177 for the Senior Bridge project.

Location

Senior Bridge, 2853 E. Van Buren Street
Council Districts: 8 and Citywide

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.



Bibliotheca, LLC - Library Equipment Maintenance and Support Contract - RFA 25-0688 Request for Award (Ordinance S-52252) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Bibliotheca, LLC, to provide equipment, maintenance and repair services for the Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$3,000,000.

Summary

This contract will provide the library branches with security products, services and annual maintenance of the existing equipment. The library branches utilize self-check kiosks and building occupancy management such as radio frequency identification (RFID) tags, pads and security gates. Bibliotheca security products allow the library to maintain accurate inventory, manage the check-in/out of all library materials and provide theft-deterrent capabilities. Ongoing maintenance and support are critical to ensure system functionality, timely software upgrades and replacement of outdated equipment. Without this contract, libraries may experience disruptions in core services such as automated check-in and sorting of books and materials, potentially resulting in longer wait times, increased manual processing and higher risk of materials being lost or unavailable to the public. This agreement will help ensure uninterrupted library operation and continued access to efficient, user-friendly services for the community.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Bibliotheca's proprietary hardware and software support essential functions such as inventory management, check-in/out processes, and theft deterrence. Only Bibliotheca can maintain this equipment due to its proprietary nature. Switching providers would necessitate replacing all RFID-based equipment and retraining staff on a new system, which would be highly disruptive and costly.

Contract Term

The contract will begin on or about October 1, 2025, for a five-year term with a one-year option to extend.

Financial Impact

The aggregate contract value will not exceed \$3,000,000 for the aggregate term. Funding is available in the Library Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Library Department.



Playgrounds, Splash Pads, and Outdoor Fitness and Related Equipment - Contract - COOP 26-0039 Request for Award (Ordinance S-52241) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Dave Bang Associates, Inc. to provide playgrounds, splash pads, and outdoor fitness and related equipment, as well as repair of such equipment, for citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$1,500,000.

Summary

This contract will provide playgrounds, splash pads, outdoor fitness, and related equipment to enhance and support the quality of recreational programs and services for Phoenix residents. The contract will also provide repair of such equipment, which is nearing the end of its lifecycle. This contract is for citywide use and will be primarily used by the Aviation, Human Services, and the Parks and Recreation Departments. The Parks and Recreation Department is anticipated to be the largest user of this contract.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The City is a member of Mohave Educational Services Cooperative (MESC) and this contract was awarded through a competitive process, consistent with the City's processes, as set forth in Phoenix City Code Chapter 43. Utilization of this agreement allows the City to benefit from MESC government pricing and volume discounts.

Contract Term

The contract will begin on or about February 22, 2026, for a four-year term with a one-year option to extend.

Financial Impact

The total contract value will not exceed \$1,500,000 for the aggregate term. Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Managers Gina Montes and John Chan, Interim Deputy City Manager Amber Williamson and the Aviation, Human Services and Parks and Recreation departments.



Tillage and Turf Installation Services Contract - PKS-IFB-26-0042 - Request for Award (Ordinance S-52248) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Andrus Properties Inc. and Turf Equipment Source to provide tillage and turf installation services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$2,000,000.

Summary

These contracts will provide tillage and turf installation services for the Parks and Recreation Department for parks and fields throughout the City. These services will include both scheduled turf installation projects and as-needed soil preparation and turf replacement at outdoor recreational facilities. The contracts are essential to ensuring that turf covered areas remain safe, healthy, and adequately maintained for public use.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

Andrus Properties Inc.
Turf Equipment Source

Contract Term

The contracts will begin on or about October 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contracts' value will not exceed \$2,000,000.

Funding is available in the Parks and Recreation Department's budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



One-Stop System Memorandum of Understanding and Infrastructure Funding Agreement (Ordinance S-52245) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a Memorandum of Understanding (MOU) with the ARIZONA@WORK City of Phoenix Workforce System Partners (Partners) on behalf of the Phoenix Business and Workforce Development Board (Board). The MOU includes an Infrastructure Funding Agreement (IFA) that outlines the infrastructure and shared costs between the Partners. The City will receive approximately \$784,120 in funds from the Partners annually to be incorporated into the City's Workforce Innovation and Opportunity Act (WIOA) budget. The City will be responsible for expenditures in an amount not to exceed \$2,440,000 over the term of the agreements. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

Summary

The Board is a local workforce development board established under WIOA and is required by the legislation to work with the Chief Elected Official to negotiate and execute an MOU with all Partners to govern the operation of ARIZONA@WORK Job Centers and the One-Stop delivery system in Phoenix. The Board developed the MOU through local discussion and negotiation with the Partners and includes provisions that:

- Describe how various services will be coordinated and delivered through the One-Stop delivery system.
- Describe the methods for referring individuals between the Partners.
- Ensure that the One-Stop delivery system is accessible and inclusive.
- Provide a legal and operational framework for the One-Stop system.
- Provide a plan for how the Board and Partners will fund shared costs.

The IFA maintains transparency and accountability in use of funds, and includes definitions of the following:

- Infrastructure costs: the non-personnel costs necessary for the operation of the ARIZONA@WORK City of Phoenix Job Centers (comprehensive and affiliate), such as technology, pre-employment skills assessments, business services, and referrals

to Partners.

- Shared costs: the common operating costs and communal services necessary for the operation of the ARIZONA@WORK City of Phoenix One-Stop System, such as the One-Stop Operator, virtual lobby management tool, and Partner co-enrollment activities.

Shared costs are currently paid solely by the City using WIOA funding. Upon execution of the MOU/IFA, shared costs will be a joint responsibility from all the Partners and calculated using the number of full-time employees providing workforce services for the Partners at One-Stop centers.

The Partners that participated in discussions and negotiations to develop the MOU include:

- WIOA Title IB Adult, Dislocated Worker, and Youth Programs: City's Human Services Department, Chicanos Por La Causa, Jewish Family and Children's Services, Neighborhood Ministries, and the Valley of the Sun YMCA.
- WIOA Title II Adult Education Programs: Arizona Department of Education on behalf of Arizona Center for Youth Resources, Friendly House, Literacy Phoenix, and Rio Salado College.
- WIOA Title III Wagner-Peyser Programs: Arizona Department of Economic Security (DES), Employment Services.
- WIOA Title IV Vocational Rehabilitation: DES, Rehabilitations Services Administration.
- Senior Community Service Employment Program: AARP Foundation.
- U.S. Department of Housing and Urban Development: City's Housing Department.
- Trade Adjustment Assistancess and Jobs for Veterans State Grants: DES, Employment Services.

Contract Term

If approved, the three-year term of the MOU/IFA will be effective July 1, 2025 through June, 30, 2028.

Financial Impact

Funding received from Partners will reimburse the City's WIOA program. The aggregate value of expenditures to be disbursed through this agreement shall not exceed \$2,440,000. Funding is available from the City's allocation of WIOA federal grant funds. There is no impact to the General Fund.

Concurrence/Previous Council Action

This item was approved at the Phoenix Business and Workforce Development Board

meeting on May 8, 2025.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Participation at Consumer Electronics Show (CES 2026) (Ordinance S-52254) - Citywide

Request to authorize City Manager, or the City Manager's designee, to authorize participation at the 2026 Consumer Electronics Show (CES 2026) in Las Vegas, from January 6 through 9, 2026. Further request authorization for the City Treasurer to accept funds from participating booth sponsors to offset costs associated with CES 2026 convention expenses, and for the City Controller to disburse funds associated with this request. The total value of CES 2026 convention efforts will not exceed \$75,000.

Summary

Phoenix first attended CES in 2025 with a delegation of more than 20 members, including multiple start-ups, established businesses, higher education, and regional and state partners. These companies received tremendous exposure, including media attention and secured contacts that have helped them establish funding sources and new customers. As a U.S. city participant, Phoenix was part of the Global Village, further establishing the City as a technology-forward community that competes on an international stage. Significant interest and success from last year's participation has led Phoenix to pursue attending this global event frequented by over 142,000 attendees last year.

During last year's event, staff attended more than 250 meetings with U.S. and international companies, many of which are considering expanding or relocating in the United States. Staff was also able to make connections for existing Phoenix businesses who are looking for partnership, funding, or collaboration opportunities. Further, staff presented in several forums that showcased Phoenix as a thriving technology and entrepreneurial hub to attract companies and skilled workers. The event provides staff the opportunity to attract new business, secure investments, and promote the City's innovative ecosystem. This trade show also provides a location to meet with startups, investors, and Fortune 500 companies in one location, connecting with decision makers who will determine the next expansion or relocation site for business.

Phoenix's continued presence at CES 2026 will help to further strengthen the City's reputation as a technology-forward community, while supporting local businesses in showcasing their products and capabilities. This participation directly aligns with Phoenix's efforts to attract and expand technology companies, demonstrating why the City is the premier destination for world-class business. This investment will assist the Community and Economic Development Department (CEDD) to continue to generate qualified prospects to create a pipeline of businesses considering expansions and/or relocations to Phoenix through a multi-faceted marketing approach targeted at high-wage, high-tech companies.

CES 2026 is focused on AI, Digital Health, Vehicle Technology, and Advanced Air Mobility, aligning with Phoenix attraction efforts.

Financial Impact

Funding to participate in CES 2026 will not exceed \$75,000. Funding is available in the Community and Economic Development Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Lease with M3 Partners, LLC - PCC16-01 - Amendment (Ordinance S-52242) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to execute amendment to Contract 152835 with M3 Partners, LLC (M3) to extend the contract term and continued use of Ordinance S-41926. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The contract is estimated to produce \$353,705.68 in revenue to the City over the 10-year aggregate term.

Summary

This lease is for two UPS Stores that provide necessary services for downtown Phoenix businesses and Phoenix Convention Center Department (PCCD) clients and attendees. M3 (Tenant) currently leases approximately 879 square feet of retail space in the PCCD North Building and 1,627 square feet of retail plus storage space in the West Building. These UPS stores are an essential resource for PCCD clients, offering 125 mailboxes and a wide range of business and guest services. Having an on-site UPS store ensures that event organizers, exhibitors, attendees have immediate access to shipping, receiving, printing, and other logistical services that directly support PCCD operations and enhance the customer experience. Additionally, it provides logistical services, support, and amenities to other downtown businesses and residents. Over the life of the current contract, the store has expanded its amenities to meet evolving client needs, including copier rental services, mobility scooter rentals, Health Insurance Portability and Accountability Act-compliant shredding, luggage check service, and pay-per-use computer rentals. The UPS Store consistently receives positive feedback from PCCD clients and the downtown community.

Contract Term

Upon approval, the lease will be extended from September 1, 2025, through August 31, 2030, for a five-year term with one, five-year option to extend.

Financial Impact

The Tenant will pay approximately \$353,705.68 in revenue to the City, over the aggregate 10-year extension.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Authorization to enter into contract with The UPS Store for retail lease at Phoenix Convention Center Department Contract 152835 (Ordinance S-41926) on July 1, 2015.

Location

Phoenix Convention Center, 100 N. 3rd Street

Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.



Request Authorization to Use Preserve Land at Ludden Mountain Located along Happy Valley Road and West of 55th Avenue (Ordinance S-52247) - District 1

Request City Council authorization for the use of preserve land at Ludden Mountain, as legally described in **Attachment A**, to accommodate improvements associated with the Happy Valley Road project between 67th and 35th avenues. These improvements will support essential drainage, trail, and landscaping infrastructure to enhance public access.

Summary

The Street Transportation Department, in coordination with the Parks and Recreation Department, is advancing a federally funded improvement project along Happy Valley Road within a City-owned parcel known as Ludden Mountain, located along Happy Valley Road and west of 55th Avenue. The project includes drainage improvements, a multi-use trail, retention basins, landscaping, and a driveway for a potential future trailhead that will partially encroach on designated preserve property as shown in **Attachment B**. Efforts have been made to minimize the impact to the Ludden Mountain Preserve including inventory and salvage of existing trees and native plants, and hydroseeding with native plant seed. City Council authorization is required to permit this use in accordance with City Charter provisions and preserve land management protocols.

Financial Impact

This action has no financial impact to the City of Phoenix.

Concurrence/Previous Council Action

- On June 2, 2021, City Council passed Ordinance S-47648 for Happy Valley Road: 67th to 35th avenues Improvements - Engineering Services - ST85100437.
- On October 27, 2021, City Council passed Ordinance S-48019 for Project Agreement with Maricopa Association of Governments to Accept and Disburse Regional Transportation Funds.
- On May 11, 2022, City Council passed Ordinance S-48555 for Acquisition of Real Property for Roadway Improvements Along West Happy Valley Road from 35th to 67th avenues.
- On July 3, 2023, City Council passed Ordinance S-50067 for Authorization to

Accept and Disburse Legislative Appropriations Transportation Funding for Roadway Improvements on Happy Valley Road, 67th to 35th avenues.

On March 5, 2025, City Council passed Ordinance S-51687 for Authorization to Accept and Disburse Funds for Happy Valley Road: 67th to 35th avenues Roadway Improvements - Design Build Services - ST85100437.

Location

North side of Happy Valley Road between 62nd and 55th avenues.
Council District 1

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager John Chan and the Street Transportation and Parks and Recreation departments.

ATTACHMENT A

Legal Description

APN 201-38-026

Multi-Use Trail Easement

A MULTI-USE TRAIL EASEMENT BEING A PORTION OF TRACT B AS SHOWN ON THE FINAL PLAT OF "STETSON VALLEY" RECORDED IN BOOK 700 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDERS (M.C.R.) LYING WITHIN THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89°32'28" WEST A DISTANCE OF 4964.79 FEET;

THENCE NORTH 00°30'46" WEST, A DISTANCE OF 105.09 FEET TO A POINT ON THE NORTH LINE OF THAT DRAINAGE EASEMENT AS SHOWN ON SAID STETSON VALLEY FINAL PLAT;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 693.79 FEET;

THENCE NORTH 00°07'13" WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 346.38 FEET TO THE POINT OF BEGINNING;

THENCE ACROSS SAID TRACT B THE REMAINING COURSES AND DISTANCES:

THENCE NORTH 44°42'23" EAST, A DISTANCE OF 39.50 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°20'33", A RADIUS OF 87.50 FEET, AND AN ARC DISTANCE OF 67.72 FEET;

THENCE NORTH 00°21'50" EAST, A DISTANCE OF 95.01 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°53'44", A RADIUS OF 92.50 FEET, AND AN ARC DISTANCE OF 83.78 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°30'49", A RADIUS OF 32.50 FEET, AND AN ARC DISTANCE OF 54.18 FEET;

THENCE NORTH 43°58'56" EAST, A DISTANCE OF 63.29 FEET;

THENCE NORTH 61°24'37" EAST, A DISTANCE OF 102.86 FEET TO A POINT ON THE NORTH LINE OF THAT MULTI-USE TRAIL EASEMENT AS SHOWN ON SAID STETSON VALLEY FINAL PLAT;

THENCE SOUTH 30°53'40" EAST, ACROSS SAID MULTI-USE TRAIL EASEMENT, A DISTANCE OF 25.02 FEET TO A POINT ON THE SOUTH LINE THEREOF;

THENCE SOUTH 61°24'37" WEST, A DISTANCE OF 100.03 FEET;

THENCE SOUTH 43°58' 56" WEST, A DISTANCE OF 59.46 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 95°30'49", A RADIUS OF 7.50 FEET, AND AN ARC DISTANCE OF 12.50 FEET TO A PONT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°53'44", A RADIUS OF 117.50 FEET, AND AN ARC LENGTH OF 106.43 FEET,

THENCE SOUTH 00°21'50" WEST, A DISTANCE OF 95.01 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°20'33", A RADIUS OF 112.50 FEET, AND AN ARC LENGTH OF 87.07 FEET;

THENCE SOUTH 44°42'23" WEST, A DISTANCE OF 14.65 FEET TO THE NORTH LINE OF THE AFOREMENTIONED DRAINAGE EASEMENT;

THENCE SOUTH 89°52'47" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

THE MULTI-USE TRAIL EASEMENT DESCRIBED ABOVE CONTAINS 12,269 SQUARE FEET OR 0.28 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.



RIGHT-OF-WAY AREA CALCULATIONS

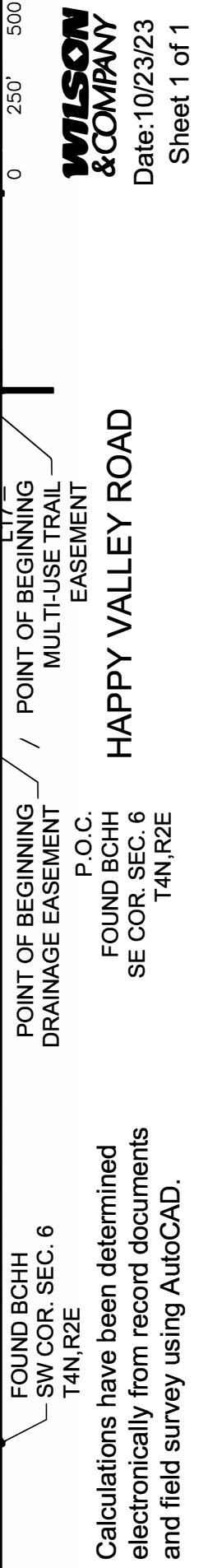
APN 201-38-024
& 201-38-026

Project No.: ST85100437
Description: Happy Valley Road: 67th Avenue to 35th Avenue
Parcel No.: 201-38-024 & 201-29-026
Street Address: N/A
Real Estate No.: 12362

Type of Acquisition		Symbol	Sq. Ft.	Acres	Sq. Ft.	Acres	Area Remaining
Existing Parcel			19,252,213	441.97			
FEE RW							
DRAINAGE E							
MUTE							

Type of Acquisition		Symbol	Sq. Ft.	Acres	Sq. Ft.	Acres	Area Remaining
Existing Parcel			19,252,213	441.97			
FEE RW							
DRAINAGE E							
MUTE							

Line #	Length	Direction	Curve #	Delta	Radius	Length	Course In
EL1	63.29	N43° 58' 56"E	C1	84°26'29"	32.50	47.90	S57°05'25"E
EL2	102.86	N61° 24' 37"E	C2	51°53'44"	92.50	83.78	N89°38'10"W
EL3	25.02	S30° 53' 40"E	C3	44°20'33"	87.50	67.72	N45°47'37"W
EL4	100.03	S61° 24' 37"W	C4	95°30'49"	32.50	54.18	N38°28'06"E
EL5	59.46	S43° 58' 56"W	C5	95°30'49"	71.50	12.50	S46°01'04"E
EL6	95.01	S00° 21' 50"W	C6	51°53'44"	117.50	106.43	S38°28'06"W
EL7	14.65	S44° 42' 23"W	C7	44°20'33"	112.50	87.07	N89°38'10"W
EL8	35.25	S89° 52' 47"W					



Calculations have been determined electronically from record documents and field survey using AutoCAD.

FOUND BCHH
SW COR. SEC. 6
T4N,R2E

HAPPY VALLEY ROAD

WILSON & COMPANY
Date: 10/23/23
Sheet 1 of 1

ATTACHMENT B



Happy Valley Road: 67th Avenue to 35th Avenue Section from Final Technical Memorandum

Ludden Mountain

Ludden Mountain is located north of HVR across the road from GCCN between 62nd Avenue to the west and 55th Avenue to the east. The drainage areas were delineated using 2-ft contours received from the Flood Control District of Maricopa County (FCDMC). See Figure 1 below for a visual of the drainage areas and flow paths in this area.

The purple and blue shapes show the drainage areas that would impact the project limits. In the existing condition, the flow from the blue drainage area ponds up on the north side of HVR during low flow events. While the purple drainage area runoff will flow along the shoulder of HVR towards the Entrada subdivision drainage channel. During high flow events, the cross slope of HVR at this location allows for the runoff to sheet flow across the road and be collected by existing scuppers on the eastbound curb of HVR. These scuppers outfall into the GCCN retention basins that will drain to channel system south and east of the site. Any drainage areas west of the purple shape will be collected by a concrete drainage ditch running from north to south along the edge of the development and will not impact this site. Any drainage areas east of the blue shape will be collected by the existing channel that flows towards the culvert crossing underneath HVR.

Figure 1: Ludden Mountain Drainage Areas

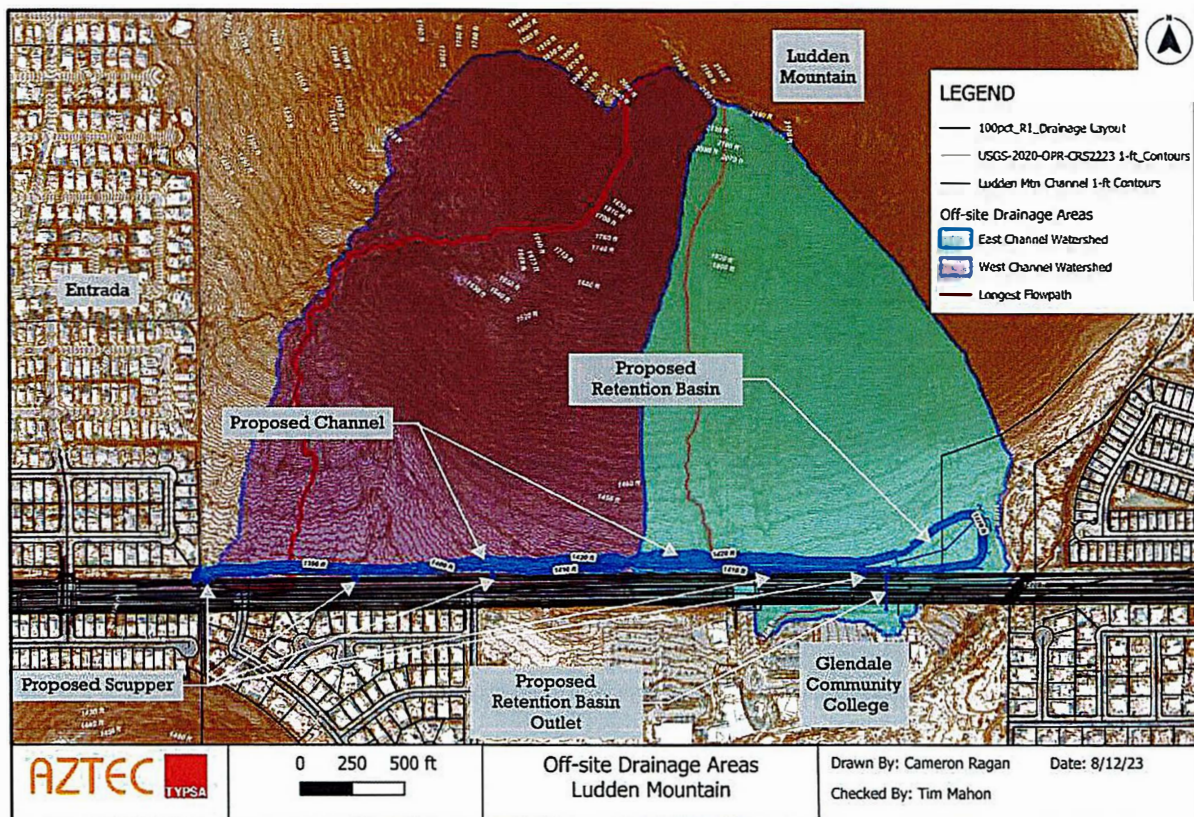
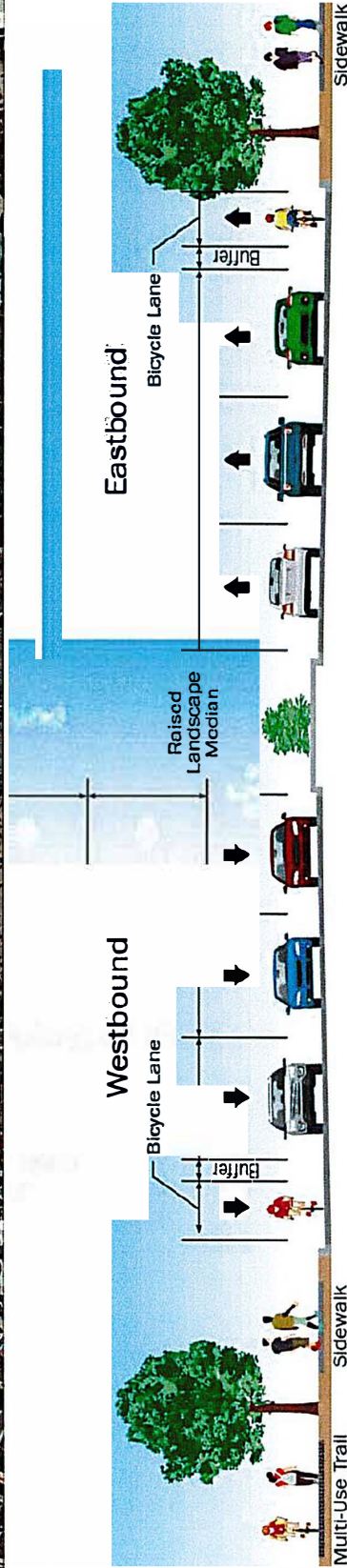


EXHIBIT C



Section: 62nd Ave. to West of 55th Ave.

LEGEND:

- | | | |
|--------------------|-------------------------|----------------------------------|
| ↓ EXISTING SIGNALS | ↑ EXISTING STREET LIGHT | ■ WIDENING (FULL DEPTH PAVEMENT) |
| ↓ NEW SIGNALS | ↑ NEW STREET LIGHT | ■ MILL AND OVERLAY |
| — EXISTING SIGN | ↑ NEW SIGN | ■ EXISTING SIDEWALK |
| ■ MULTI-USE TRAIL | ■ RIPRAP | ■ NEW SIDEWALK |
| ■ EXISTING TRAIL | ■ BUS PAD | ■ LANDSCAPE MEDIAN |
| | | ■ CONCRETE CHANNEL LINING |

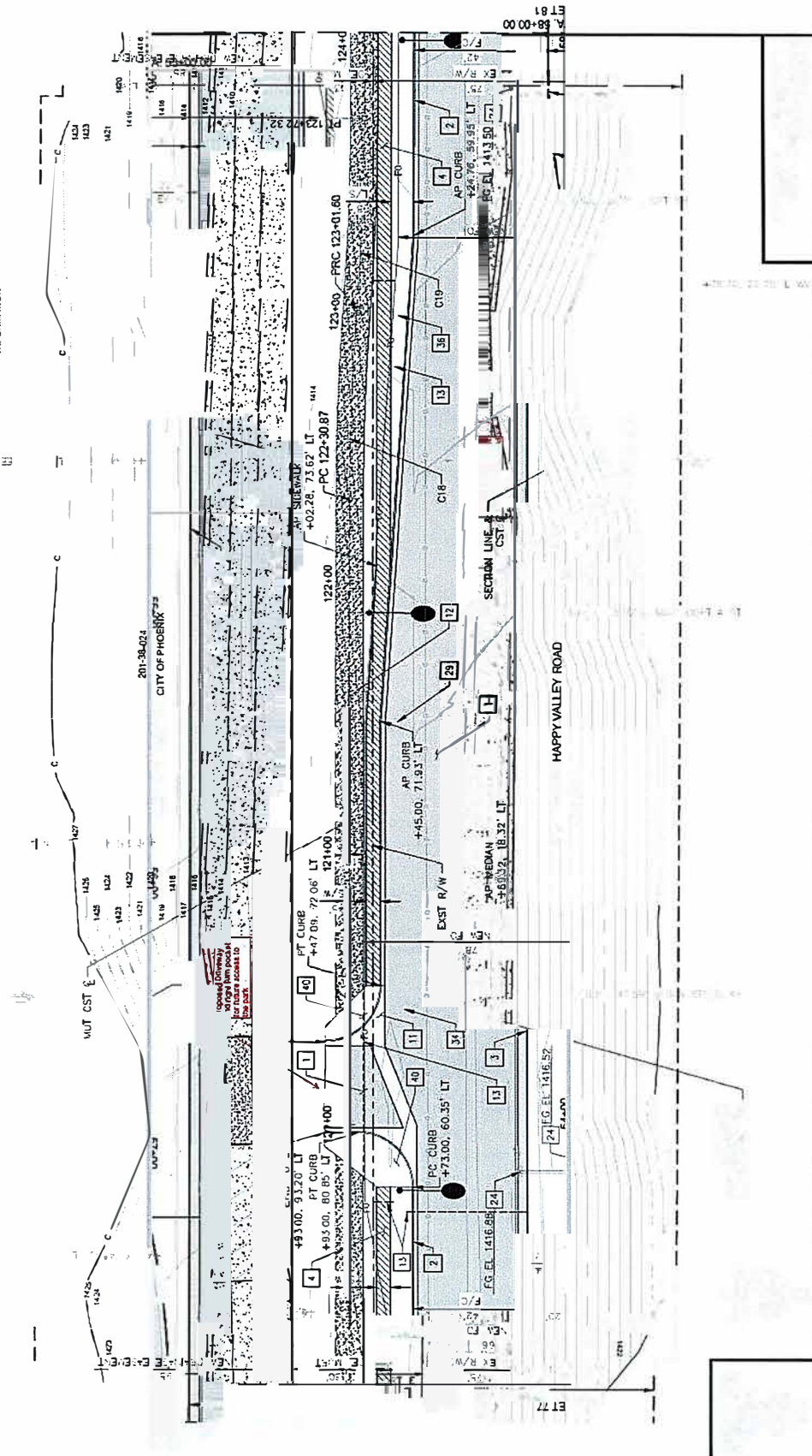
PROPOSED DRIVEWAY AND RIGHT TURN POCKET FOR FUTURE ACCESS TO THE PARK

HAPPY VALLEY ROAD
67TH AVENUE TO 35TH AVENUE
PHOENIX STREETS - MARICOPA CO.

FWAL
100%
NOT FOR
CONSTRUCTION
OR RECORDING

SEE DB-107 FOR
DRAINAGE CHANNEL
INFORMATION

City of Phoenix
N





North Valley Parkway and Sonoran Wash Bridge - Engineering Services - ST85110174 (Ordinance S-52249) - District 2

Request to authorize the City Manager, or his designee, to enter into an agreement with Kimley-Horn and Associates, Inc. to provide Engineering Services that include design and possible construction administration and inspection for the North Valley Parkway and Sonoran Wash Bridge project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$2,325,331.74.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide Engineering services for the North Valley Parkway and Sonoran Wash Bridge project. Services will include final design, and possible construction administration and inspection. This project is located across the Sonoran Wash that aligns with North Valley Parkway between Dixileta Drive and Rancho Tierra Drive.

Kimley-Horn and Associates, Inc.'s services include, but are not limited to:

- Design and prepare project plans and specifications
- Conducting geotechnical engineering and investigations of project site
- Investigate and design utilities and infrastructure for project development
- Coordinate tasks with various stakeholders including the City Environmental and Right-of-Way teams

- Provide cost estimates
- Coordinate with Construction Manager at Risk in developing design documents
- Review of and recommendations regarding cost models/Guaranteed Maximum Price proposals
- Assist in value engineering process
- Participate in City coordinated public information and community outreach as required
- Construction Administration and Inspection

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Three firms submitted proposals and are listed below.

Selected Firm

Rank 1: Kimley-Horn and Associates, Inc.

Additional Proposers

Rank 2: T.Y. Lin International, Inc.

Rank 3: GHD Inc.

Contract Term

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Kimley-Horn and Associates, Inc. will not exceed \$2,325,331.74, including all subconsultant and reimbursable costs.

Funding is available in the Street Transportation Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

North Valley Parkway between Dixileta Drive and Rancho Tierra Drive, and the Sonoran Wash.

Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the City Engineer and the Street Transportation Department.



AMR Equipment, Software Support, Upgrades, and Maintenance - RFA-2425-WMD-686 - Request for Award (Ordinance S-52236) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with Itron, Inc. to provide automatic meter reading equipment, software support, upgrades, and maintenance for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$73.5 million.

Summary

The City uses Itron meter reading devices on all metered accounts in the Water Distribution System. This contract will provide necessary equipment and service to support the Itron meter reading devices, which includes the following: automatic meter reading (AMR) equipment, components, Temetra meter reading software and upgrades, as well as contractual and warranty support services for Field Collection System.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Special Circumstances Without Competition Determination Memo based on the following reason: the AMR water meters installed within the City of Phoenix are equipped with hardware and software proprietary to Itron, Inc., making them incompatible with AMR equipment from other manufacturers. Itron, Inc. is the single source provider for this proprietary equipment and software. Further request the City Council to grant an exception to Phoenix City Code 42-18 to authorize inclusion in the documents pertaining to this transaction of indemnification and liability waiver provisions that would otherwise be prohibited.

Contract Term

The contract will begin on or about July 1, 2025, for a seven-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$73.5 million for the seven-year plus two one-year-options aggregate term.

Funding is available in the Water Services Department's Operating and Capital Improvement Program budgets.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Amend City Code - Ordinance Adoption - Rezoning Application Z-154-24-2 - Northwest Corner of 22nd Street and Quail Avenue (Ordinance G-7412) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-154-24-2, and rezone the site from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to CP/GCP DVAO (Commerce Park District, General Commerce Park Option, Deer Valley Airport Overlay District) to allow a warehouse.

Summary

Current Zoning: S-1 DVAO

Proposed Zoning: CP/GCP DVAO

Acreage: 2.53

Proposal: Warehouse

Owner: Mako's LLC c/o Jesus Fernando Maldonado

Applicant/Representative: Randy Marks, Rezio LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on July 7, 2025, and recommended approval, per staff recommendation, by a vote of 10-0.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Northwest corner of 22nd Street and Quail Avenue

Council District: 2

Parcel Address: 21220 N. 22nd Street

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-154-24-2) FROM S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO CP/GCP DVAO (COMMERCE PARK DISTRICT, GENERAL COMMERCE PARK OPTION, DEER VALLEY OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.53-acre property located at the northwest corner of 22nd Street and Quail Avenue in a portion of Section 22, Township 4 North, Range 3 East as described more specifically in Exhibit "A," is hereby changed from "S-1 DVAO" (Ranch or Farm Residence, Deer Valley Airport Overlay District) to "CP/GCP DVAO" (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan and building elevations date stamped March 10, 2025, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. Where pedestrian walkways 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.
5. An outdoor employee resting area of no less than 200 square feet shall be provided on site. The required pedestrian area shall include at a minimum a pedestrian seating bench, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy; drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
6. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard

electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

9. A minimum 30 feet of right-of-way shall be dedicated and constructed for the western half of 22nd Street.
10. A minimum 25 feet of right-of-way shall be dedicated and constructed for the northern half of Quail Avenue.
11. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 22nd Street and the north side of Quail Avenue, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
13. 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.
14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
15. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
16. 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.
17. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-154-24-2

PARCEL NO 213-09-001P

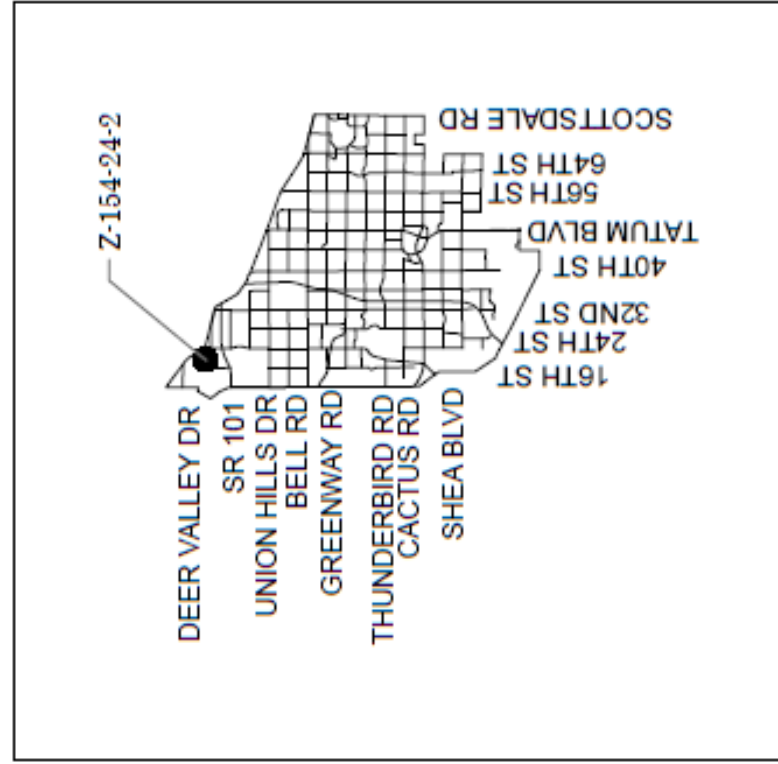
The East half of the South half of Northeast quarter of the Southwest quarter of the Northeast quarter of Section 22, Township 4 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except the East 30 feet, and Except the South 25 feet thereof

DRAFT

ORDINANCE LOCATION MAP

Zoning Case Number: Z-154-24-2
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Paradise Valley



z 

\\nwpd\Shared\Department Shared\Information Systems\PL GIS\18_Team\TeamCore_FunctionalZoning\Supp\Maps_Ord\Map\2025 Ord\A-3-2025\A-3-2025 sept



Amend City Code - Ordinance Adoption - Rezoning Application Z-146-24-4 - Northeast Corner Black Canyon Highway and Indianola Avenue (Ordinance G-7409) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-146-24-4, and rezone the site from R-4A (Multifamily Residence - General), R-5 (Multifamily Residence District - Restricted Commercial), C-3 (General Commercial), and P-1 (Passenger Automobile Parking, Limited) to C-O/G-O (Commercial Office District, General Office Option) to allow an office.

Summary

Current Zoning: R-4A (0.06-acres), R-5 (0.61-acres), C-3 (0.68-acres), and P-1 (1.06 acres)

Proposed Zoning: C-O/G-O

Acreage: 2.41 acres

Proposal: Office

Owner: Rosemead Properties, Inc.

Applicant/Representative: William Gasque, Civil Design Solutions, L.L.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Alhambra Village Planning Committee was scheduled to hear this item on July 22, 2025 for recommendation; however, there was no quorum.

PC Action: The Planning Commission heard this case on August 7, 2025, and recommended approval, per the staff recommendation, by a vote of 7 to 0.

Location

Northeast corner of Black Canyon Highway and Indianola Avenue.

Council District: 4

Parcel Address: 3805, 3829, and 3839 N. Black Canyon Highway; and 2434 W. Indianola Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-146-24-4) FROM R-4A (MULTIFAMILY RESIDENCE - GENERAL), R-5 MULTIFAMILY RESIDENCE DISTRICT - RESTRICTED COMMERCIAL, C-3 (GENERAL COMMERCIAL), AND P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED) TO C-O/G-O (COMMERCIAL OFFICE DISTRICT, GENERAL OFFICE OPTION).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.41-acre site located at the northeast corner of Black Canyon Highway and Indianola Avenue in a portion of Section 25, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 0.06-acres of "R-4A" (Multifamily Residence – General), 0.61-acres of "R-5" (Multifamily Residence District – Restricted Commercial), 0.68-acres of "C-3" (General Commercial), and 1.06 acres of "P-1" (Passenger Automobile Parking, Limited) to "C-O/G-O" (Commercial Office District, General Office Option).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the building elevations date stamped June 26, 2025, as modified by the following stipulations and as approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 5% of the required parking spaces shall include EV Capable infrastructure.
4. A minimum of six bicycle parking spaces shall be installed, as per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
 - a. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - b. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 50% shade.
5. Landscape setbacks along the east, west, and south property lines shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. The landscape setbacks shall be planted with native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.

7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.
9. All street improvements and access control along Interstate I-17 are outside of the City of Phoenix's jurisdiction and shall be reviewed and approved by ADOT. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
10. 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.
11. 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.
12. Natural turf shall only be utilized for required retention areas (bottom of basin and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks and schools common areas, as approved by the Planning and Development Department.
13. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
14. A minimum of two 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.
15. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

16. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
17. 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.
18. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-146-24-4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THE EAST 16 1/2 FEET; AND EXCEPT THE SOUTH 25 FEET; AND

EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE EAST, A DISTANCE OF 33.93 FEET ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 06 DEGREES 04 MINUTES 25 SECONDS WEST, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST, A DISTANCE OF 0.9 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH TO THE POINT OF BEGINNING; AND
EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 990.35 FEET, TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF THE EXISTING PHOENIX-CORDES JUNCTION HIGHWAY;

THENCE NORTH 06 DEGREES 04 MINUTES 25 SECONDS EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 25.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 06 DEGREES 04 MINUTES 25 SECONDS EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 174.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE RELOCATED PHOENIX-CORDES JUNCTION HIGHWAY;

THENCE SOUTH 04 DEGREES 10 MINUTES 48 SECONDS WEST, ALONG SAID
EAST RIGHT OF WAY LINE, A DISTANCE OF 174.19 FEET;

THENCE WESTERLY 5.85 FEET TO THE TRUE POINT OF BEGINNING

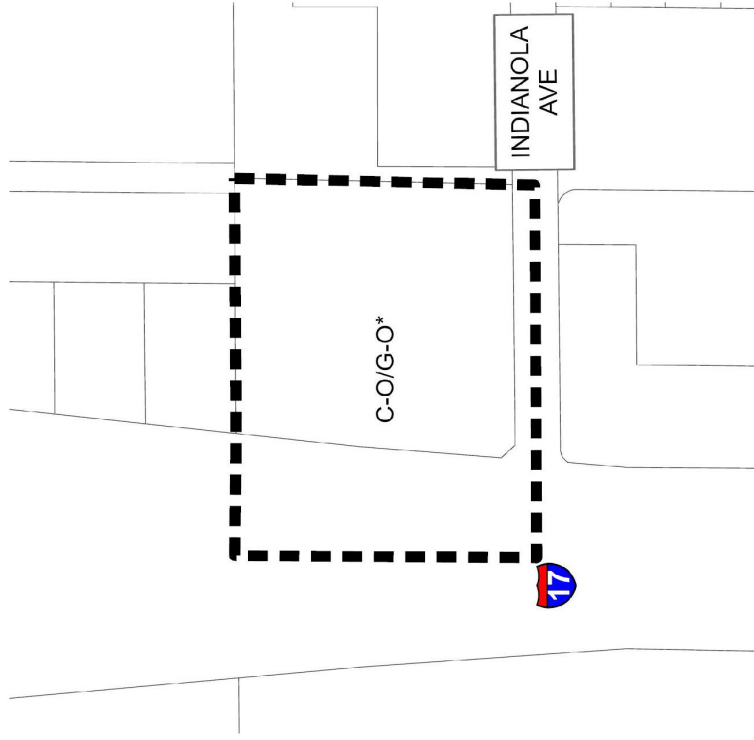
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ORDINANCE LOCATION MAP

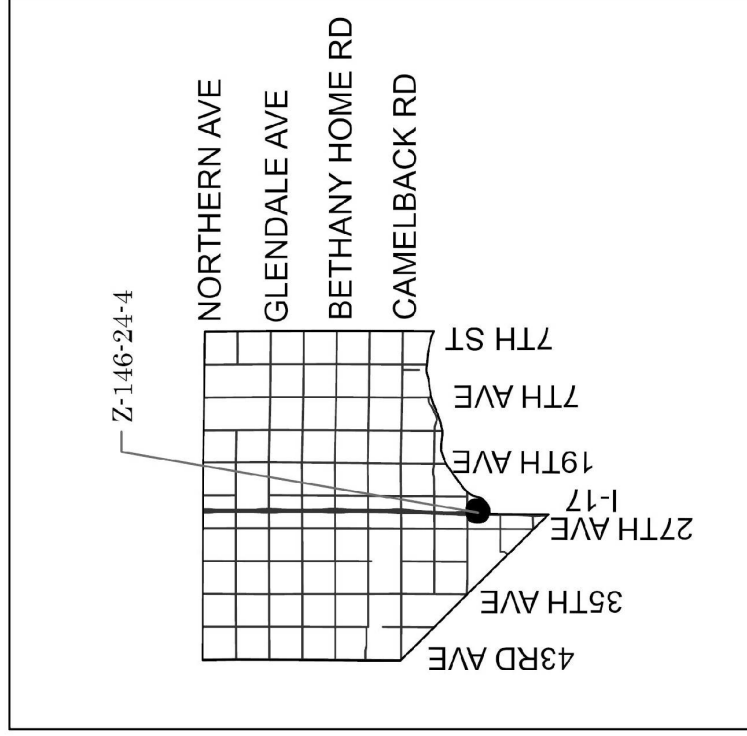
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-146-24-4
Zoning Overlay: N/A
Planning Village: Alhambra



0 80 160 320 Feet



NOT TO SCALE

Drawn Date: 8/4/2025

\\onepldd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\Supp\Maps_Ord\9-3-2025\9-3-2025.aprx



Amend City Code - Ordinance Adoption - Rezoning Application Z-167-24-4 - Approximately 95 Feet East of the Northeast Corner of 2nd Avenue and Osborn Road (Ordinance G-7411) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-167-24-4, and rezone the site from C-1 TOD-1 (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One) to C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) to allow a bar/restaurant.

Summary

Current Zoning: C-1 TOD-1

Proposed Zoning: C-2 TOD-1

Acreage: 0.57-acres

Proposal: Bar/Restaurant

Owner: 130 W Osborn Rd LLC

Applicant/Representative: Lauren Proper Potter, Huellmantel & Affiliates

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Encanto Village Planning Committee heard this case on July 7, 2025, and recommended approval, per the staff recommendation, by a vote of 10-0.

PC Action: The Planning Commission heard this case on August 7, 2025, and recommended approval, per the Encanto Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 95 feet east of the northeast corner of 2nd Avenue and Osborn Road

Council District: 4

Parcel Address: 120 and 124 W. Osborn Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-167-24-4) FROM C-1 TOD-1 (NEIGHBORHOOD RETAIL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO C-2 TOD-1 (INTERMEDIATE COMMERCIAL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 0.57 acre property located approximately 95 feet east of the northeast corner of 2nd Avenue and Osborn Road in a portion of Section 29, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-1 TOD-1” (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One) to “C-2 TOD-1” (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped March 11, 2025, the following shall apply:
 - a. The frontage facing Osborn Road shall use an allowable frontage type per the standards of Table 1303.2 Transect T6.
2. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of six bicycle parking spaces shall be installed, as per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by the Planning and Development Department.
5. A minimum of 3.5% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. A minimum of two 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.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

9. The existing sidewalk on the north side of Osborn Road shall be detached with a minimum 6-foot-wide sidewalk separated by a minimum 8-foot-wide landscape area and planted to the following standards:
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20-feet on center, or in equivalent groupings.
 - b. Drought tolerant shrubs, accents and vegetative groundcovers, maintained to a maximum height of 24 inches to provide a minimum of 75% live vegetative ground coverage.
10. 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.
11. 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.
12. All mitigation improvements shall be constructed and/or funded, as identified in the accepted Traffic Impact Analysis dated February 27, 2025.
13. 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.
14. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-167-24-4

APN: 118-32-041

SECTION 29/TOWNSHIP 2N/RANGE 3E

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT 19, LANE SUBDIVISIONS, ACCORDING TO THE PLAT RECORDED IN BOOK 3 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA

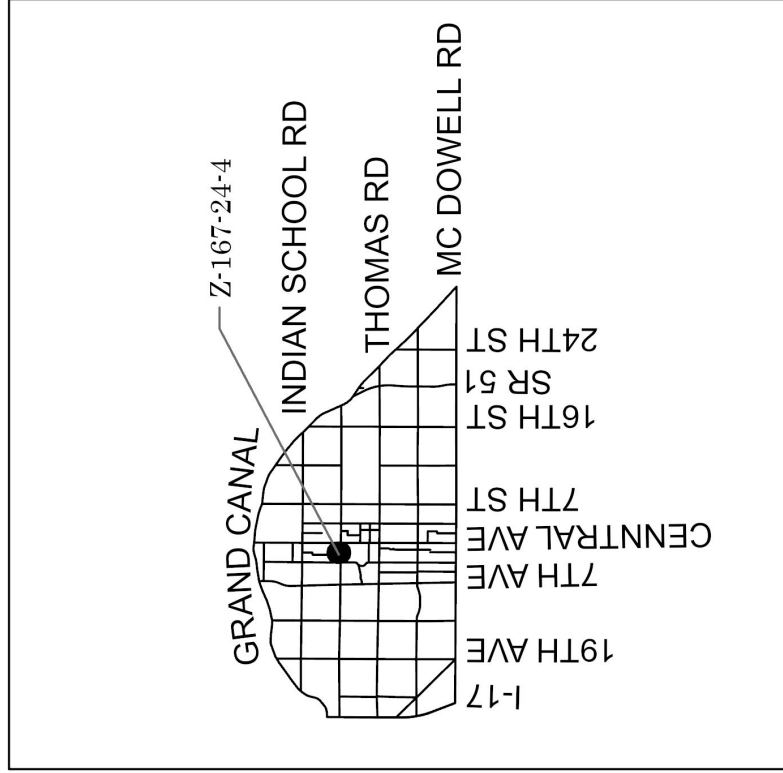
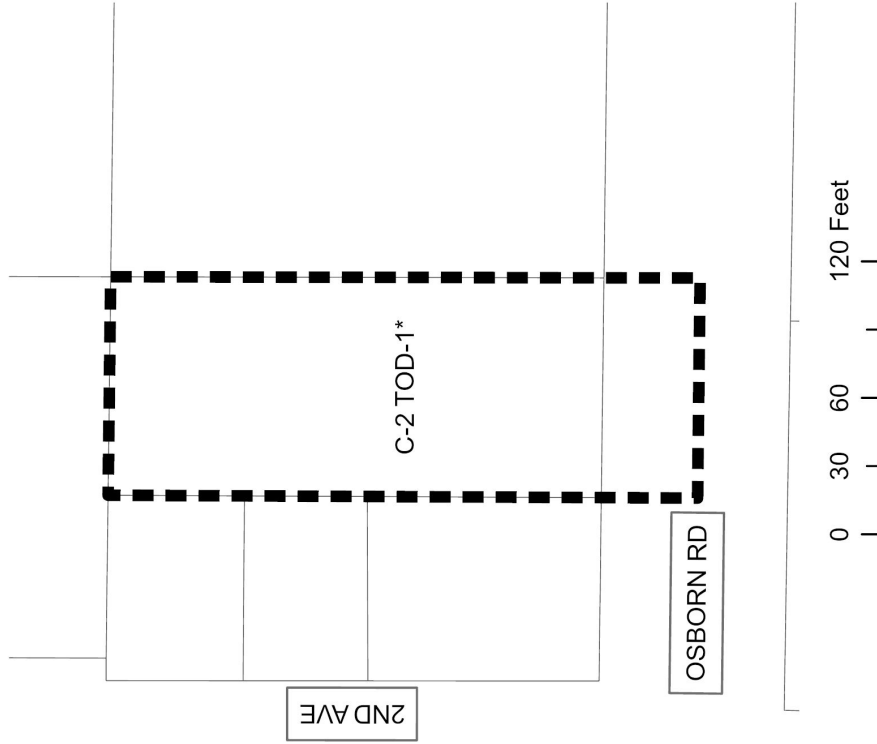
EXCEPT THE SOUTH 10 FEET THEREOF.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-167-24-4
Zoning Overlay: Transit Overlay District (TOD-1)
Planning Village: Encanto



NOT TO SCALE



Drawn Date: 8/4/2025

\\one\pda\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\Supp\Maps_Ord\Maps2025 Ord\9-3-2025\9-3-2025.aprx



Amend City Code - Ordinance Adoption - Rezoning Application Z-25-25-4 - Approximately 670 Feet East of the Northeast Corner of 12th Street and Campbell Avenue (Ordinance G-7410) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-25-25-4 and rezone the site from R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District) to R-3 (Multifamily Residence District) to allow multifamily residential.

Summary

Current Zoning: R1-6 (0.64-acres) and R-3 (0.64-acres)

Proposed Zoning: R-3

Acreage: 1.28

Proposal: Multifamily residential

Owner: David Aller, Wayne Properties, LLC

Applicant: David Ross, Ross Design Group, LLC

Representative: Timothy Brown, Architect, Ross Design Group, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this item on June 3, 2025, and recommended a continuance, by a vote of 17-0.

VPC Action: The Camelback East Village Planning Committee heard this item on July 1, 2025, and recommended approval, per the staff recommendation, by a vote of 13-0.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue

Council District: 4

Parcel Address: 1306 E. Campbell Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-25-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.28-acre property located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.64-acres of "R1-6" (Single-Family Residence District) and 0.64-acres of "R-3" (Multifamily Residence District) to "R-3" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall have a maximum of 12 dwelling units.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways 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.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by

structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

10. A minimum of two 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.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-25-4

The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

S/T/R 21 / 2N / 3E

Q/S 18-30

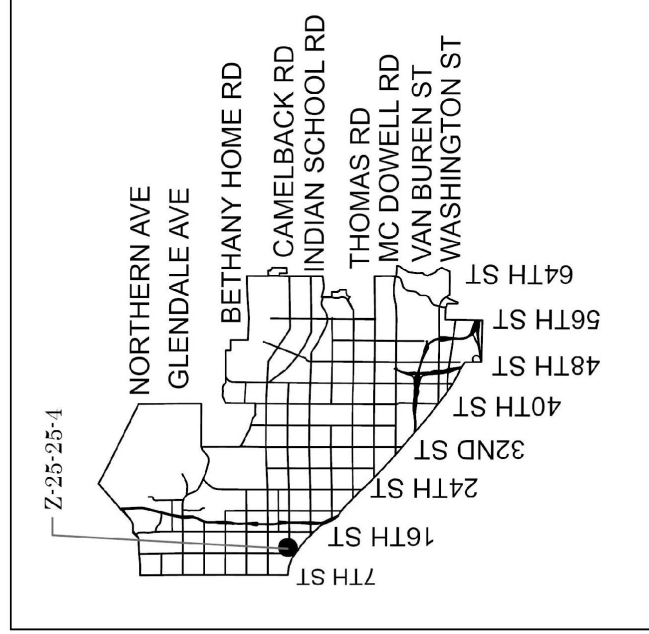
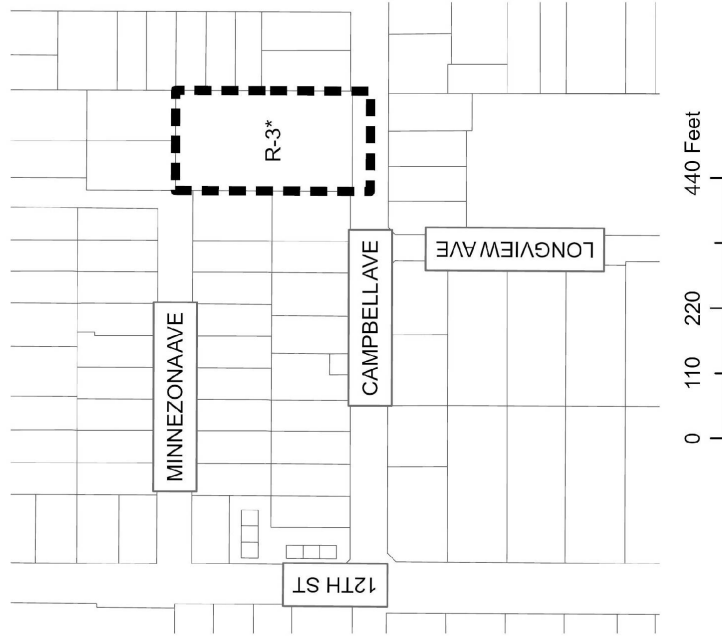
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■

Zoning Case Number: Z-25-25-4
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 8/4/2025

\\orelpd\Shared\Department Share\Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\SuppMaps_OrdMap\2025 OrdMap-3-2025.aprx



Amend City Code - Ordinance Adoption - Rezoning Application Z-35-25-7 - Approximately 554 Feet South of the Southeast Corner of 69th Avenue and Van Buren Street (Ordinance G-7413) - District 7

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-35-25-7, and rezone the site from RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow truck and semi-trailer parking, and rental parking.

Summary

Current Zoning: RE-43

Proposed Zoning: A-1

Acreage: 2.13 acres

Proposed Use: Truck and semi-trailer parking and rental parking

Owner: Encino Pallets, LLC c/o Lauro Navarro

Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Estrella Village Planning Committee heard this item on July 15, 2025, and recommended approval, per the staff recommendation, by a vote of 4-0.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the Estrella Village Planning Committee recommendation with direction, by a vote of 7-0.

Location

Approximately 554 feet south of the southeast corner of 69th Avenue and Van Buren Street

Council District: 7

Parcel Address: 115 and 129 N. 69th Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-35-25-7) FROM RE-43 (ONE-FAMILY RESIDENCE) TO A-1 (LIGHT INDUSTRIAL DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.13-acre site located approximately 554 feet south of the southeast corner of 69th Avenue and Van Buren Street in a portion of Section 12, Township 1 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from “RE-43” (One-Family Residence) to “A-1” (Light Industrial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped June 16, 2025, the following shall apply:
 - a. The site plan and elevations shall be presented for review and comment to the Estrella Village Planning Committee prior to preliminary site plan approval.
 - b. A minimum 5-foot-wide landscape setback shall be provided along the north perimeter, as approved by the Planning and Development Department.
 - c. One outdoor employee resting area of no less than 300 square feet shall be provided on site. The pedestrian area shall include a minimum of one pedestrian seating bench or a table with benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees and/or architectural shade, as approved by the Planning and Development Department.
 - d. A minimum of 25% of uncovered employee and customer surface parking lot areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
 - e. A minimum of two 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.
 - f. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - g. A minimum of 5% of the required parking shall be EV Installed.
 - h. Any wet-cooling systems shall be designed and installed per the standards in the latest version of the International Green Construction Code (IGCC).

2. The maximum building height shall be 40 feet.
3. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum 5-foot wide landscape setback shall be provided along the east perimeter, as approved by the Planning and Development Department.
5. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center, or in equivalent groupings, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
6. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
7. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. A minimum 30-foot right-of-way shall be dedicated and constructed on the east side of 69th Avenue. Construction shall include a minimum 5-foot-wide sidewalk on the east side of 69th Avenue, adjacent to the development.
9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 22, 2024.
10. 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.
11. 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.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-35-25-7

Within a portion of Section 12, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Parcel No.1:

The North half of Tract 5, of WESTERN ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 29 of Map Page 23.

Parcel No. 2:

The South 107.5 feet of the West 330 feet of the East 1004 feet of the North 660 feet of the Northeast quarter of Section 12, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

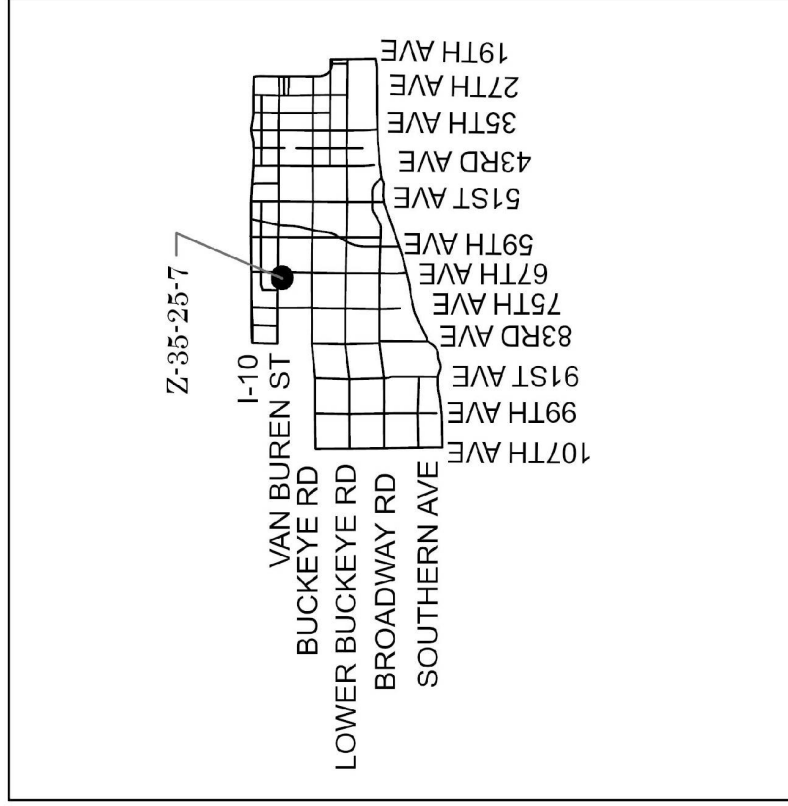
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■



NOT TO SCALE



Zoning Case Number: Z-35-25-7
Zoning Overlay: N/A
Planning Village: Estrella

Drawn Date: 8/4/2025



Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-1-25--Z-232-85-4(7) - Southeast Corner of 26th Avenue and Polk Street - District 7

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 21, 2025 and the Planning Commission on August 7, 2025. This ratification requires formal action only.

Summary

Application: PHO-1-25--Z-232-85-4(7)

Existing Zoning: C-2 and C-3

Acreage: 2.99

Owner: JC Hurts Properties, LLC/VMAP Properties, LLC

Applicant/Representative/Appellant: David Hughes, EPS Group, Inc.

Proposal: Request to delete Stipulation 1 regarding site access from Van Buren Street.

VPC Action: The Estrella Village Planning Committee heard the item on May 20, 2025 and recommended approval, by a vote of 4-0.

PHO Action: The Planning Hearing Officer heard the item on May 21, 2025 and recommended approval with a modification.

PC Action: The Planning Commission heard the item on August 7, 2025 and recommended approval, per the Estrella Village Planning Committee recommendation, with a modification, by a vote of 7-0-1.

Location

Southeast corner of 26th Avenue and Polk Street

Council District: 7

Parcel Address: 441 N. 26th Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A – STIPULATIONS – PHO-1-25—Z-232-85-4(7)

Location: Southeast corner of 26th Avenue and Polk Street

Planning Commission Recommended Stipulations:

1. ~~That the only access to the site shall be from Van Buren Street.~~

A SIGN OR SIGNS AND A TRAFFIC MITIGATION FEATURE, SUCH AS A PORK CHOP, SHALL BE INSTALLED ALONG THE 26TH AVENUE DRIVEWAY TO DISCOURAGE TRUCK THROUGH TRAFFIC ON MELVIN STREET AND NORTH ONTO 26TH AVENUE; AND RESTRICT TRAFFIC TO RIGHT-IN, LEFT-OUT MOVEMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. That the landscaping along 26th Avenue and Polk Street shall include 24-inch box size trees at a maximum of 20 feet on center, or placed in equivalent groupings.
3. That the applicant provide variation in the building setbacks along 26th Avenue and Polk Street, as approved by the DCO.
4. That sufficient right-of-way be dedicated within one year of final City Council action to provide:
 - a. A 12-foot radius at 26th Avenue and Polk Street.



Amend City Code - Ordinance Adoption - Application PHO-1-25--Z-14-16-8 - Northeast Corner of 59th Avenue and Baseline Road (Ordinance G-7408) - District 8

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 21, 2025, and the Planning Commission on August 7, 2025.

Summary

Application: PHO-1-25--Z-14-16-8

Existing Zoning: C-1

Acreage: 3.94

Owner: Walter Brown Jr., 59th & Baseline Holdings LLC

Applicant: Erik Baker, Chick-fil-A, Inc.

Representative: David Openshaw, 4G Development & Consulting, Inc.

Appellant: Jon S. Kimoto, on behalf of Laveen Citizens for Responsible Development (LCRD)

Proposal: Request to modify Stipulation One regarding general conformance with the site plan and elevations date stamped June 21, 2016.

VPC Action: The Laveen Village Planning Committee heard this item on May 12, 2025 and recommended approval, by a vote of 10-3.

PHO Action: The Planning Hearing Officer recommended heard this item on May 21, 2025 and recommended approval with a modification and additional stipulations.

PC Action: The Planning Commission heard this item on August 7, 2025 and recommended approval, per the PHO recommendation, with an additional stipulation, by a vote of 8-0.

Location

Northeast corner of 59th Avenue and Baseline Road

Council District: 8

Parcel Address: 7575 S. 59th Avenue; and 5850 and 5880 W. Baseline roads

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-14-16-8 PREVIOUSLY APPROVED BY ORDINANCE G-6223.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located on the Northeast corner of 59th Avenue and Baseline Road in a portion of Section 32, Township 1 North, Range 2 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan and elevations date stamped MARCH 5, 2025 ~~June 21, 2016~~, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. A minimum 50-foot landscape setback shall be provided along the southern property line for the eastern 700 feet of the property and a minimum 35-foot landscape setback shall be provided along the southern property line for the western 287 feet of the property, as approved by the Planning and Development Department. The setback area shall be developed as shown in the Baseline Road Scenic Drive cross section.
3. The developer shall construct a 10-foot multi-use trail within a 30-foot multi-use trail easement that shall be dedicated along the north side of Baseline Road for the length of the project, as approved by the Planning and Development Department.
4. The development shall provide pedestrian pathways between buildings or pads. The pedestrian pathways shall be shaded either by trees or shade structures, as approved by the Planning and Development Department.

5. Entrances to the site and pedestrian path crossings shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. Drive-through queuing lanes shall be screened from view of arterial streets through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height, as approved by the Planning and Development Department.
7. The development shall utilize view fencing or no fencing along the northern and eastern property lines, as approved by the Planning and Development Department.
8. Right-of-way totaling 55 feet shall be dedicated for the east half of 59th Avenue, as approved by the Planning and Development Department.
9. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northeast corner of 59th Avenue and Baseline Road, as approved by the Planning and Development Department.
10. The property owner shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. The developer shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review.
12. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is required by the EPA for air quality standards.
13. The developer shall present the following plans to the Laveen Village Planning Committee prior to preliminary site plan approval through the Planning and Development Department.
 - a. Detailed building elevations
 - b. Detailed landscape plans
 - c. Detailed lighting plans
 - d. Detailed sign package
14. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA

FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

15. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
16. 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.
17. The developer shall notify the following individuals by mail 15 days prior to any of the following future public meetings regarding the subject site: (1) Planning Hearing Officer hearing, (2) preliminary site plan review meeting. The notice shall include the date, time and location of the meeting/hearing.
 - a. All property owners within a 1 ,000 feet radius of the subject site
 - b. TOM METZGER, 5626 W. CARSON ROAD, LAWEEN, AZ 85339
 - c. JOHN & SELMA POE, 4335 W. BURGESS LANE, LAWEEN, AZ 85339
 - d. DON LAY, 7014 S. 57TH AVENUE, LAWEEN, AZ 85339
 - e. DARIN REEZER, 7201 S. 58TH AVENUE LAWEEN, AZ 85339
 - f. DAVID PAWLOWSKI, 7031 S. 58TH AVENUE, LAWEEN, AZ 85339
 - g. PHIL BISCHOFF, 4701 W. VALENCIA DRIVE, LAWEEN, AZ 85339
 - h. JONATHAN FAVORITE, 8010 S. 54TH LANE, LAWEEN, AZ 85339
 - i. PATRICK & CRYSTAL MARVIN, 4823 W. GWEN STREET, LAWEEN, AZ 85339
 - j. MICHELLE RUTKOWSKI, 7650 E. WILLIAMS DRIVE, SCOTTSDALE, AZ 85255
 - k. JULIE GUNN, 1809 W. MOODY TRAIL, PHOENIX, AZ 85041
 - l. JEFF GUNN, 1809 W. MOODY TRAIL, PHOENIX, AZ 85041

- m. MARTYN WHITE, 10032 N. 38TH STREET, PHOENIX, AZ 85028
- n. VERONICA MONTENIERI, 4314 W. MONTE WAY, LAVEEN, AZ 85339
- o. P. MONTENIERI, 4314 W. MONTE WAY, LAVEEN, AZ 85339
- p. JENNIFER ROUSE, 4821 W. ELLIS STREET, LAVEEN, AZ 85339
- q. KARLA ZIDOW, 5204 W. DESERT DRIVE, LAVEEN, AZ 85339
- r. DIANA KUDES, 5210 W. PEDRO LANE, LAVEEN, AZ 85339
- s. GARY KUDES, 5210 W. PEDRO LANE, LAVEEN, AZ 85339
- t. DESIREE HOOGERHUIS, 3217 W. MELODY DRIVE, LAVEEN, AZ 85339
- u. JASON PALTZER, 6622 S. 50TH AVENUE, LAVEEN, AZ 85339
- v. JEFF & KAREN KEELOR, 7236 S. 57TH AVENUE, LAVEEN, AZ 85339
- w. DAPHNE HERRING, 5506 W. GLASS LANE, LAVEEN, AZ 85339
- x. DONNA SNOW, 6806 W. DESERT LANE, LAVEEN, AZ 85339
- y. JODA SCHAUMBERG, 7205 S. 58TH AVENUE, LAVEEN, AZ 85339
- z. FELICIA CORBETT, 4811 W. GWEN STREET, LAVEEN, AZ 85339
- aa. BEN GRAFF, WITHEY MORRIS PLC, 2525 E. ARIZONA BILTMORE CIRCLE, PHOENIX, AZ 85016
- bb. RICHARD FLOR, 2022 W. ASTER DRIVE, PHOENIX, AZ 85029
- cc. SANDRA GUERRERO, 3247 W. BASELINE ROAD, LAVEEN, AZ 85339
- dd. RALPH PADILLA, 5813 W. ARDMORE ROAD, LAVEEN, AZ 85339
- ee. LORI GONZALES, 5740 W. HIDALGO AVENUE, LAVEEN, AZ 85339
- ff. GARY JORGENSEN, 5527 W. CARSON ROAD, LAVEEN, AZ 85339
- gg. WENDY ENSMINGER, 6806 S. 55TH LANE, LAVEEN, AZ 85339
- hh. KURT GRONLUND, 6834 S. 58TH AVENUE, LAVEEN, AZ 85339
- ii. BRIAN SMITH, 56222 W. CARSON ROAD, LAVEEN, AZ 85339
- jj. MATT CHRISTOPHER, 7019 S. 55TH LANE, LAVEEN, AZ 85339

- kk. DON MEDLING, 5529 W. DARREL ROAD, LAVEEN, AZ 85339
- ll. AL MARTINEZ, 7011 S. 58TH AVENUE, LAVEEN, AZ 85339
- mm. PHIL HERTEL, 2845 W. BROADWAY ROAD, PHOENIX, AZ 85041
- nn. JON KIMOTO, 3216 W. ANSEL ROAD LAVEEN, AZ 85339
- oo. JOHN MOCKUS, 4807 W. SAMANTHA WAY, PHOENIX, AZ 85339
18. All cellular communication facilities shall be building mounted or internal to the
~~15.~~ cross.
19. The developer shall provide minimum 3-inch caliper trees, placed 20-feet on
~~16.~~ center or in equivalent groupings, within the eastern 560 feet of the northern
landscape setback, as approved by the Planning and Development Department.
20. Prior to preliminary site plan approval, the landowner shall execute a
~~17.~~ Proposition 207 waiver of claims in a form approved by the City Attorney's
Office. 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.
21. The Development shall not include any underground fuel storage tanks, as
~~18.~~ approved by the Planning and Development Department.
22. THE APPLICANT SHALL WORK WITH THE COMMUNITY TO DEVELOP A
GATEWAY MONUMENT FOR 59TH AVENUE AND BASELINE ROAD,
SUBJECT TO PLANNING AND DEVELOPMENT APPROVAL.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6223, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6223 and as modified in Section 1 of this ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of
September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (3 Pages)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25—Z-14-16-8

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

LEGAL DESCRIPTION (COMMITMENT NO. 5174198-F-AZ-CP-GRS)(PARCEL 1)
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33.00
FEET WITH THE NORTH LINE OF THE SOUTH 60.00 FEET OF SAID
SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 50 MINUTES 31 SECONDS WEST, ALONG SAID
EAST LINE OF THE WEST 33.00 FEET, A DISTANCE OF 201.72 FEET TO THE
TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 50 MINUTES 31 SECONDS WEST,
ALONG SAID EAST LINE OF THE WEST 33.00 FEET, A DISTANCE OF 142.30
FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, PARALLEL
WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF
380.00 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 31 SECONDS EAST, PARALLEL
WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 160.01
FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, PARALLEL
WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00
FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 31 SECONDS EAST, PARALLEL
WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 184.01
FEET TO SAID NORTH LINE OF THE SOUTH 60.00 FEET OF SAID SOUTHWEST
QUARTER;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, ALONG SAID
NORTH LINE, A DISTANCE OF 243.28 FEET;
THENCE DEPARTING SAID NORTH LINE, NORTH 00 DEGREES 50 MINUTES 31
SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST
QUARTER, A DISTANCE OF 201.72 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, PARALLEL
WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF

211.72 FEET TO SAID EAST LINE OF THE WEST 33.00 FEET OF SAID SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON JUNE 21, 2019 AS 2019-0466591 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (COMMITMENT NO. 5198835-F-AZ-CP-GRS)(PARCEL 2) THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET WITH THE NORTH LINE OF THE SOUTH 60 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 50 MINUTES 31 SECONDS WEST, ALONG SAID EAST LINE OF THE WEST 33 FEET, A DISTANCE OF 201.72 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 211.72 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 31 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 201.72 FEET TO SAID NORTH LINE OF THE SOUTH 60.00 FEET OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 211.72 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF PHOENIX IN DEED RECORDED AS INSTRUMENT NO. 2019-0028709 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 32.42 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2017-0766578, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 46 MINUTES 34 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 47.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 34 SECONDS EAST, PARALLEL WITH AND 22.00 FEET EAST OF SAID WESTERLY LINE, A DISTANCE OF 11.00 FEET;

THENCE SOUTH 42 DEGREES 47 MINUTES 57 SECONDS EAST, A DISTANCE OF 44.81 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, PARALLEL WITH AND 3.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 159.72 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00 DEGREES 46 MINUTES 34 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 3.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

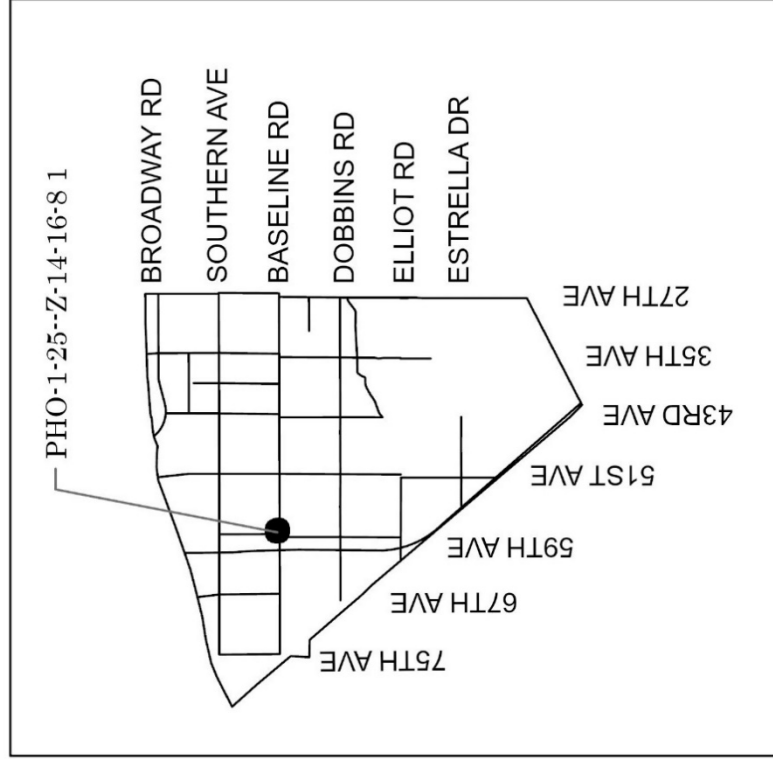
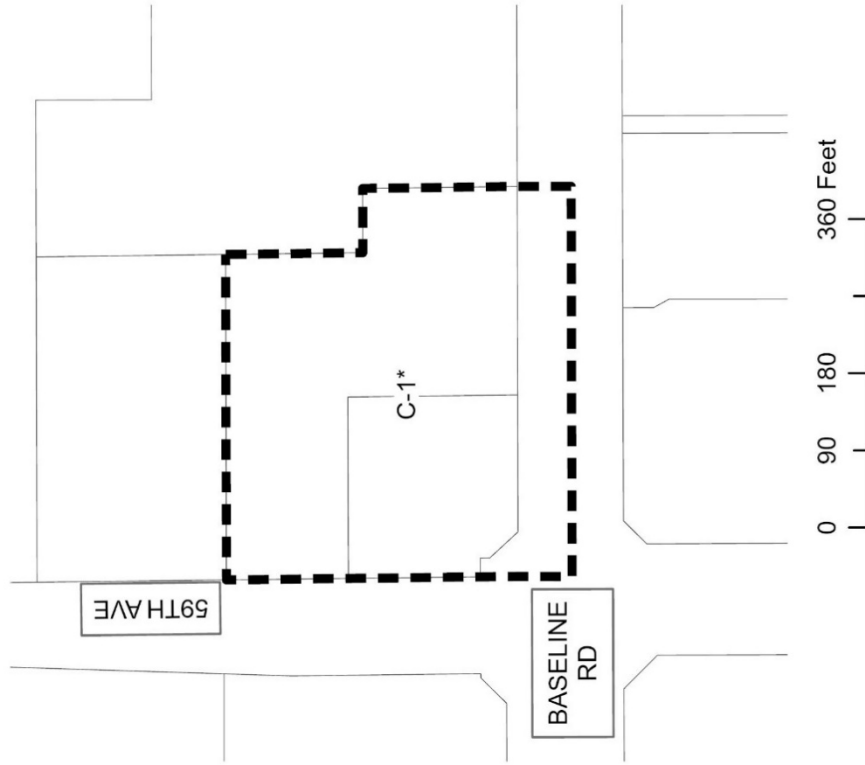
THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 211.72 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: PHO-1-25--Z-14-16-8 1
Zoning Overlay: N/A
Planning Village: Laveen



NOT TO SCALE



Drawn Date: 8/11/2025



*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Public Hearing -
Abandonment Appeal of Hearing Officer Decision - ABND 250004 - 817 W.
Madison Street - District 7**

Abandonment: 250004 (**Attachment A**)

Project: 05-205

Abandonment Applicant: Greenman Law/Jordan Greenman

Date of Abandonment Hearing Officer's Decision: May 15, 2025

Appellant: Greenman Law/Jordan Greenman

Summary

Rationale: Appellant is the original Applicant for abandonment, and is appealing the Hearing Officer's DENIAL of the request to abandon the east 20 feet of the 45-foot right-of-way lying westerly of lot 19, APN 112-05-016A. The Appellant's narrative, the hearing summary, and the original staff report have been attached (**Attachments B and C**) for consideration by City Council.

Location

Generally located at 817 W. Madison Street

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: August 29, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 56 ON THE SEPTEMBER 3, 2025, PUBLIC
HEARING - ABANDONMENT APPEAL OF HEARING OFFICER DECISION -
ABND 250004 - 817 W. MADISON STREET

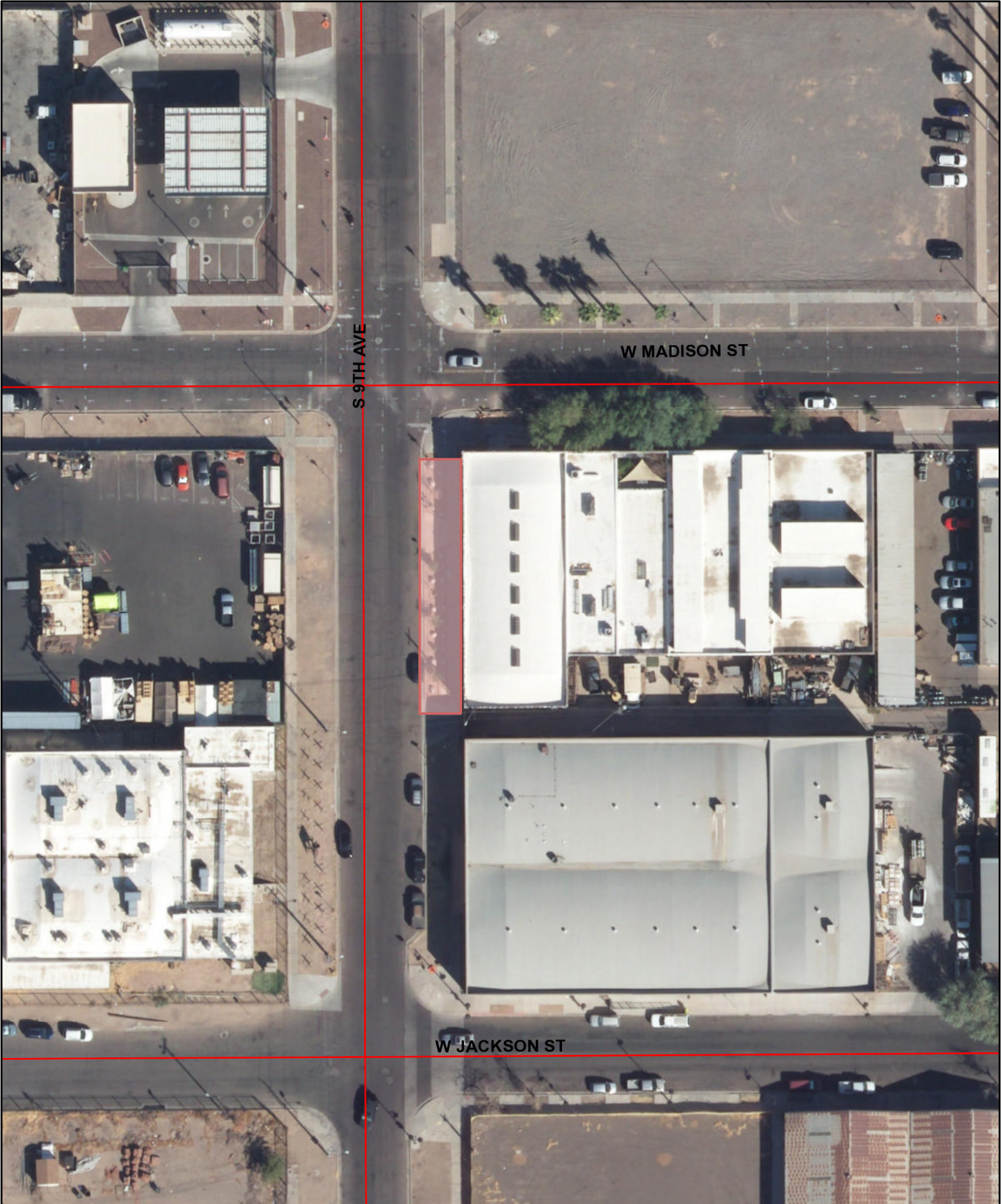
Item 56 is a Public Hearing - Abandonment Appeal of Hearing Officer Decision - ABND 250004 - 817 W. Madison Street, the appellant is the original applicant for abandonment and is appealing the Hearing Officer's denial of the request to abandon the east 20 feet of the 45-foot right-of-way lying westerly of lot 19, APN 112-05-016A.

The applicant is requesting a continuance to allow for additional time to explore design alternatives for the frontage and streetscape along 9th Avenue.

Staff recommends continuing this item to the September 17, 2025, City Council Formal meeting.

Approved: _____

Alan Stephenson
Alan Stephenson
Deputy City Manager



ATTACHMENT B



City of Phoenix

Planning and Development Department

DENIAL – ABND 250004

Your abandonment request was **DENIED** by **Craig Messer, Abandonment Hearing Officer**.

A summary of the hearing, and the Hearing Officer's findings and rationale, are included in this letter.

You have the right to appeal this decision to City Council if an appeal application is received by the Planning and Development Department within 15 calendar days of this decision (latest appeal date: May 30 2025). Please contact the Abandonment Coordinator, Dru Maynus, at (602) 262-7403, or abandonments@phoenix.gov, for questions regarding appeals.

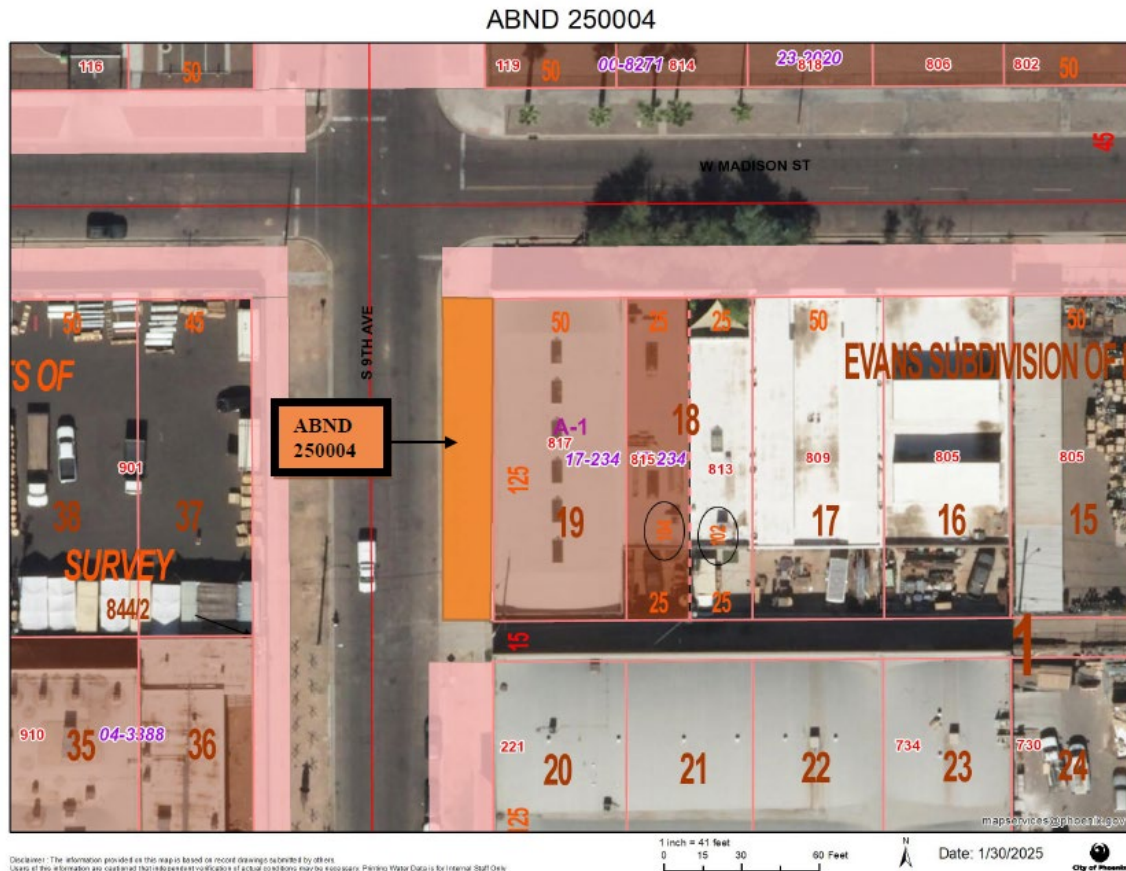


City of Phoenix

Planning and Development Department

May 15, 2025
Preliminary Abandonment Staff Report: **ABND 250004**
Project# **05-205**
Quarter Section: **10-26**
District#: **7**

<u>Location:</u>	The east 20 feet of right-of-way lying westerly of 817 West Madison Street
<u>Applicant:</u>	Greenman Law / Jordan Greenman
<u>Request:</u>	Request to the east 20-feet of the 45-feet right-of-way lying westerly of lot 19, Block 1, Neahr's Addition APN 112-05-016A.
<u>Purpose of request:</u>	Applicant states the right-of-way abandonment will allow for the redevelopment of the abutting parcel.
<u>Hearing date:</u>	March 13, 2025 TAKEN OUT FROM UNDER ADVISEMENT AND DENIED ON May 15, 2025



City Staff Research

City Staff research shows that the 9th Avenue 90-foot right-of-way was dedicated on January 25, 1900 by the Evans Subdivision of Block 29 Nearh's Addition Subdivision Plat under Book 2, Page 77 of the Maricopa County Recorder. If abandoned, the 9th Avenue 20-foot-wide right-of-way would be conveyed back to the abutting property owner.

City Staff Comments

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

Street Transportation Department – Josh Rogers

The Street Transportation Department has reviewed the attached abandonment application and has the following:

Comments:

The Capitol Mall is a distinct area within the City of Phoenix. Under the planning oversight of the State of Arizona, the area serves multiple purposes including housing the State Capitol, governmental offices, industrial and commercial businesses, and historic residences. As is typical in urban settings, the open space within the Capitol Mall consists of both private and public properties. Enhanced streetscapes along the public street network play a vital role in the urban open space environment, improving its functionality and accessibility for the public.

Originally platted as one of Phoenix's first subdivisions during Arizona's territorial period, the Capitol Mall features rights-of-way's historically wider than typical city street cross-sections. Like other urban districts near downtown, local roadways are designed to accommodate a diversity of public and pedestrian uses, necessitating a broader streetscape than what is typical for local roads.

Furthermore, modifications to the streetscape within the Capitol Mall District must be part of a coordinated planning effort with the State of Arizona, City of Phoenix, and area stakeholders. As such, the City of Phoenix Street Transportation Department does not support standalone modifications.

Given the historic nature of the district's street cross-sections, their intended function within an urban area, and the absence of a unified streetscape modification plan, the Street Transportation Department **does not support** the proposed abandonment of the 9th Avenue right-of-way.

Should you have any questions regarding these comments, please contact me at Joshua.rogers@phoenix.gov.

Street Transportation Utility Coordination Department– Andrea Diaz

The Street Transportation Department Utility Coordination section has no comments

PDD Traffic Department – Derek Fancon

Recommend denial of the 20-foot right-of-way. 9th avenue is offset to the ease, so abandoning 20-feet will bring the right-of-way to the back of curb, leaving no room for the sidewalk. However, Traffic would recommend approval of the abandonment of 10-foot right-of-way so long as the sidewalk is relocated.

PDD Planning Department – Dru Maynus

Capitol Mall Overlay District - The abandonment request is located within the Capitol Mall Overlay District per Section 646 of the City of Phoenix Zoning Ordinance. The purpose of Capitol Mall is prevent a concentration of certain uses which can restrict businesses and residences from functioning normally and contributes to the deterioration of the business and living environment the downgrading of property values, and the diminishment of health, safety and general welfare conditions in the area. Further the intent of the district is to protect existing residential and non residential uses from negative impacts caused by a concentration of specified uses and to prohibit the addition of certain uses and restrict the addition of certain other uses which have negative impacts on the area. Please be sure that the intended use of your development is consistent with the permitted uses of Section 646.

Governmental Mall Notification Area - To add, the abandonment site is located within the Governmental Mall Notification Area, thus, meaning is part of the Arizona Government Mall Master Plan. The Master plan was adopted by the State Legislature; therefore, indicating that the site is governed by the State of Arizona. Because of this all-development activity within the area must first obtain approval from the Arizona Department of Administration (AZDOA). Please contact Ruben Duran with AZDOA to start this process. Ruben can be contacted at 602-397-1350 or ruben.duran@azdoa.gov.

Railroad - Please note that if you plan on obtaining any building permits a "Notice of Railroad

Proximity Disclosure” is required. This document will be provided during Site and Civil reviews or when building plans are logged in.

Federal/State Superfund - This property is located in a Federal Superfund or State Superfund site. The customer can obtain information by going to the Arizona Department of Environmental Quality (ADEQ) website located at https://www.azdeq.gov/NPL_Sites [azdeq.gov] for Federal Superfund sites or <https://www.azdeq.gov/WQARF> [azdeq.gov] for State Superfund sites. ADEQ can also be reached by phone at 602-771-4410 for Superfund or State Superfund sites. The City of Phoenix Office of Environmental Programs can be reached at 602-256-5669.

Future Light Rail - The abandonment area is located within a future light rail corridor. Please contact the office of Customer Advocacy (OCA) at 602-534-7344 for more information.

Since the abandonment request has not received approval from AZDOA, the Site Planning Division currently **does not recommend approval** of the abandonment request.

ADOA – General Services Division – Joel Carrasco

Prior to approval of ABND 250004 the applicant needs to contact Ruben Duran with AZDOA to obtain approval of the abandonment request.

Office of Customer Advocacy – Renee Blakley

Although the property is near future expansion, it is more than a block away. The requested area of ABND 250004 is not located on a street directly adjacent to a planned light rail extension and will not have a negative impact to future light rail expansion.

Streetlights – Jason Fernandez

Recommend approval with the following comment:

1. Page 2 of ABND narrative paragraph 1, line 2 thru 4, sentence 2, references "The proposed abandonment will enable the property owner to relocate existing sidewalks and re purpose the land to better serve the community." Future sidewalk relocate and re-purpose will require new streetlight / pedestrian lighting review and construction at owners expense.

Solid Waste – Megan Sheets

Approved.

Water Services – Don Reynolds

WSD has NO stipulations for this Abandonment.

PDD Village Planner – Samuel Rogers

1. Staff has concerns regarding the request.
2. The Capital District Development Guidelines state: "For the safety and comfort of pedestrians, sidewalks should be separated from traffic by an 8-foot width. This 8-foot buffer may include landscaping, a bicycle lane, and/or on-street parking." The proposed abandonment would eliminate this buffer, reducing walkability and compromising pedestrian safety.
3. The Government Mall Master Plan identifies Madison Street as a proposed secondary bike route. The proposed abandonment would negatively impact bicycle infrastructure and pedestrian accessibility in the area.
4. The Government Mall Master Plan includes the following goals:
 - a. "Preserve, revitalize, and enhance the iconic and historical character of the area

- through design guidance and enhanced public infrastructure; and"
- b. "Foster an implementable approach to the development of iconic, vibrant, day-and-night mixed-use activity centers serving residents and visitors to the area."

The proposed abandonment does not support these goals, as it would not enhance public infrastructure nor preserve the historic character of the area. Furthermore, reducing pedestrian and bicycle accessibility would create a less comfortable streetscape for residents and visitors

PDD Civil Department – Rachel LaMesa

Civil Division recommends approval without stipulations.

Public Transit Department – Skitch Kitchen

The Public Transit Department has no comment on this project.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson

I have reviewed the abandonment request at **ABND 250004 APN 112-05-016A 817 W MADISON ST**, in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easement and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

Southwest Gas – Susan R. Mulanax

After reviewing your request, it has been noted that we have a main gas line running in the area proposed. Please contact Conflict Review at (480) 730-3843 to discuss and review your request further.

Arizona Public Service – Darianna Arias

Not within APS's service territory.

CenturyLink – Bill Paul

Quest Corporation d/b/a CENTURYLINK CQ ("CenturyLink") has reviewed the request for the subject abandonment request and has determined that in order to protect its facilities, CenturyLink must deny the request at this time.

If you would like to discuss possible alternative resolutions to this abandonment request, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com..

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the east 20 feet Right-of-Way as shown in the abandonment package. This is in an Arizona Public Service serving area.

Hearing Officer Decision and Findings

I have concluded that the ROW requested for abandonment is still necessary for public use and therefore have DENIED this request.

Additional details are provided below.

1. Requirements for Disposition of Public Rights-of-Way (ROW). In considering this request, this Hearing Officer has had to examine whether the ROW requested for abandonment is, in fact, no longer necessary for public use as roadways. The following two definitions in Section 31-63 of the City Code are important to this analysis:

• **Abandon, abandoning, and abandonment:** Any one of the methods set forth in Section 31-64 whereby the City Council may dispose of roadways or portions of roadways ***no longer necessary for public use as roadways***.

• **Roadway:** All or ***part*** of any platted or designated public street, highway, alley, lane, parkway, avenue, road, ***sidewalk, public utility easement, or other public way***, whether or not it has been used as such. (italics added for emphasis)

Any interested party has the right to appeal this decision to City Council. An appeal application must be received by the Planning and Development Department within 15 calendar days of this decision (latest appeal date: May 30, 2025).

Please contact the Abandonment Coordinator, Dru Maynus, at (602) 262-7403, or abandonments@phoenix.gov, for questions regarding appeals.



Hearing Officer Signature: _____ **Date:** May 15, 2025

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Greenman Law, Jordan Greenman, Applicant
Craig Messer, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.


City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Abandonment Decision Appeal

In accordance with Section 31-70, Article V of the City Code, the decision of the Abandonment Hearing Officer regarding the abandonment of public rights-of way may be appealed. Any decision of the Abandonment Hearing Officer shall be considered final unless a person aggrieved thereby, files a written Notice of Abandonment Appeal with the Planning & Development Department within fifteen calendar days after the decision is made. The completed abandonment appeal form and filing fee* must be submitted to the Planning & Development Department, Check-In/Information Counter, located at 200 West Washington Street, 2nd floor, Phoenix, Arizona 85003.

***All fees are pursuant to the current Fee Schedule contained in Appendix A.2. of the Phoenix City Code.**

Appellant's Name: Jordan Greenman - Greenman Law Firm
 Address: 1621 W Willetta St City: Phoenix State: AZ Zip: 85007
 Phone: 248-225-0428 Email: _____
 Affiliation: Attorney - Applicant

Appeal to City Council

Be specific as to what you are appealing. Include the rationale for your appeal. Attachments may be included.

Abandonment # **ABND** 250004 Date Heard: March 13, 2025

Located at approximately: Immediately west of 817 West Madison St

Abandonment Hearing Officer: ☐ Approved ☒ Denied

Appealing Decision: Appealing denial of ABND 250004 - See attached narrative

Appealing Stipulation: _____

Appealing Stipulation: _____

Appealing Stipulation: _____

----- Staff Use Only -----

Received By: _____ Receipt #: _____ Date: _____
 Reviewed By: _____ Receipt #: _____ Date: _____

Page 1 of 1

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7811 or visit our website at [Licensing Time Frames | City of Phoenix](#). This publication can be made available in alternate formats (Braille, large print, or digital media) upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.



Jordan Evan Greenman
1621 West Willetta Street
Phoenix, AZ 85007
Phone: 248.225.0428
jordan@greenmanlawfirm.com

May 30, 2025

Phoenix City Council
200 West Jefferson Street
Phoenix, Arizona 85003

Formal Appeal of Denial of Abandonment Request – ABND 250004

Dear Phoenix City Council,

On behalf of Ian Likwarz, Greenman Law respectfully submits this appeal of the denial of ABND 250004, which concerns the proposed abandonment of the eastern 20 feet of South 9th Avenue right-of-way adjacent to 817 West Madison Street, Phoenix, Arizona (Lot 19, Block 1, Neahr's Addition; APN 112-05-016A). The matter was originally heard on March 13, 2025, and taken under advisement, but the decision was not issued until May 15, 2025—63 days later, well beyond the typical 30-day timeframe provided for such determinations. This substantial delay created uncertainty and slowed momentum on an adaptive reuse project that aligns directly with the City's revitalization objectives for the Capitol Mall area.

Functional Basis for the Abandonment Request

The project in question seeks to reactivate a pre-WWII industrial warehouse by converting it into a banquet hall and community event venue, with outdoor dining and gathering space along the 9th Avenue frontage. To support this, the applicant requested the abandonment of a 20-foot-wide strip of underutilized right-of-way. This portion of 9th Avenue is significantly oversized, measuring 90 feet in total width—far beyond the 50-foot standard for local streets established in the City's 2018 Street Classification Map. The eastern half-street alone spans 45 feet, when only 25 feet is required for public functionality. Approving the abandonment would still preserve a 70-foot-wide right-of-way, which is more than sufficient to accommodate vehicular travel, public utilities, and pedestrian infrastructure.

The need for abandonment is also driven by practical site constraints. The existing building is a 1940s bow truss structure that currently lacks HVAC. Due to its age and construction type, the roof cannot support the weight of rooftop HVAC units. As a result, the project requires a dedicated structure to house the HVAC equipment on the west side of the building. The 14 feet of right-of-way proposed for abandonment would be necessary to accommodate and support this mechanical structure, which is essential to bringing the building up to modern functional standards.

ROW Dimensions and Sidewalk Relocation Feasibility

The purpose of the requested abandonment is not speculative. The project requires at least 15 feet of the subject area for construction of the outdoor patio space that fronts 9th Avenue. If the full 20-foot abandonment is approved, it would allow us to dedicate and build out five feet on the western portion

to reconstruct the sidewalk farther west, preserving pedestrian access while also improving public safety. The existing curb lies approximately 20 feet from the edge of the building, making sidewalk relocation feasible without affecting traffic flow or curb alignment. No vehicular lanes or curb lines would be altered in any way as a result of the abandonment. Preliminary approval for the abandonment of the eastern 28 feet of South 9th Avenue, adjacent to 817 West Madison Street, was previously granted in 2018 under case number ABND 170026. Unfortunately, the project was delayed and the approval lapsed.

Alignment with City Policy and Light Rail Objectives

This adaptive reuse effort directly supports the goals of the Capitol Mall Overlay District, which calls for coordinated redevelopment that respects the area's historic character while fostering mixed-use investment and pedestrian activity. The surrounding neighborhood has long suffered from vacancy, disinvestment, and persistent social challenges. This project would introduce regular foot traffic, community events, new employment opportunities, and high-quality streetscape enhancements to a corridor that has seen little improvement in decades. The site is also located within one block of the future light rail expansion, making it an ideal location for transit-oriented development. The City has repeatedly emphasized the importance of placing walkable, mixed-use projects near the light rail line, and this proposal would contribute directly to that effort.

Agency and Utility Review Summary

Importantly, this request was not rejected due to a technical deficiency or a safety concern. In fact, most City departments either supported the abandonment or had no objections. The Civil Division, Water Services, Solid Waste, Streetlights, and Public Transit all approved the request outright. The Traffic Department recommended partial approval—specifically 10 feet—conditioned on sidewalk relocation, confirming the basic viability of shifting pedestrian access westward. The Office of Customer Advocacy confirmed that the abandonment area is more than a block away from any planned light rail expansion and would not interfere with any future transit development. CenturyLink and Southwest Gas noted the presence of existing facilities but indicated a willingness to work through utility coordination processes, as is standard for abandonment cases. Cox and SRP approved without objection.

ADOA Approval and Planning Staff Concerns

Further, Greenman Law has already obtained formal written approval from the Arizona Department of Administration (ADOA), which oversees the Governmental Mall area. In a letter dated March 27, 2025, ADOA confirmed that it reviewed and approved the proposed abandonment of the subject 20-foot strip and deferred to the City of Phoenix for implementation. This directly contradicts the Planning Department's assertion that the abandonment should not proceed absent ADOA support, and eliminates any ambiguity as to state-level approval of the proposal.

Despite this overwhelming technical support, the abandonment was denied based on generalized planning theories and speculative concerns about future streetscape design, rather than any practical or site-specific rationale. The City's own transportation and planning maps confirm that the right-of-way is substantially oversized. There is no identifiable or realistic public use for the subject strip, and its retention serves only to obstruct meaningful and needed redevelopment. Phoenix City Code Section 31-64 authorizes abandonment of public rights-of-way when they are no longer necessary for public use, and that standard is unquestionably met here.

Conclusion and Request for Reversal

This neighborhood needs reinvestment. The City should be encouraging catalytic projects like this—especially those that preserve historic buildings and convert them into vibrant community-serving spaces. This proposal is consistent with Phoenix's Adaptive Reuse Program, with the City's General Plan, with Capitol Mall overlay goals, and with the City's long-term light rail vision. The applicant has done everything possible to coordinate with City and State staff and has responded constructively to agency feedback at every stage.

We respectfully ask that the City Council reverse the Hearing Officer's decision and approve the abandonment as requested. This project deserves the opportunity to move forward and help breathe life back into a part of the city that has waited far too long for meaningful investment. Please contact me at any time with questions or for further information.

Thank you for your time and consideration.

Sincerely,



Jordan Evan Greenman
Greenman Law





Public Hearing and Ordinance Adoption - Rezoning Application Z-100-24-3 - Southeast Corner of 21st Place and Eugie Terrace (Ordinance G-7414) - District 3

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-100-24-3, and rezone the site from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District - Restricted Commercial) to allow multifamily residential.

Summary

Current Zoning: R-3

Proposed Zoning: R-5

Acreage: 1.01 acres

Proposal: Multifamily residential

Owner: Amit Netzach, Netzach Investments LLC

Applicant/Representative: Randy Marks, Rezio LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on July 7, 2025, and recommended denial with direction, by a vote of 9-1.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the staff recommendation, by a vote of 6-2.

The Planning Commission recommendation was appealed by a community member on August 14, 2025.

Location

Southeast corner of 21st Place and Eugie Terrace

Council District: 3

Parcel Address: 13431 N. 21st Place

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-100-24-3) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-5 (MULTIFAMILY RESIDENCE DISTRICT – RESTRICTED COMMERCIAL).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.01-acre property located at the southeast corner of 21st Place and Eugie Terrace in a portion of Section 15, Township 3 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District – Restricted Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be limited to a maximum of 24 units.
2. The development shall be in general conformance with the elevations date stamped June 16, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings; and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. All bicycle infrastructure and pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways 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.
6. A minimum 5-foot-wide sidewalk shall be constructed on the east/south side of 21st Place/Eugie Terrace.
7. Vehicular access onto 21st Place/Eugie Terrace shall be limited to a singular access point.
8. 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.
9. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as

approved by the Planning and Development Department.

11. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department
12. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
13. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.
18. 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.
19. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-100-24-3

For APN/Parcel ID(s): 166-10-045 4

Section/Township/Range: 15 3N 3E

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 16, Block 5, of Sun and Sand, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 54 of Maps, Page

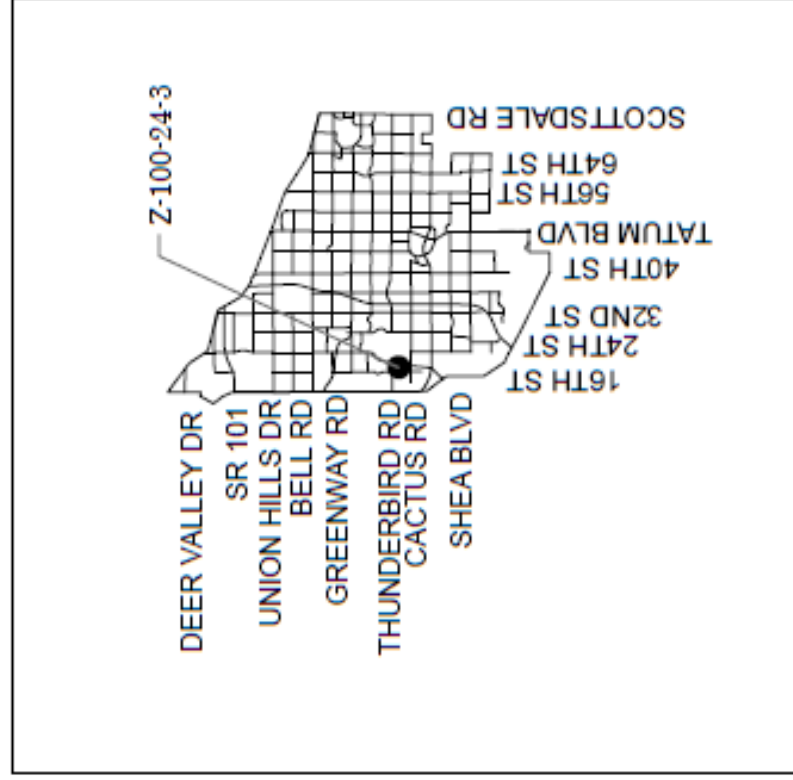
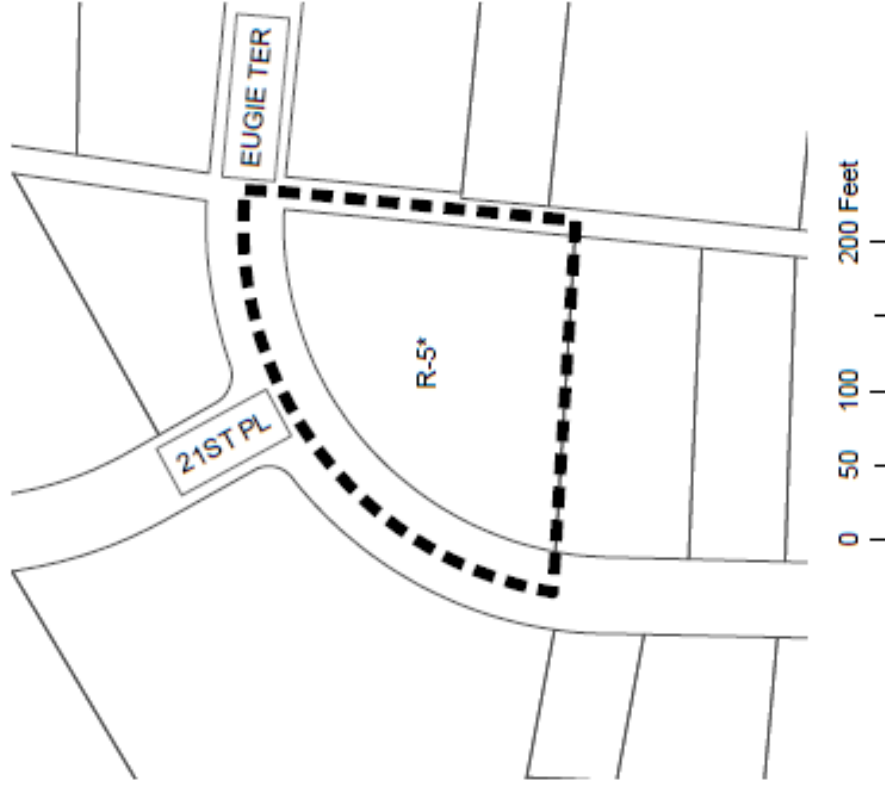
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■■

Zoning Case Number: Z-100-24-3
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 8/4/2025

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ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-100-24-3
July 2, 2025

[Paradise Valley Village Planning Committee Meeting Date:](#) July 7, 2025
[Planning Commission Hearing Date:](#) August 7, 2025

Request From: [R-3](#) (Multifamily Residence District) (1.01 acres)
Request To: [R-5](#) (Multifamily Residence District – Restricted Commercial) (1.01 acres)
Proposal: Multifamily residential
Location: Southeast corner of 21st Place and Eugie Terrace
Owner: Amit Netzach, Netzach Investments, LLC
Applicant/Representative: Randy Marks, Rezio, LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 5 to 15 dwelling units per acre	
<u>Street Map Classification</u>	21st Place	Local	25-foot east half street
	Eugie Terrace	Local	25-foot south half street
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i> The proposed density is 23.76 dwelling units per gross acre, which is a reasonable level of increased intensity, and as stipulated, is respectful of local conditions and surrounding neighborhoods.			
<i>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i> The proposal, as stipulated, will provide secured bicycle parking, a repair station, and parking spaces for electric bicycle charging capabilities near open space areas. The bicycle parking will provide residents and guests with an alternative mode of transportation to the site near Cave Creek Road, which contains designated bike lanes.			

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

The proposal, as stipulated, will provide pedestrian pathways and bicycle infrastructure shaded to a minimum of 75 percent. Additionally, the open space areas and landscape setback are required to provide large canopy shade trees.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 7.

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

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

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

[Transportation Electrification Action Plan](#): See Background Item No. 12.

[Phoenix Climate Action Plan](#): See Background Item No. 13.

[Conservation Measures for New Development](#): See Background Item No. 14.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R-3
North (across Eugie Terrace)	Single-family residential	R-3
West (across 21st Place)	Multifamily residential (senior housing)	R-3
South	Multifamily residential	R-3
East	Commercial	C-2

R-5 – Multifamily Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	1.01 acres
Maximum Number of Units	44	24 (Met)
Maximum Density (dwelling units/acre)	43.5 dwelling units per acre	23.76 dwelling units per acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an attached shade structure Total: 60%	42% (Met)
Maximum Building Height	4 stories or 48 feet	4 stories, 46.5 feet (Met)
<i>Minimum Building Setbacks</i>		
Front	20 feet	North: 47 feet (Met) West: 44 feet (Met)
Rear	15 feet	15 feet (Met)
Sides	10 feet, 3 feet	10 feet, 10 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street	20 feet	North: 20 feet (Met) West: 20 feet (Met)
Adjacent to Property Line	5 feet	East: 5 to 9 feet (Met) South: 5 feet (Met)
Minimum Parking	36 spaces	36 spaces (Met)
Minimum Open Space	5%	5% (Met)

Background/Issues/Analysis

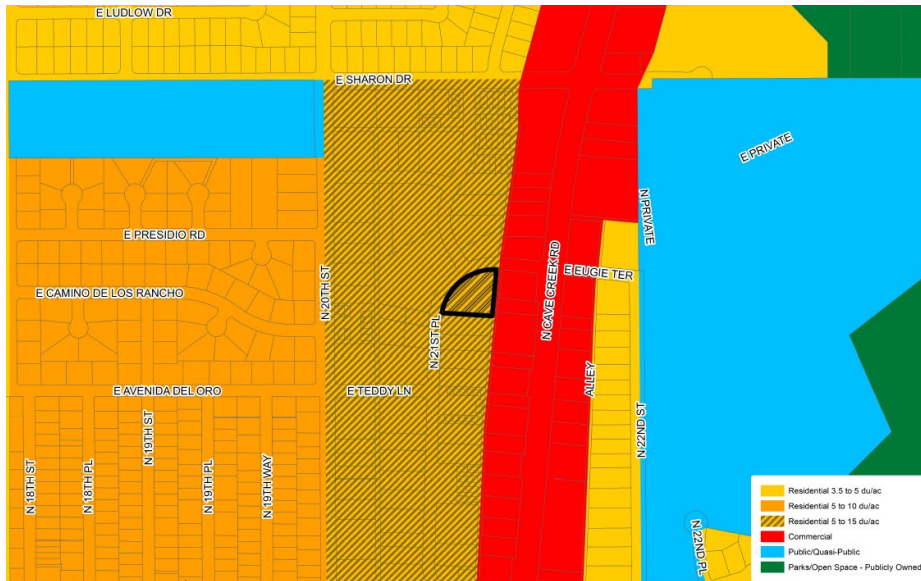
SUBJECT SITE

1. This request is to rezone 1.01 acres located at the southeast corner of 21st Place and Eugie Terrace from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District – Restricted Commercial) for multifamily residential.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 5 to 15 dwelling units per acre. The proposal for R-5 zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required as the site is smaller than 10 acres in size, and the

housing product type is the same for the Residential 5 to 10 and Residential 15+ land use designations. The General Plan Land Use Map designations surrounding the site to the north, south, and west are also Residential 5 to 15 dwelling units per acre and to the east is designated Commercial.

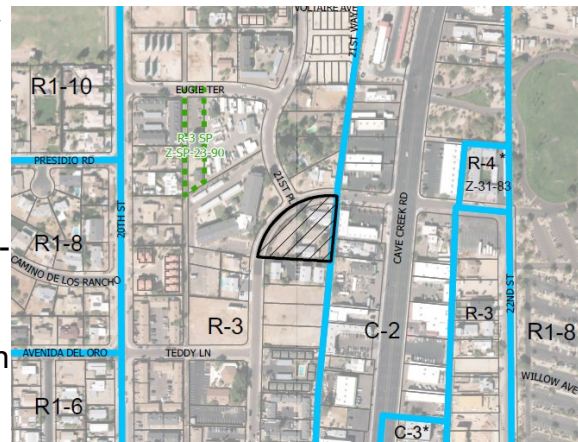


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site contains a single-family residence and is zoned R-3 (Multifamily Residence District). To the north of the subject site, across Eugie Terrace, is a single-family residence zoned R-3. To the west of the subject site, across 21st Place, is multifamily residential zoned R-3. To the east of the subject site are commercial properties zoned C-2 (Intermediate Commercial). To the south is multifamily residential zoned R-3.



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a new 24-unit multifamily residential development. The proposal includes 36 parking spaces, five of which are reserved for accessible parking spaces. The building is proposed to be on stilts with automobile parking underneath. The open space is centrally located,

approximately 2,272 square feet, and the amenities include turf and a barbecue area.

To maintain compatibility with surrounding land uses and zoning districts, staff recommends Stipulation No. 1 which limits the site to 24 units, which is what is proposed.

To enhance the landscape setbacks and provide additional shade, staff recommends the landscape setbacks be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers to achieve a minimum of 50 percent live coverage at maturity. This is addressed in Stipulation No. 3.

To enhance pedestrian safety, staff recommends the pedestrian walkways crossing a vehicle path to be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces. This is addressed in Stipulation No. 5.

5. **Landscape Plan**

The conceptual landscape plan, attached as an exhibit, proposes trees along the street frontage and interior property lines. The required landscape setbacks shall be planted with large canopy shade trees, shrubs, accents, and vegetative ground covers as required by Stipulation No. 3.

6. **Elevations**

The building elevations, attached as an exhibit, proposes a building which cantilevers over the parking area and includes a variation of colors and materials, CMU/block, exposed wood, and painted metal and architectural balconies. Staff recommends general conformance to the elevations date stamped June 16, 2025. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

7. **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 while using vacant land in a more sustainable fashion.

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. Staff recommends robust tree planting standards, including planting minimum two-inch caliper trees 20 feet on center or in equivalent groupings within the landscape setbacks, and dispersed throughout uncovered surface parking lot areas to achieve 25 percent shade at maturity. Staff also recommends that all pedestrian walkways and bicycle infrastructure be shaded a minimum of 75 percent. This is addressed in Stipulation Nos. 3, 4, and 15.

9. **Complete Streets Guidelines**

In 2014, 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. Staff recommends pedestrian walkways to be constructed of a visually contrasting material or other pavement treatment where they cross a vehicular path, construction of a sidewalk along 21st Place/Eugie Terrace, and that sidewalks and all street improvements to be constructed with all required elements and comply ADA accessibility standards. This is addressed in Stipulation Nos. 5, 6 and 8.

10. **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 project will provide a bicycle parking spaces per the requirements of Section 1307.H of the Phoenix Zoning Ordinance within common open space areas and a bicycle repair station (Stipulation Nos. 9 through 11). This will help promote bicycling as an alternative mode of transportation nearby Cave Creek Road, which has a designated bike lane.

11. **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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the

proposal will encourage the use of recycling services to all residents.

12. **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 goal is addressed in Stipulation Nos. 10 and 12, which requires a minimum of 10 percent of the required parking spaces to include EV Installed infrastructure and a minimum of 10 percent of required bicycle parking to include standard electrical receptacles for electric bicycle charging capabilities.

13. **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 public health, and create additional green spaces. This goal is addressed in Stipulation No. 17, requiring a minimum of two GI techniques for stormwater management to be implemented in this development.

14. **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. 13 through 16.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff received no public comments related to this rezoning case.

INTERDEPARTMENTAL COMMENTS

16. **Street Transportation Department**

The Street Transportation Department requested that a minimum five-foot-wide sidewalk be constructed along the street frontage. Also, vehicular access to the street shall be limited to a singular access point and all streets within and adjacent to the development shall be constructed with all required elements and to ADA requirements. These are addressed in Stipulation Nos. 6 through 8.

OTHER

17. 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. 18.
18. 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 is addressed in Stipulation No. 19.
19. 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. As stipulated, the proposal provides enhanced shading and trees to be a compatible addition to the surrounding neighborhood.
2. The proposal is compatible with the adjacent land uses.
3. As stipulated, the proposal supports efforts from various plans, such as the Shade Phoenix Plan, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. The development shall be limited to a maximum of 24 units.
2. The development shall be in general conformance with the elevations date stamped June 16, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings; and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. All bicycle infrastructure and pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways 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.
6. A minimum 5-foot-wide sidewalk shall be constructed on the east/south side of 21st Place/Eugie Terrace.
7. Vehicular access onto 21st Place/Eugie Terrace shall be limited to a singular access point.
8. 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.
9. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

10. A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department
12. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
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14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.
18. 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.

19. 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

Matteo Moric

July 2, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

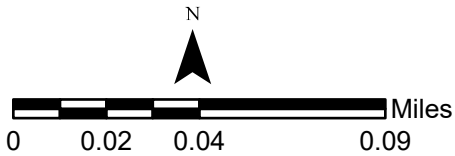
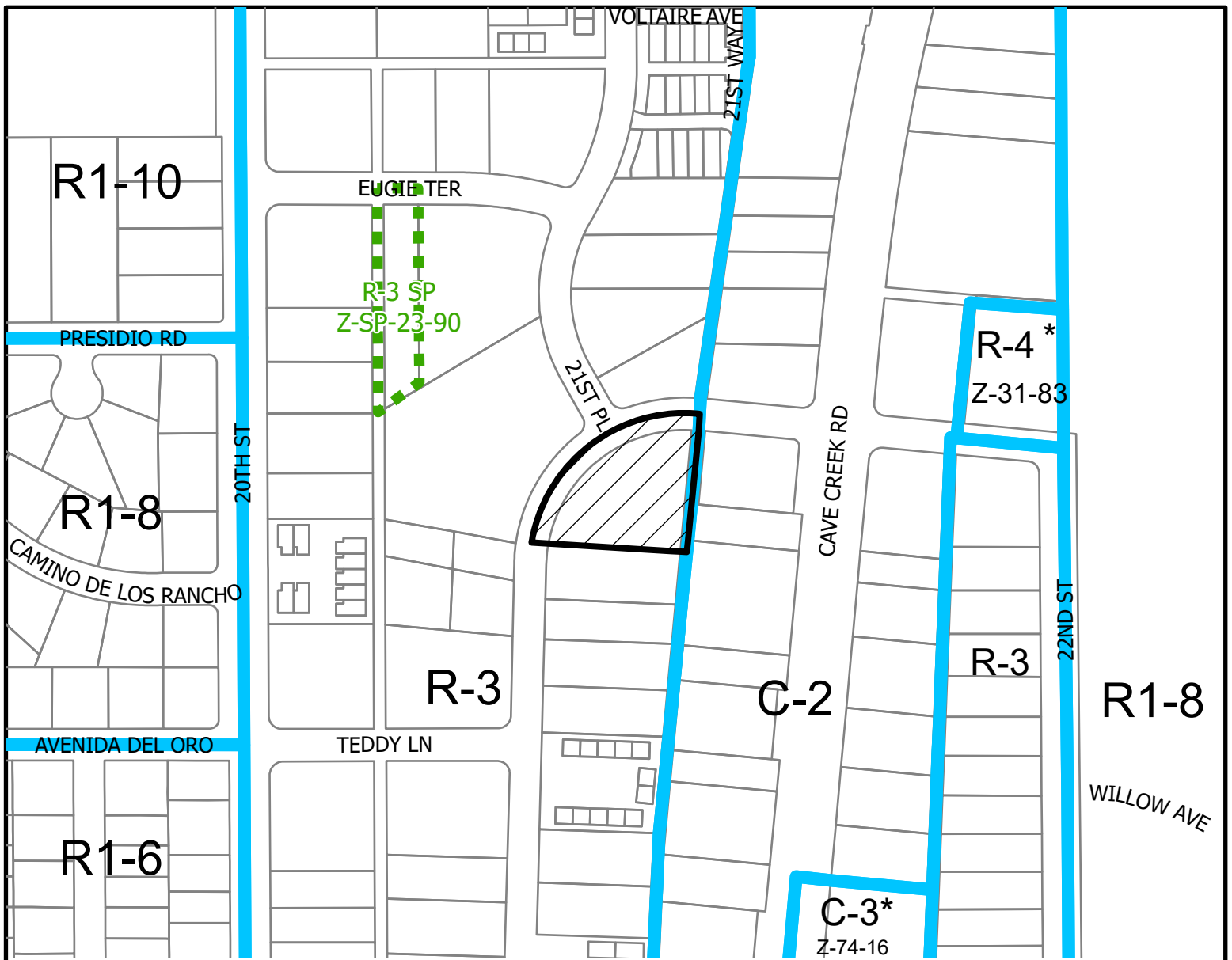
Aerial Sketch Map

Site Plan date stamped June 16, 2025

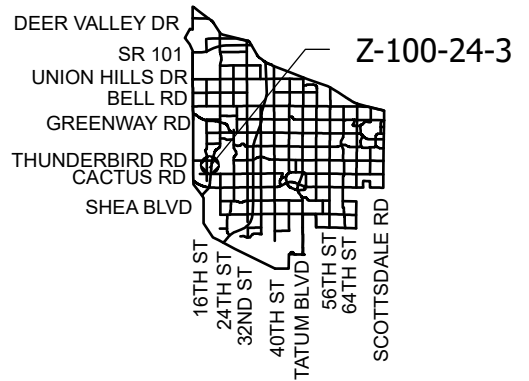
Elevations date stamped June 16, 2025 (2 pages)

Renderings date stamped June 16, 2025

Landscape Plan date stamped June 27, 2025

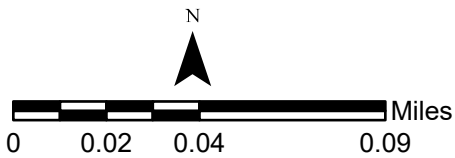


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

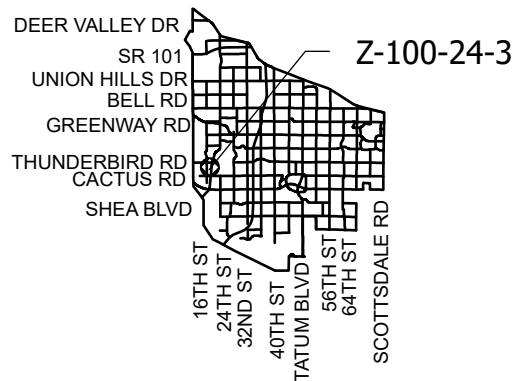


APPLICANT'S NAME: Rezio, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-100-24-3	DATE: 11/15/2024	FROM: R-3 (1.01 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.01Acres	REVISION DATES:		TO: R-5 (1.01 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 32-32 ZONING MAP L-9		
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
R-3	14		17
R-5	44		52

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

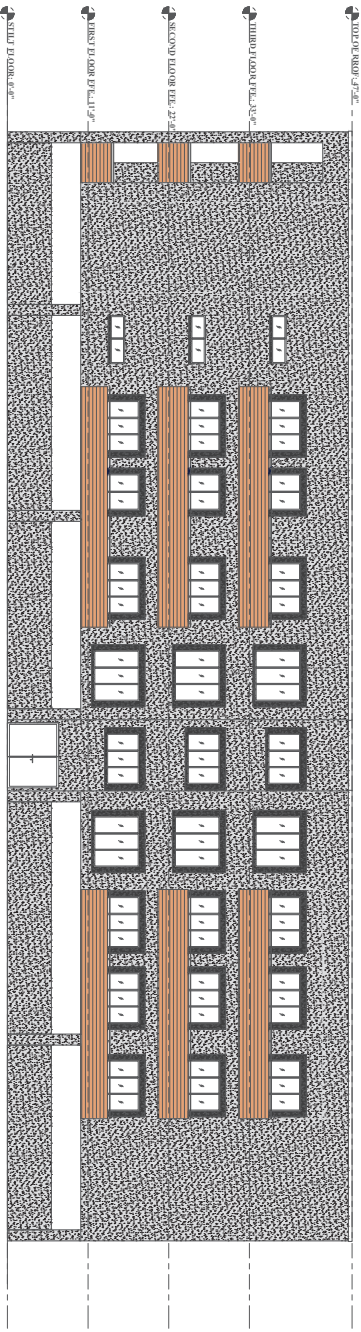


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

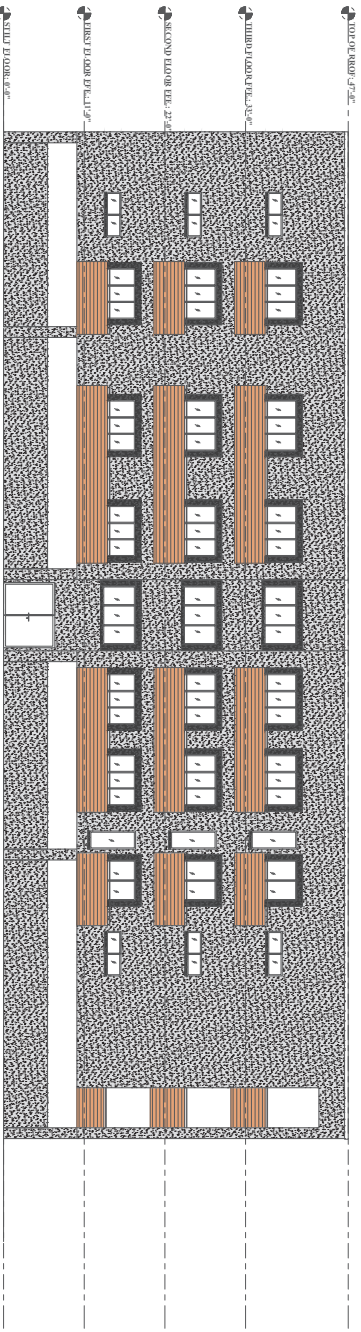


APPLICANT'S NAME: Rezio, LLC		REQUESTED CHANGE:	
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MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
R-3	14		17
R-5	44		52

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



SOUTH ELEVATION
SCALE: 1/4"=1'



EAST ELEVATION
SCALE: 1/4"=1'

EXTERIOR FINISH		ROOFING		CALLOUTS		UTILITIES		SECTION MATERIALS	
STUCCO		TILE		WALL TYPE		AC ENT		CONCRETE FOOTING	
BRICK		ASPHALT SHINGLE		DOOR SIZE		ELECTRICAL WTR		ARC GRAVEL	
CUR. BLOCK		METAL		WINDOW SIZE		ELECTRICAL PANEL (AMP)		CURB OR C/WALL	
EXPOSED WOOD		SLATE		ELEVATION LABELS		GAS WATER		WOOD	
PAINTED METAL		WOOD		GLASS		WALL/ENCE		CRACKING	

SHEET TITLE		ELEVATIONS		SHEET NO.		PHOENIX CODES	
PROJECT NAME		NETZACH CONCEPT PLAN		SCALE		UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES	
PROJECT ADDRESS		13425 N. 21ST PLACE				2018 IBC, IBC, IRC, IBC, IRC, IBC, IRC, IBC, IRC	
CLIENT		NETZACH INVESTMENTS LLC		DATE		2017 NEC	
						2007/2016 ASME	
						2012 ICC	

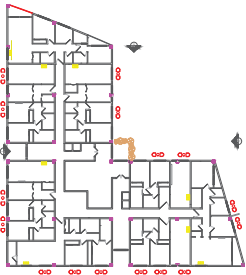


SEAL

CITY APPROVAL

CITY OF PHOENIX
JUN 16 2025
Planning & Development
Department

FLOORPLAN NTS



REZ10
(844) 937-3946 • REZ10PRO.COM

Contractor shall verify all dimensions at project field or use within 1/8" tolerance. These documents are instruments of service and shall not be used for any other purpose. Any reproduction of these documents in whole or in part without the express written consent of REZ10 PRO, INC. is prohibited. It is the responsibility of the contractor to check and verify all field conditions prior to construction, handle all inspections and obtain all necessary permits and coordination of trades on the construction site.

Architectural floor plan of the second floor of the 'MUSEO DE LA CIUDAD DE LA PLATA'. The plan shows a symmetrical layout with a central corridor and multiple rooms. The rooms are labeled with numbers 1 through 12. The plan includes a central corridor, a large hall, and several smaller rooms. The layout is symmetrical, with rooms 1 through 6 on the left and rooms 7 through 12 on the right. The plan also shows a central entrance area and a large hall. The plan is oriented with the entrance at the top. The plan is labeled 'SEGUNDO PISO DE LA PLATA' at the top.



JUN 16 2025

**Planning & Development
Department**

SHEET TITLE	ELEVATIONS	SHEET NO.	A2.1
PROJECT NAME	NEIZACH CONCEPT PLAN	SCALE	1/8"=1'
PROJECT ADDRESS	13425 N. 21ST PLACE PHOENIX, AZ 85022	UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES: 2018 IBC, IBC, IRC, IMC, IPC, UBC, IECC, IFCC, AND ISPS 2017 NEC 2009/2016 ASME 2012 ICC	
CLIENT	NEIZACH INVESTMENTS LLC	DATE	06.05.2025

CITY APPROVAL

REVIO

(844) 937-3946 • REZ10PRO.COM



CITY OF PHOENIX

JUN 16 2025

Planning & Development
Department

USE OF NATURAL TURF WITHIN LANDSCAPE AREAS IS LIMITED PER WATER CONSERVATION STIPULATIONS AND SECTION 507 TAB A DESIGN GUIDELINES. LIVE COVERAGE REQUIREMENTS SHOULD BE MET USING DROUGHT-TOLERANT SHRUBS AND VEGETATIVE GROUND COVERS.



Planning & Development
Department

(844) 937-3946 • REZIOPRO.COM

Contractor must verify all dimensions at project before proceeding with work. Dimensions identified for general use within "1" will require tighter tolerances requiring field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with *Nezco LLC*. Use or reproduction of these documents in whole or in part without written consent of *Nezco LLC* is a violation of common law, copyright, statute and other reserved rights. These plans are on notice as copyrighted property of *Nezco LLC*.

SHEET TITLE	LANDSCAPE PLAN	SHEET NO.	L.1.0	PHOENIX CODES UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES 2018 IBC, IBC, IBC, INC. IBC UPC, IECC, IFC, IECC, IBC, IBC, INC. IBC UPC, 2017 NEC 2007-2016 ASME 2012 IGCC
PROJECT NAME	NETZACH CONCEPT PLAN	SCALE	AS INDICATED	
PROJECT ADDRESS	13425 N. 21ST PLACE			
	PHOENIX, AZ 85022			
CLIENT	NETZACH INVESTMENTS LLC	DATE	06.17.2025	





Village Planning Committee Meeting Summary

Z-100-24-3

Date of VPC Meeting	July 7, 2025
Request From	R-3
Request To	R-5
Proposal	Multifamily residential
Location	Southeast corner of 21st Place and Eugie Terrace
VPC Recommendation	Denial, with direction
VPC Vote	9-1

VPC DISCUSSION:

One member of the public registered to speak on this item

Staff Presentation

Matteo Moric, staff, provided an overview of the proposal. Mr. Moric described the location of the proposal and identified the rezoning request. Mr. Moric explained the proposal was not consistent with the General Plan Land Use designation of Residential 5 to 15 dwelling units per acre, but that it did not require a general plan amendment since it is smaller than 10 acres in size. Mr. Moric shared the land use map showing the areas to the north, south, and west are designated Residential 5 to 15 dwelling units per acre and to the east is designated Commercial. Mr. Moric then showed an aerial photo noting the surrounding land uses and zoning, the proposed site plan and noted how the building will be four stories and would cantilever over the parking area and have architectural balconies which were shared in the 3-D renderings. Mr. Moric stated staff recommended approval subject to stipulations and went over the findings and stipulations. Mr. Moric explained the next steps and dates for the Planning Commission and City Council meetings.

Applicant Presentation

Randy Marks, the applicant with Rezio, LLC, stated the overall goal of the project was to provide more housing in a multifamily space. Mr. Marks noted the site was a unique property with the street curving along the front. Mr. Marks said the plan is to build twenty-four 2-bedroom, 2-bath units with one- and one-half parking spaces per unit. Mr. Marks said the design would allow for parking to sit underneath the living structure with elevators and stairs. Mr. Marks felt this presented a nice view of the area and was a well-oriented building. Mr. Marks indicated that this is near other multifamily sites and

next to commercial zoning, and this would provide an opportunity for people working in the area to have nearby housing. Mr. Marks said he was rezoning to the R-5 zoning district because unlike R-3 zoning it would allow for 24 units and the development could include a 4-story building. Mr. Marks added the design of the building incorporates modern architecture and it advances housing and provides green communal areas. Mr. Marks noted there is a nice grass and barbeque area within the project location. Mr. Marks also stated the uniquely shaped lot plans to have a large 20-foot landscaped area with enhanced trees and shade making the site appealing. Mr. Marks said the goal is for each unit to have balconies and 32 shaded parking spots, access to trash and recycling, and bicycle parking. Mr. Marks explained the community outreach efforts and sign postings. Mr. Marks noted there was a citizen participation report and said they would be available for continued community engagement. Mr. Marks said he wanted access with two driveways and based on trip generation it was very minimal impact on the traffic in the area.

Questions from the Committee

Regina Schmidt asked if the community was going to be gated in and out. Mr. Marks said yes, it would be gated to restrict entry and exit.

Robert Goodhue asked if a study was done on if the units would be occupied by families. Mr. Marks said there was not a specific demographics study of who would be renting the units yet. Mr. Goodhue had concerns that there was no extra parking for guests and thought people would need to park along the streets, which he was not a big fan of.

Ms. Schmidt asked if the project was designed for rent or for purchase. Mr. Marks replied they were initially designed for rent.

Ms. Schmidt questioned what the height of the project was. **Jennifer Hall** clarified it was listed as 46 feet 6 inches tall in the staff report.

Larissa Balderrama asked what type of development was across the street. **Mr. Marks** thought it was multifamily. **Daniel Mazza** clarified there was an elderly care facility like a retirement community across the street on the west side.

Robert Gubser asked what the maximum height was allowed in the current R-3 zoning district. **Jennifer Hall** responded it is 2 stories and 30 feet.

Public Comments

Richard Bocardo, resident at 13435 North 21st Street, expressed concerns. Mr. Bocardo's first concern was related to the number of units listed on the posting sign from 17 to 52 units. Mr. Bocardo indicated the whole neighborhood is one story for the most part and this proposal will be totally different from the whole neighborhood and had concerns that it would have balconies all around. Mr. Bocardo said he lived to the north and had a swimming pool and felt he would lose his privacy with there being a 4-story building. Mr. Bocardo described some of the properties around there as being single family and he explained some of the other uses such as townhomes, a trailer

park and apartment complexes. Mr. Bocardo added there were some nearby units which were already visually intruding into his yard where he had to put shades up to ensure people on the second floors could not visually intrude on his property. Mr. Bocardo also had concerns about traffic indicating there was a church and other multifamily projects having lots of parking issues in the neighborhood. Mr. Bocardo said he was glad something was going to be built because the site had been an eyesore. Mr. Bocardo said there was no 3 or 4-story buildings on this block. Mr. Bocardo said when he bought the house in 1983 it was a very peaceful and quiet area and this would be a lot more traffic and reduce his privacy. Mr. Bocardo summed up his concerns as the height, lack of privacy, the increase in traffic and why the posting sign said up to 52 units were permitted.

Applicant Response

Mr. Marks said the maximum possible number of units listed on the sign posting is 52 units in the R-5 zoning district; however, they intend to build only 24 units and have a stipulation for such. Mr. Marks said there would not be enough room for parking to have 52 units. Mr. Marks noted he would be willing to chat with Mr. Bocardo and share the traffic study, he said without the height they would not be able to get 24 units. Mr. Marks said it was designed as an “L” shape so it was not intrusive on the street. Mr. Marks said the balconies and building were a distance from the street and many more feet from Mr. Bocardo’s property. Mr. Marks said the intent of the project was not to overhang over people’s backyards, but the opportunity for people to live in a nice livable space.

Mr. Bocardo wanted to understand the next steps. Chair Mortensen reminded the group that this was just an advisory committee, and the recommendation would go onto Planning Commission and City Council. Mr. Bocardo said that there is a slope in the area making the views even more intrusive into his property. Mr. Bocardo stated the site is an eyesore because no one takes care of the landscaping and maintains the property.

Committee Discussion

Ms. Hall said it was a very nice-looking project, but she was concerned with the height of 46 feet 6 inches and four stories. Ms. Hall understood it was a challenging site.

Ms. Sepic said this was a well-designed project but felt it would be better suited for the midtown area than this site.

Ms. Marcolla asked about the surrounding zoning. **Mr. Marks** stated the properties to the west were multifamily, directly south multifamily, north is residential, and to the east is commercial.

Chair Mortensen liked the design and layout, but thought the height was too much and two stories would have been nice.

Daniel Mazza asked if three stories would be 36 feet tall. **Ms. Hall** said yes and she would feel more comfortable with that.

Mr. Marks said they had accommodated for over 2,000 square feet of common space required in front of the 20-foot landscape buffer, 36 parking spaces, grassy areas, trees, barbeque and bicycle parking spaces.

Ms. Sepic asked if the parking was at grade. **Mr. Marks** replied it was at grade and they want access to stairwells and elevators so it functions as a nice place to live.

Mr. Gubser asked if the R-5 zoning would allow other uses other than multifamily. **Mr. Moric** indicated it would allow some other uses such as office and other restricted commercial uses. Mr. Gubser shared concern that the applicant could later come in for a Planning Hearing Officer (PHO) case to change the plans and allow commercial uses.

Ms. Hall asked if there was any opportunity to take a continuance and reduce the height of the building. **Mr. Marks** said it had taken several renditions already to get it at the height it is proposed at. Mr. Marks noted to get the parking it is difficult to reduce the height, but Mr. Marks thought maybe with lower ceilings they could get it down to 40 feet.

Ms. Marcolla suggested a line-of-sight diagram to see how the views are from the upper floors.

Ms. Hall said she was inclined to deny the request unless the applicant wanted a continuance.

Motion

Jennifer Hall motioned to recommend denial of Z-100-24-3 with direction to reduce the building height. **Anna Sepic** seconded the motion.

Vote

9-1; motion to recommend denial of Z-100-24-3 with direction passes with Committee members Balderrama, Goodhue, Gubser, Hall, Marcolla, Mazza, Schmidt, Sepic, and Mortensen in favor; and Soronson in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 10	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-100-24-3
Location:	Southeast corner of 21st Place and Eugie Terrace
From:	R-3
To:	R-5
Acreage:	1.01
Proposal:	Multifamily residential
Applicant:	Randy Marks, Rezio, LLC
Owner:	Amit Netzach, Netzach Investments, LLC
Representative:	Randy Marks, Rezio, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 7/7/2025 Denial, with direction. Vote: 9-1.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-100-24-3, per the staff recommendation.

Maker: Matthews
Second: Gorraiz
Vote: 6-2 (Chairperson Busching, Hu)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. As stipulated, the proposal provides enhanced shading and trees to be a compatible addition to the surrounding neighborhood.
2. The proposal is compatible with the adjacent land uses.
3. As stipulated, the proposal supports efforts from various plans, such as the Shade Phoenix Plan, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations:

1. The development shall be limited to a maximum of 24 units.

2. The development shall be in general conformance with the elevations date stamped June 16, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings; and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. All bicycle infrastructure and pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways 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.
6. A minimum 5-foot-wide sidewalk shall be constructed on the east/south side of 21st Place/Eugie Terrace.
7. Vehicular access onto 21st Place/Eugie Terrace shall be limited to a singular access point.
8. 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.
9. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.
12. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
13. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.

14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
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17. A minimum of two 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.
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19. 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 publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-100-24-3	(SIGNATURE ON ORIGINAL IN FILE)	
	Southeast corner of 21st Place and Eugie Terrace	opposition	X
APPEALED FROM:	PC 8/7/2025	13435 North 21st Place Phoenix AZ 85022	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	Ricardo Bocardo 602-330-1905 Rcb9line@aol.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Opposition to Application – See Attached.			
RECEIVED BY:	8/14/2025	RECEIVED ON:	Dom Amodio

Joshua Bednarek
Tricia Gomes
Racelle Escobar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

AUG 14 2025

The **PLANNING COMMISSION** agenda for **August 7, 2025** is attached.

Planning & Development
Department

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **August 14, 2025**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **August 14, 2025**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **August 14, 2025**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **August 21, 2025**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-100-24-3
APPLICATION NO.

8/14/2025
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

SE corner of 21st St. and Eugene Terrace
LOCATION OF APPLICATION SITE

Don Amadio
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Richardo Bocardo
PRINTED NAME OF PERSON APPEALING

13435 N 21st Place
STREET ADDRESS

PH, AZ 85022
CITY, STATE & ZIP CODE

Rcb9line@aol-com
EMAIL ADDRESS

REASON FOR REQUEST

Richardo Bocardo
SIGNATURE

8/14/2025
DATE OF SIGNATURE

602-330-1905
TELEPHONE NO.

OPPOSITION TO APPLICATION - See Attached

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

REGARDING
APPLICATION # Z-100-24-3

DEAR: Councilmen And Councilwomen

My name is RICHARD BOCARDO. I Reside
At 13435 N 21st Pl., PH, Arizona 85022.
I have lived in this neighborhood for 40+ years.
I WAS in attendance and spoke At both
THE VILLAGE PLANNING Committee Hearing and the
PLANNING Commission Hearing on July 7, 2025
And August 7, 2025 Respectively.

I Am in opposition to this Application.

I Am requesting that the City Council Review
the meeting minutes; Recording if Applicable of
the Village Planning Committee Hearing of July 7, 2025
with a vote of 9 to 1 they voted to deny
this Application.

THE concerns raised by the committee in denying
this request are GERMAINE to my OPPOSITION,
including height, excessive number of units for the
parcel, limited on site parking spaces which would
require on street parking to name a few.

②

REGARDING - # Z-100-24-3

THE APPLICANT made references to "Affordable housing" at both hearings which appeared to be a voiced consideration for passing this Request by some members on the Planning Commission on August 7, 2025.

I am not aware of the number of units or if All the units would fall under this classification?

I do not question the need for Affordable housing and in prior correspondence have voiced I Am not opposed to a development of that 1.01 Acre. My opposition is as previously stated. We are requesting only 2 story development if any. There are in fact a number (2) of large lots in this neighborhood that may qualify for Habitat for Humanity funding. Those type of dwellings would better fit our neighborhood of primarily single family units which is increasingly being developed with multi-family units.

Thank you for considering my request and those on the petition for denial of this request




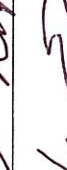




Sincerely

Richard C. Boccardo

(computer down therefore had to hand write.) 3/14/2025 236-

General Petition for Rezoning Application #Z-100-24-3

We the undersigned are citizens opposed to the application for rezoning the 1.01 acre site located at SE corner of 21st Pl and Eugene Ter. for a zoning change from R-3 to R-5. Opposition is based in part on the 4-story height which will lead to a lack of privacy and in part to the limited on-site parking that will lead to on-street parking and congestion around a curve with poor visibility.

Date	Signature	Print Name	Address	APN
8/13/25		Roger Owen	1625 E Camino del Santa	85022
8-13-25		Peter Rosenberg	1625 E Camino del Santa	85022
8/13/25		Mirya Rodriguez	13451 N 21st Pl	85022
8-13-25		Anthony Rodriguez	13451 N 21st Pl	85022
8-13-2022		Carlos Hernandez	13415 N 21st Pl, R4	85022
8-13-25		Debra Kaiser	13330 N. 18th St.	85022
8-13-25		Mark Kaiser	13230 N. 18th St	85022
8/13/25		Richard Bocardo	13425 N 21st Pl	85022

ATTACHMENT F

From: [Bruce Weber](#)
To: [PDD Planning Commission](#)
Subject: Support of Zoning Case Z-100-24-3
Date: Tuesday, August 5, 2025 5:50:20 PM

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Planning Commission Members,

I'm writing in support of Zoning Case Z-100-24-3, which will bring 24 much-needed homes to the Paradise Valley Village. This rezoning allows for a moderately sized apartment community that fits the area's character and serves as a thoughtful transition between nearby commercial and residential uses.

This is exactly the kind of well-designed, neighborhood-scale housing that Phoenix needs. It offers homes within reach for more individuals and families, meeting demand while enhancing the neighborhood.

We need more housing options like this to ensure that everyone in Phoenix has a place to call home. I respectfully urge you to support this rezoning.

Sincerely,

Bruce Weber
4628 E Berneil Dr
Phoenix, AZ 85028

From: [Sarah Amaral CFRE](#)
To: [PDD Planning Commission](#)
Cc: [Amanda Straight](#)
Subject: Support for Z-100-24-3 21st Place and Eugie Terrace
Date: Tuesday, August 5, 2025 12:57:09 PM
Attachments: [firstplaceicon-emailgreenbackground_9f09191c-9984-4267-bbcb-169b7026a193.png](#)
[1_9cd01675-c4ea-4a80-9732-ddffb230bb07.png](#)
[5_07e5fbfe-80bb-41d0-af98-e074ed5778da.png](#)
[2_70a09438-1177-4cfd-8796-b9aa72a050b6.png](#)
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[firstplaceemailsignaturebanner_16af16b4-2a44-4916-8bf2-0d993d4f3ca9.png](#)

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This is exactly the kind of well-designed, neighborhood-scale housing that Phoenix needs. It offers homes within reach for more individuals and families, meeting demand while enhancing the neighborhood.

We need more housing options like this to ensure that everyone in Phoenix has a place to call home. I respectfully urge you to support this rezoning.

Sincerely,
Sarah Amaral
1941 E El Parque Dr.
Tempe, AZ 85282

Sarah Amaral CFRE
Director of Development, First Place AZ

p: 602-464-6630 c: 602-697-5352
e: samaral@firstplaceaz.org | [\[yourdomain.url\]firstplaceaz.org](#)
[\[firstplaceaz.org\]](#)



3001 N. Third St., Phoenix, AZ 85012



[\[facebook.com\]](https://www.facebook.com/firstplaceaz)



[\[linkedin.com\]](https://www.linkedin.com/company/firstplaceaz)



[\[instagram.com\]](https://www.instagram.com/firstplaceaz)



[\[firstplaceaz.org\]](https://firstplaceaz.org)

[\[youtube.com\]](https://www.youtube.com/firstplaceaz)

Drive support for autism!

Order the new Arizona autism specialty license plate and help fund the work of First Place AZ and SARRC.



ORDER NOW

[\[azmvdnow.gov\]](https://azmvdnow.gov)

First Place AZ is a qualified Arizona Charitable Tax Credit Organization. Your gift may qualify for a dollar-for-dollar credit on your Arizona state taxes—up to \$495 for individuals and \$987 for married couples filing jointly. Learn more at firstplaceglobal.org/donate [\[firstplaceglobal.org\]](https://firstplaceglobal.org).

From: [Tom Kelly](#)
To: [PDD Planning Commission](#)
Subject: Fwd: Support for Z-100-24-3. 21st Place and Eugie Terrace
Date: Tuesday, August 5, 2025 12:38:15 PM

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Dear Planning Commission Members,

I'm writing in support of Zoning Case Z-100-24-3, which will bring 24 much-needed homes to the Paradise Valley Village. This rezoning allows for a moderately sized apartment community that fits the area's character and serves as a thoughtful transition between nearby commercial and residential uses.

This is exactly the kind of well-designed, neighborhood-scale housing that Phoenix needs. It offers homes within reach for more individuals and families, meeting demand while enhancing the neighborhood.

We need more housing options like this to ensure that everyone in Phoenix has a place to call home. I respectfully urge you to support this rezoning.

Sincerely,

Tom Kelly

30 E Saint Anne Ave, Phoenix 85042

Sent from my iPad

ATTACHMENT G

From: [Ricardo](#)
To: [Matteo Moric](#)
Cc: randy@reziopro.com
Subject: #Z-100-24-3
Date: Monday, July 14, 2025 8:28:42 AM

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[Report Suspicious](#)

To Whom It May Concern:

Please accept this as an amendment to last line of previous email withdrawing invitation for involved parties meeting at my residence regarding above noted case.

I will give my input within the framework already established at hearings or writing should process continue on this case or address allowing for full transparency and documentation.

Sincerely,

Ricardo Bocardo
13435 N 21st Pl.
Phoenix,Az,85022

From: [Ricardo](#)
To: [Matteo Moric](#)
Cc: randy@reziopro.com
Subject: Application #Z-100-24-3
Date: Friday, July 11, 2025 9:35:37 AM

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

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[Report Suspicious](#)

Dear Mr. Matteo,

My name is Richard Bocardo, and I reside at 13435 N 21st Pl., Phoenix, Arizona. I was recently at the Village Planning Committee Hearing held on July 7 at the Paradise Community Center which you staffed. I was the sole neighborhood person to voice my opinions after the proposal was presented by the representative for Rezio LLC.

I'm writing to share firstly how impressed I was by the professionalism and knowledge exhibited by the committee as a whole evidenced by the questions they were asking and secondly to inform that, as stated that night, I am not in opposition of "a" project at that location should it meet R-3 zoning.

The questions being asked by the committee members quickly put me at ease in that became soon apparent to me that known zoning codes were being used as a standard by which to measure the request. I had minimal knowledge of same and am under no illusions that my opposition to parts of proposal were a deciding factor.

My understanding is that Rezio LLC can ask for a continuance and/or present new plans that would meet the concerns raised by the committee and the denial recommendation has been forwarded to the Planning Commission.

I want to make myself available to both parties should input be helpful if new plans will be in the works especially as it pertains to the north side of any construction including number of car exits onto Eugie Terrace and balconies on second floor. I would also add that Agave Townhomes on Sharon could be used as a model for consideration as to impact on safety and privacy facing north on Sharon drive.

I welcome a visit to my property by any party which might further clarify some of my concerns. Feel free to email, call or text.

Sincerely,
Richard (Ricardo) Bocardo

602-330-1905

Subject: FW: Z-100-24-3
Attachments: IMG_20250820_082847.jpg; IMG_20250820_083028.jpg; IMG_20250820_081229.jpg;
IMG_20250820_083131.jpg; IMG_20250820_083214.jpg

From: Ricardo <rcb9line@aol.com>
Sent: Wednesday, August 20, 2025 9:33 AM
To: Racelle Escobar <racelle.escobar@phoenix.gov>
Subject: Re: Z-100-24-3

Good morning,
Please consider adding these pictures to my appeal file.

These apply to the claim by the applicant that a 4 story building would not affect ones privacy with their tenants looking North or South out their windows or being on their balconies .

The first two pictures are only to show the development of my home and property.

As I mentioned at the Village Planning Committee hearing since my property is considered on the foothills it slopes upward towards the East .

In the third photo one can see the top floor in white and black of a two story complex recently finished on Sharon and 21st Place. A little difficult to see due to neighbors oleanders. I include these only to show that our single family homes have already endured development and view disruption.

The last 2 photos are facing East towards the proposed complex. In those photos between the large green tree and the top of the umbrella one can see a grey shingled roof which belongs to the one story house on the site of proposed complex. It doesn't take much to see that a 3 to 4 stories would tower above. The neighbors at 13451 have also voiced to me concern regarding the towering building over them.

Thank you for considering only a 2 story complex at that site. Also want to reiterate that the only 3 or 4 story building in this area is far north of Sharon Drive .

Sincerely,
Richard Bocardo













Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-1-25-8 - Approximately 1,130 Feet East of the Northeast Corner of 23rd Avenue and Baseline Road (Resolution 22329) - District 8

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 14.37 acres from Residential one to two dwelling units per acre, Residential two to three-and-a-half dwelling units per acre, and Residential three-and-a-half to five dwelling units per acre to Residential 10 to 15 dwelling units per acre. This item is a companion case to Z-31-25-8 and must be heard first, followed by Z-31-25-8.

Summary

Application: GPA-SM-1-25-8

Current Designation: Residential one to two dwelling units per acre (5.29 acres), Residential two to three-and-a-half dwelling units per acre (8.90 acres), and Residential three-and-a-half to five dwelling units per acre (0.18 acres)

Proposed Plan Designation: Residential 10 to 15 dwelling units per acre

Acreage: 14.37

Proposal: Minor General Plan Amendment to allow for multifamily residential.

Owner: Mundall Family Revocable Trust c/o Danny Mundall and Georgia Mundall

Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval.

VPC Action: The South Mountain Village Planning Committee heard this item on June 10, 2025, and recommended approval, per the staff recommendation, by a vote of 7-4.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the South Mountain Village Planning Committee recommendation, by a vote of 8-0.

The Planning Commission recommendation was appealed by a community member on August 13, 2025.

Location

Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline

Road

Council District: 8

Parcel Address: 2102 and 2150 W. Baseline Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025
GENERAL PLAN FOR PHOENIX, APPLICATION GPA-SM-1-25-8,
CHANGING THE LAND USE CLASSIFICATION FOR THE
PARCEL DESCRIBED HEREIN.



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

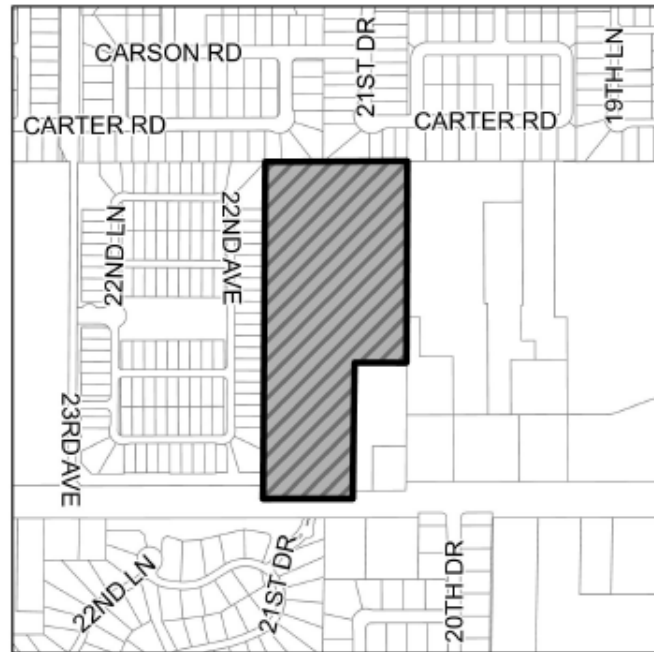
SECTION 1. The 2025 Phoenix General Plan, which was adopted by
Resolution 22191, is hereby amended by adopting GPA-SM-1-25-8. The 14.37 acres
located approximately 1,130 feet east of the northeast corner of 23rd Avenue and
Baseline Road is designated as Residential 10 to 15 dwelling units per acre.

SECTION 2. The Planning and Development Director is instructed to
modify the 2025 Phoenix General Plan to reflect this land use classification change as
shown below:

PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37+/- Acres)

-  Proposed Change Area
 Residential 10 to 15 du/ac



PASSED by the Council of the City of Phoenix this 3rd day of September 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DRAFT



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

June 2, 2025

<u>Application:</u>	GPA-SM-1-25-8
<u>Owner:</u>	Mundall Fam. Revocable Trust c/o Danny Mundall and Georgia Mundall
<u>Applicant/Representative:</u>	Brian Greathouse, Burch & Cracchiolo, P.A.
<u>Location:</u>	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
<u>Acreage:</u>	14.37 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (5.29 acres), Residential 2 to 3.5 dwelling units per acre (8.90 acres), and Residential 3.5 to 5 dwelling units per acre (0.18 acres)
<u>Requested Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (14.37 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow for multifamily residential.
South Mountain Village Planning Committee Date Meeting Date:	June 10, 2025
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed Residential 10 to 15 dwelling units per acre land use designation is a compatible transition between the single-family residential development to the west and the commercial development to the east.
- 2) The proposed multifamily residential land use designation is appropriate for the site as it is located on an arterial street, Baseline Road.

- 3) The companion Rezoning Case Z-31-25-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent area.

BACKGROUND

The subject site is 14.37 acres located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road and is currently agricultural land. The companion rezoning case Z-31-25-8 is requesting to rezone the subject site from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) to allow multifamily residential.

The General Plan Land Use Map designation of the subject site is Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Residential 10 to 15 dwelling units per acre.

SURROUNDING LAND USES

NORTH

North of the subject site are single-family residential subdivisions zoned R1-10 (Single-Family Residence District) and R1-8 (Single-Family Residence District). This area is designated as Commercial and Residential 2 to 3.5 dwelling units acre on the General Plan Land Use map.

SOUTH

South of the subject site, across Baseline Road, is a single-family subdivision zoned S-1 (Approved R1-10) (Ranch or Farm Residence, Approved Single-Family Residence District) and single-family homes zoned S-1 (Ranch or Farm Residence). This area is designated as Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

EAST





East of the subject site are single-family homes zoned S-1 (Ranch or Farm Residence) and a commercial development zoned C-2 (Intermediate Commercial). This area is designated as Commercial and Residential 1 to 2 dwelling units per acre on the General Plan Land Use map.

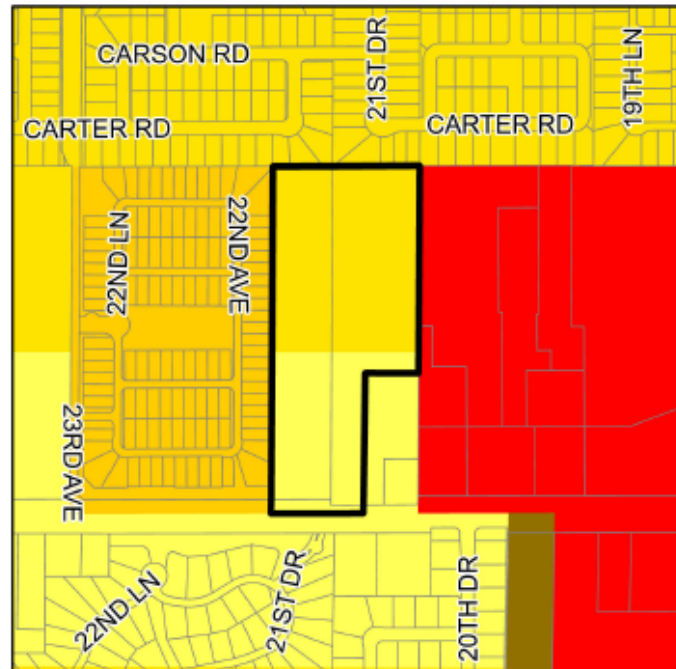
WEST

West of the subject site is a single-family subdivision zoned R1-8 (Single-Family Residence District). This area is designated as Residential 3.5 to 5 dwelling units acre on the General Plan Land Use map.

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
Residential 2 to 3.5 du/ac (8.90 +/- Acres)
Residential 3.5 to 5 du/ac (0.18 +/- Acres)

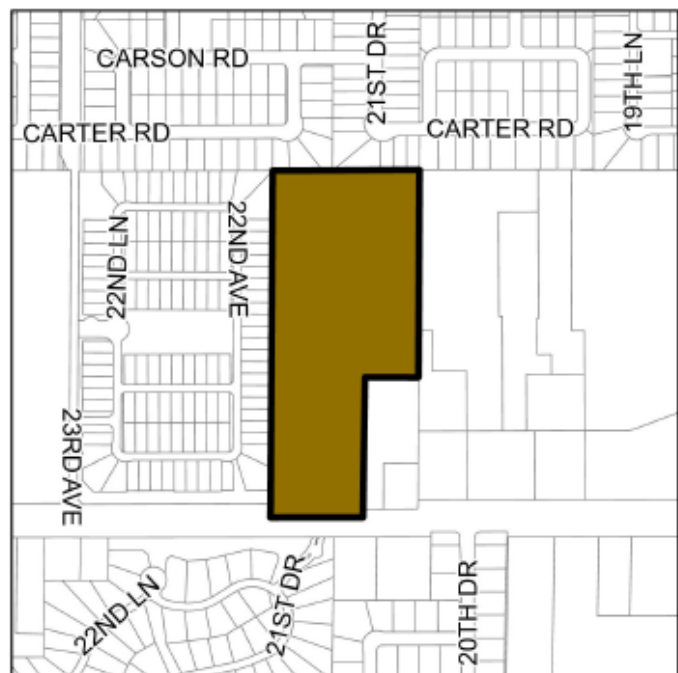
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac



Existing and Proposed General Plan Land Use Map, Source: City of Phoenix

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **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.

As stipulated in the companion Rezoning Case Z-31-25-8, the proposal includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, shade throughout the development, and a multi-use trail along Baseline Road.

CONNECT PEOPLE AND PLACES CORE VALUE

- **BICYCLES; DESIGN PRINCIPLE:** Development should include convenient bicycle parking.

As stipulated in Rezoning Case Z-31-25-8, the proposal will encourage bicycling and transit use and leverage its proximity to the adjacent commercial development by including enhanced bicycle parking and infrastructure.

BUILD THE SUSTAINABLE DESERT CITY

- **DESIGN PRINCIPLE:** *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal, as stipulated in Rezoning Case Z-31-25-8, includes enhanced landscape setbacks, shaded parking, shaded pedestrian pathways, and a wide landscape detachment for the public sidewalk that will be planted with shade trees that will shade the public and private sidewalks to 75 percent. These improvements will create a comfortable pedestrian environment along Baseline Road and make the walk to nearby destinations more safe and comfortable.

COMMUNITY INPUT SUMMARY

As of the writing of this report three letters of opposition have been received. Concerns raised were regarding traffic impacts, prioritization of corporate profit, impacts on electric grid and water supply, lack of sustainability measures, rental properties vs. homeownership, the property management company, impacts on property values, safety, infrastructure, and the long-term stability of the area.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-1-25-8. The proposed General Plan Land Use

map designation of Residential 10 to 15 dwelling units per acre is consistent in character with existing land uses in the surrounding area. The land use map designation, as requested, will provide an appropriate transition between the adjacent commercial and single-family residential uses.

As stipulated, the concurrent case Z-31-25-8 will enhance the compatibility with the land use pattern in the surrounding area. Approval of the request, with concurrent case Z-31-25-8, will support the development of this underutilized property and provide additional housing options that are compatible with the land use designations and zoning districts in the general area.

Writer

Samuel Rogers
June 2, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Correspondence (13 pages)







GENERAL PLAN AMENDMENT

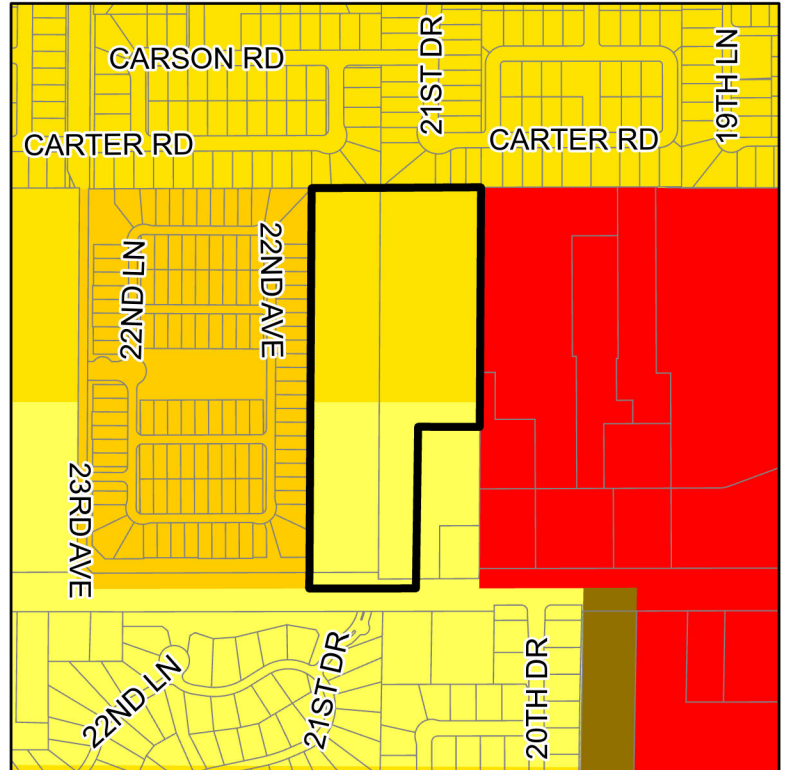
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-25-8	ACRES: 14.37 +/-	REVISION DATE:
VILLAGE: South Mountain	COUNCIL DISTRICT: 8	
APPLICANT: Burch & Cracchiolo, P.A.		

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
 Residential 2 to 3.5 du/ac (8.90 +/- Acres)
 Residential 3.5 to 5 du/ac (0.18 +/- Acres)

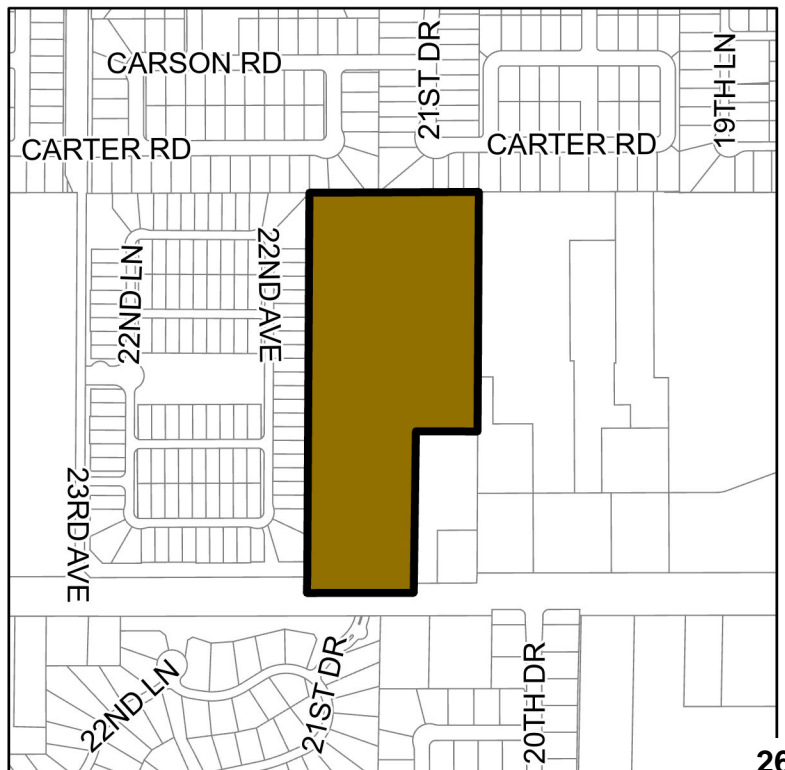
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac









GENERAL PLAN AMENDMENT

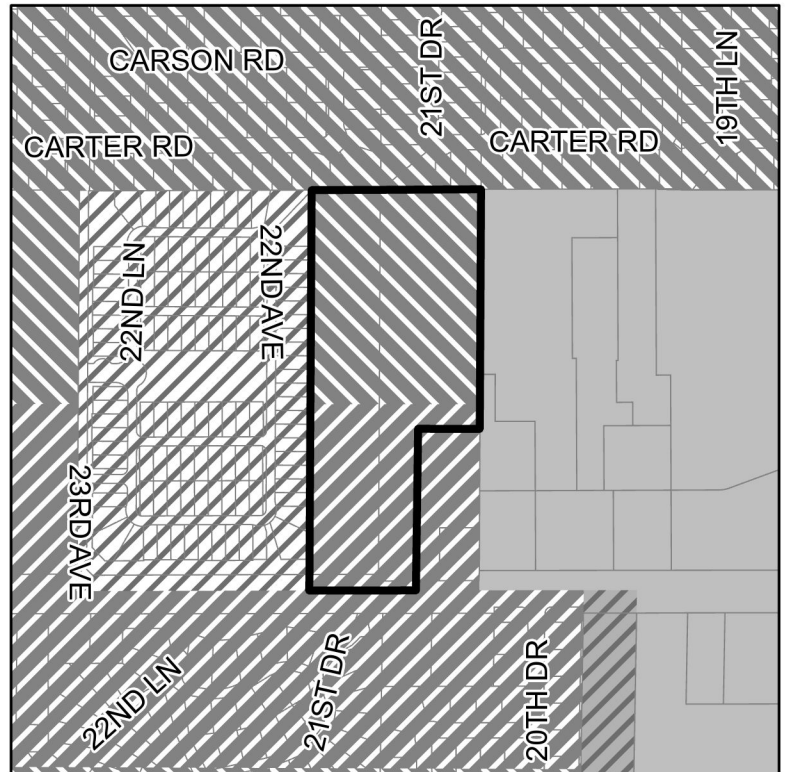
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-25-8	ACRES: 14.37 +/-	REVISION DATE:
VILLAGE: South Mountain	COUNCIL DISTRICT: 8	
APPLICANT: Burch & Cracchiolo, P.A.		

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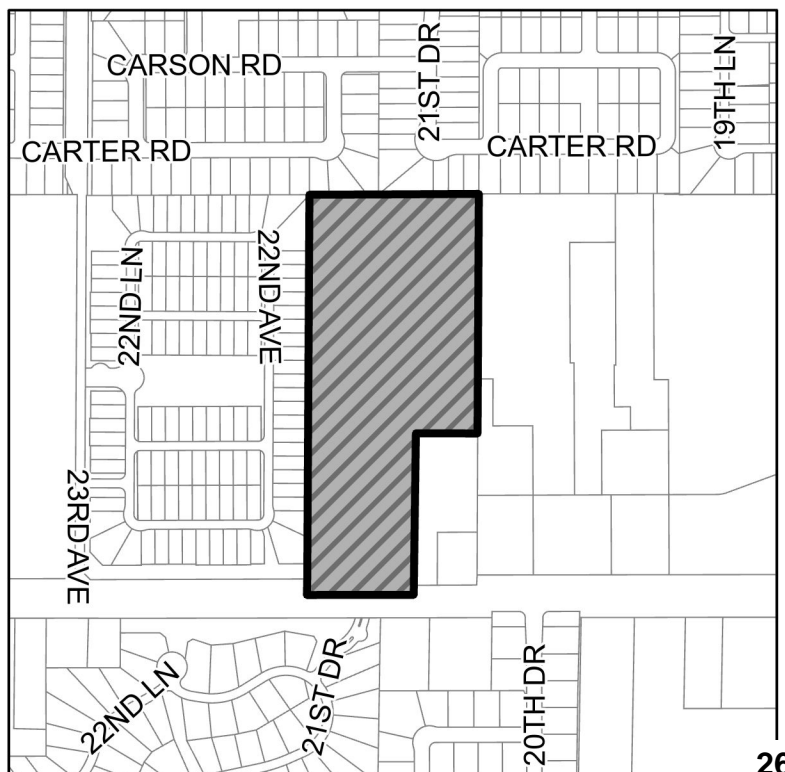
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac





Outlook

May 6th 2025 mtg - Case Nos GPA-SM-8-25 and Z-31-25

From joanna garcia <joretiring2006@yahoo.com>**Date** Mon 5/5/2025 2:00 PM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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

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[Report Suspicious](#)

On the northeast corner of 23rd Avenue/Baseline is the site they are proposing to build these homes. And also the property 11,130 feet from corner of 23rd avenue is also proposed to build multifamily homes? That is also alot housing on those properties. We need family homes built not rental homes. What is to be considered for them to be approved? How do we stop this from happening/ or do we? There is soooo much traffic on Baseline Road now - its like a mini freeway and you propose to add even more traffic. Is there a proposal to add a street light on 23rd Avenue for that growth. This is insane that that much housing can be built when the road system is the same.

I live just down the street from 23rd Avenue and across the street the other proposal. Who benefits from this - because we do not!!!!

Josepha M Garcia



Case Nos GPA-SM-8-25 and Z-31-25

From Joseph Melton <meltjoe@aol.com>

Date Thu 5/8/2025 9:53 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

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

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Report Suspicious

Dear Samuel Rogers,

I am writing to express my opposition to the proposed zoning changes; case numbers GPA-SM-8-25 and Z-31-25. As a property owner adjacent to the proposed development, I have significant concerns regarding the impact on property values, personal enjoyment, and safety. After attending the neighborhood meeting my concerns have been amplified. It appears Taylor Morrison has more interest in their own profits than the long-term benefits to our community.

The proposed change from the current residential zoning to 10-15 dwelling units per acre appears to prioritize corporate profit over community welfare. The addition of 188 dwelling units will likely exacerbate traffic congestion, strain our already limited electric grid and water supply, and negatively affect surrounding property values.

Taylor Morrison's plan to develop the Yardly rental units rather than homes for sale raises further concerns with their commitment to our community's well-being. I understand the logic behind rental units vs individual homes backing up to retail/commercial space, however the number of dwellings is concerning. Homeowners typically have a greater vested interest in their communities compared to renters, and rental communities often experience higher crime rates. In South Phoenix, this could lead to increased crime and reduced property values, issues we are already facing.

The development will also add over 200 vehicles to the already congested Baseline Road and potentially obstruct views of South Mountain. As an HOA board member in Addison Park, I have witnessed the negative impact of rental properties on our community, including increased damage and crime. The property manager they have chosen, GreyStar has horrible reviews and reputation per online research and the Better Business Bureau.

Per the meeting, Taylor Morrison is anticipating to charge between \$1800-\$2300 per month for 750 sq foot 1-2 bedroom homes. My neighbors property is a 3 bedroom 2 bath 1392 sq ft single family residence and they're struggling to find tenants for \$2100 per month. The previous tenants were destructive and disrespectful to the community and have lead the owner to now trying to sell the property.

It does not sound like Taylor Morrison is realistic to the demographic of who their tenants will be in this South Mountain area and it concerns me that the long term impact will be reduced rental prices and/or Taylor Morrison selling out to a large conglomerate from out of state who will let the property go to the way-side.

I urge you to decline this zoning change request. If Taylor Morrison is willing to put their money where their mouth is and can guarantee that property values will not decrease while offering compensation for any devaluation, I would reconsider my stance.

Please feel free to reach out to me with any questions. Thank you greatly for considering my concerns.

Sincerely,

Joe Melton

Meltjoe@AOL.com

(414) 737-3921

7265 S. 22nd Ave, PHX AZ




Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25

From Melissa Campos <mccampos19@gmail.com>

Date Tue 5/13/2025 7:10 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc Melissa Campos <mccampos19@gmail.com>

 2 attachments (7 MB)

Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25.docx; Article PDF.pdf;

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

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello Samuel,
I hope this email finds you well.

Attached are my concerns/opposition regarding this rezoning case and supporting research - please feel free to reach out to me with any questions or concerns.

Thank you,

--

Melissa Campos

Dear Samuel Rogers -

I am writing to express my strong opposition to the proposed zoning changes identified as GPA-SM-8-25 and Z-31-25. As a property owner in Addison Park, a neighboring community, I have significant concerns about the potential negative impact on property values, safety, infrastructure, and the long-term stability of the area—particularly if the proposed Yardly by Taylor Morrison development fails to meet its projected profitability.

After attending the recent neighborhood meeting, I left with the distinct impression that Taylor Morrison is prioritizing short-term profit over the long-term health and cohesion of the surrounding community. Many of the concerns voiced by residents, including myself, were not meaningfully addressed during the meeting. I raised the following key issues, which remain unresolved:

1. Traffic and Infrastructure Concerns

- There are no concrete plans to mitigate increased traffic, such as installing a traffic signal between 19th and 27th Avenue on Baseline.
- The proposed single entry and exit point for the community will create bottlenecks, especially with turning lanes, similar to the current congestion we experience at Addison Park's entrance at 23rd Avenue.

2. Lack of Sustainability Measures

- The proposed homes lack energy-efficient features such as solar panels or commitments to energy-saving materials.
- With the proposed density, this development will place additional strain on local utilities and contribute to pollution and resource depletion in an already stressed area.

3. Target Renter Profile and Market Mismatch

- The projected rent range (\$1,800–\$2,300/month for 750 sq ft units) is aimed at young professionals with white-collar jobs. As someone who fits that demographic, I can attest that the location lacks proximity to major employment hubs, entertainment, and essential amenities.
- This misalignment suggests the development may struggle to attract and retain its intended audience. When profitability declines, what happens next? Will Taylor Morrison sell off the property to the highest bidder—potentially resulting in unregulated, lower-quality ownership or management?

4. Transparency and Accountability

- Yardly, a two-year-old offshoot of Taylor Morrison, has no established track record and is outsourcing property management to Greystar—a third-party entity that is not BBB accredited.
- A recent article in *Builder* magazine highlights the industry’s financial challenges, referencing “temporarily dampened rent growth” and increasing operating expenses. These trends raise red flags about the long-term viability of this project.

5. Density and Misuse of Zoning Flexibility

- Previous re-zoning efforts proposed approximately 50 fewer units than this plan. The current unit-per-acre density appears excessive and profit-driven, not community-centered.

6. Comparative Site Selection

- When I asked about other Yardly projects in the Phoenix market, representatives were unprepared to respond. Upon reviewing the data myself during the meeting, I noted that other Yardly communities:
 1. Were not situated between existing, established residential communities; and
 2. Were located in areas without the significant traffic congestion we currently experience.
 3. Multi-point entrance and exit for each community vs the proposed only have one entry/exit – further raising safety concerns
(Screenshots and comparisons of lot access and layout are attached for reference.)

Requested Follow-Up from Taylor Morrison

In preparation for the next community meeting, I respectfully request Taylor Morrison provide written responses and supporting documentation for the following:

1. 2024 and year-to-date 2025 occupancy rates for all Phoenix Yardly properties
2. Default rates and percentage of missed rent payments
3. Average duration of vacant units
4. Written guarantees or commitments to neighboring communities regarding ownership stability, specifically in the event of a sale within the next 20 years



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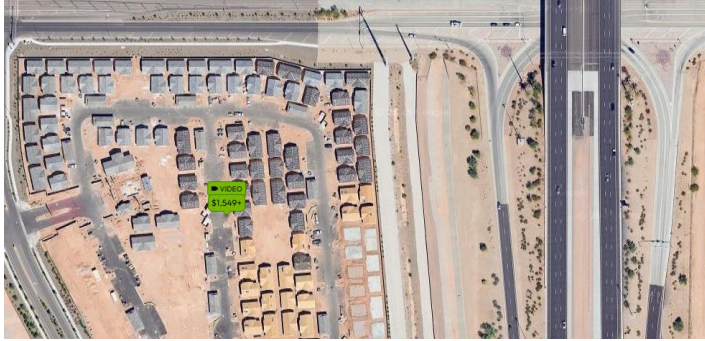
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Posted on: January 22, 2025

BUILDER

TWO YEARS OF YARDLY: HOW TAYLOR MORRISON'S BUILD-TO-RENT BRAND HAS EVOLVED

Yardly president Darin Rowe shares key BTR markets, successful strategies, lessons learned, and more.

By Symone Strong



Courtesy Yardly

Darin Rowe, president of Yardly For-Rent Brand

Two years after launching Yardly, Taylor Morrison's build-to-rent brand is making waves in the housing industry. Combining private backyard living with the flexibility of renting, Yardly has carved out a unique niche in the competitive rental market. With nearly three dozen project sites underway, key lessons learned, and ambitious plans for 2025, the brand is poised to redefine what renters can expect from their housing experience.

Ahead of his appearance at Zonda's Build-to-Rent event, BUILDER spoke with Yardly president Darin Rowe to dive into Yardly's journey, market strategies, and vision for the future. Read some of his introductory insights

below and hear more from him in person in Arlington, Texas, on Feb. 3.

It's been a little over two years since the launch of Yardly. Where does the built-to-rent brand stand today?

Five years ago, Taylor Morrison added this new and dynamic build-to-rent segment to its overall builder strategy including the last two years with our associated brand Yardly, whose name is a tip-of-the-cap to the private backyard that comes with each Yardly home; a key differentiator from traditional apartment living. Yardly helps Taylor Morrison fill a need serving consumers along their near and long-term housing journey. Almost three dozen project sites are owned with a majority of those ranging from having broken ground to actively being leased. In Q4 of last year, we sold our first two stabilized Yardly communities. If 2024 overall was the year of increased vertical construction at our Yardly neighborhoods then 2025 will be the year of lease-up activity, although we continue to source new land for future rental projects.

Want More BTR Insights?

Yardly's Darin Rowe will join NexMetro Communities CEO Josh Hartmann and Mandrake Capital Partners president Ed Oprindick to provide key BTR perspectives at Zonda's Build-to-Rent Conference, Feb. 3 to 4, in Arlington, Texas. Kimberly Byrum, managing principal of multifamily for Zonda Advisory, will moderate the "Perspective from the Leading Developers" session, where the panelists will share insight into their portfolio, discuss current capital market conditions, deal flows, absorptions, renter demand, and other key lessons for the future of this evolving sector. [Click here for more information or to register.](#)

What markets do you have projects in? Which are doing the best and which are you eyeing for expansion?

To date, Yardly has targeted select markets where Taylor Morrison has for-sale home building operations. Aligning rental and for-sale housing operations allows Yardly to leverage the best of Taylor Morrison as it relates to land sourcing, trade relationships, and other synergies that give Yardly a competitive advantage in this real estate space. Active Yardly markets include Sunbelt geographies Phoenix, Dallas, Houston, Austin, Tampa, Sarasota, Orlando, Charlotte, and Raleigh. Each market has its own characteristics and we will naturally gravitate towards those where we experience the highest company returns with diversity across multiple markets, helping to smooth any specific single-market swings.

What has been your most successful strategy for maintaining competitive advantage in an increasingly crowded market?

A proven brand reputation matters. Yardly is proud to be strategically aligned with parent company Taylor Morrison's legacy of quality construction and priority of loving the customer, including recent recognition as America's Most Trusted Home Builder for a 10th consecutive year by Lifestory Research. Most of the "me too" BTR entities that surfaced three to four years ago have moved on, leaving those like Yardly, with a long-term commitment to real estate development and experienced industry professionals helping to improve an undersupplied national landscape. A reputation for "doing what you say," including when acquiring land, partnering with trades, or keeping promises with customers, sets leaders apart from all others.

What lessons have you learned about achieving absorption targets in today's market, and how do you navigate slower lease-ups?

"Rinse and repeat" consistency in sourcing, construction, and leasing is great in concept but a more challenged reality. Each market, micro-market, and street corner location is unique and requires creative expertise to manage absorptions that help maximize returns for each community. Understanding who your target consumer is, demographically, helps steer local marketing and overall execution. Getting reps within a multitude of municipalities across several states allows us to better educate industry partners and city staff to lessen pain points associated with zoning, entitlements, and vertical construction which precede the lease-up phase. Ultimately, each community is tactically managed on a weekly basis via lean-ins from corporate and field teams to effect the best leasing outcomes while considering the elasticity of rents and surrounding competitive influences.

How is changing renter demand influencing the design and amenities of your BTR developments?

The consumer demand equation is ever-changing based on macro- and market-specific factors including jobs, immigration, state legislation, weather events, and yes pandemics. There's a search for balance by developers to give renters the product and related home features they want while at the same time achieving acceptable financial metrics considering site plan density, input costs, efficiencies that save time and understanding what renters will pay for. The impact from evolving amenity offerings such as pools, fitness, pickleball, and gathering spaces is more nuanced and somewhat less impactful overall.

With the sector's rapid expansion, what challenges are you facing in maintaining operational efficiency and delivering consistent renter experiences?

BTR segment expansion may feel rapid in some respects, but the numbers confirm its infancy in most geographic markets. BTR generally comprises 10% to 20% or less of new multifamily starts, depending on market and a mere 1% of existing national multifamily inventory. More saturated BTR markets Phoenix and Dallas tend to understand the product yet want diversification for residents. Markets with little of the same require more education regarding the product and its impact on local jurisdictions but afford developers like Yardly less immediate competition. Operational efficiency is critical and achieved with consistency across markets, where available, and a mix of centralized service oversight and local market execution. The near-term spike in new multifamily projects has temporarily dampened rent growth, and higher operating expenses directly correlate with inflated everyday costs for consumers. These headwinds require efficiencies such as a consistent renter experience with a product offering that consumers want, good communication throughout the project life-cycle, and local project experts who are creative problem solvers. These experts include front line leasing agents who welcome prospects in, are knowledgeable about how their specific build-to-rent community make renters' lives better, and are dedicated to loving the customer.

ABOUT THE AUTHOR



SYMONE STRONG



Village Planning Committee Meeting Summary

GPA-SM-1-25-8

Date of VPC Meeting	June 10, 2025
Request From	Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
Request To	Residential 10 to 15 dwelling units per acre
Proposal	Multifamily residential
Location	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-4

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item Nos. 6 (GPA-SM-1-25-8) and 7 (Z-31-25-8) are companion cases and were heard concurrently.

Five members of the public registered to speak on this item, one in support, and four in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, displayed the location of the subject site and noted the acreage and proposal. Mr. Rogers stated that the applicant was proposing a multifamily development, provided an overview of the proposed General Plan Land Use amendment, summarized the surrounding land uses, and explained the site would act as a transition between the adjacent commercial and single-family developments. Mr. Rogers displayed the site plan and elevations and concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Committee Member George Brooks asked where the subject site is located. **Mr. Rogers** displayed the subject site's location.

APPLICANT PRESENTATION

Brian Greathouse, representing the applicant, introduced the development team, explained that the development would be a transition between commercial and single-family residential, explained the site would be gated, stated that the development would be primarily single-story units, explained access would be from Baseline Road, and

described the amenities, open space, and units. Mr. Greathouse described the request, discussed land use transitions, traffic generation, the traffic study, and the demand for the housing type.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked the applicant team to speak to the public outreach conducted for the project. **Mr. Greathouse** described the outreach process and efforts made to inform nearby residents.

Committee Member Brooks inquired about the square footage of the proposed homes. **Mr. Greathouse** stated that the homes would range in size from approximately 700 to 1,400 square feet.

Committee Member Cassandra Alvarez asked if the amenities would facilitate a sense of community and expressed concern about the lack of sustainability measures and potential traffic impacts. **Mr. Greathouse** explained that many of the traffic concerns are related to 23rd Avenue and existing half-street conditions and explained that a different rezoning case in the area includes stipulations to expand 23rd Avenue and incorporate traffic mitigation. Mr. Greathouse explained that current conditions do not warrant a traffic signal, stated that Baseline Road's capacity had been studied, and explained that the traffic study had been approved by the City. Mr. Greathouse stated that the project team is evaluating features such as solar panels and stated that the applicant is providing energy-efficient pavement seal and EV charging. Mr. Greathouse explained the rezoning request includes stipulations related to the plant palette, shade, bike parking, and a bike fix-it station. **Chris Williams**, with the applicant team, stated that a right-turn deceleration lane was the only mitigation measure identified in the traffic study, stated that a warrant analysis showed a signal is not currently justified, and explained a signal may be warranted if additional development occurs on 23rd Avenue.

Chair Greathouse stated that a large rezoning case at 19th Avenue and Baseline Road will increase density in the area and may eventually warrant a traffic signal. **Committee Member Mark Beehler** echoed Chair Greathouse's comments and asked whether the applicant team had reviewed the two recent rezonings in the area. **Mr. Williams** stated that the team always considers growth factors when analyzing traffic. Committee Member Beehler commented that the Committee is receiving many development proposals in the area. Mr. Williams responded that the goal is to space signals approximately every half mile and explained that it is a balancing act to avoid excessive signals that slow down traffic while ensuring placement at key intersections.

Committee Member Ralph Thompson II asked for confirmation that the proposed rents would be in the range of \$1,600 to \$2,100. **Mr. Greathouse** confirmed that the projected rents fall within that range.

Committee Member Fred Daniels asked whether the City evaluates nearby developments collectively when reviewing traffic impacts. **Mr. Rogers** stated that the City requires applicants to submit traffic studies and that those studies must be approved by the City. Mr. Rogers explained that the City is aware of other rezonings in the area and considers them during the review process. **Chair Greathouse** asked about the review process by the Street Transportation Department. **Mr. Rogers** stated that he would follow up with more information. **Mr. Williams** stated that there are sometimes unknowns in the process and not all future developments are visible during traffic evaluations.

Committee Member Alvarez asked what solutions are available to address traffic issues on Baseline Road. **Mr. Greathouse** stated that developers will add improvements over time as the area continues to develop.

Committee Member Brooks asked whether fire and water studies had been conducted and requested elaboration on the sustainability measures. **Cholla Susini**, with the applicant team, described planned features including dual-pane windows and high-efficiency materials, stated that the energy efficiency rating of the homes would exceed that of typical new construction, and offered to provide additional information.

Committee Member Beehler asked whether dedicated left-turn and right-turn lanes could be added. **Mr. Greathouse** stated that approximately 60 trips were anticipated during peak hours, averaging about one car per minute. **Mr. Williams** stated that the lane widths should accommodate two cars and offered to follow up with additional detail.

Committee Member Lee Coleman asked whether the community would be gated. **Mark Reddie**, with the applicant team, stated that the entry gate is set back 200 feet to allow for vehicle queuing.

Committee Member Coleman asked whether there was a landscape plan. **Mr. Greathouse** displayed and described the landscape plan for the project.

Committee Member Brooks asked where the fire exit would be located. **Mr. Greathouse** stated that the development is not required to have secondary access. **Mr. Reddie** explained that secondary fire access is not required because all units will be equipped with fire sprinklers.

Committee Member Brooks asked whether applicants are advised to review the South Mountain Village Food Action Plan. **Mr. Rogers** stated that during the pre-application process he informs all applicants of the 2025 Food Action Plan and recommends that they review it. **Mr. Greathouse** stated that the project team had not yet reviewed the Food Action Plan.

Committee Member Alvarez asked how the applicant could guarantee the proposed unit prices. **Mr. Greathouse** stated that the units would be market-rate, explained that pricing would be determined by market conditions, and stated that the development is not intended to be either “attainable” or “luxury” housing.

Committee Member Alvarez asked whether there had been difficulty in attracting tenants or if there was interest in the product. **Ms. Susini** stated that there has been high demand and that people are excited about the project.

Chair Greathouse asked for details regarding parking, including whether garages would be provided and whether the overall parking count meets City requirements. **Mr. Reddie** stated that some of the townhomes would include garages, stated that the project exceeds the minimum parking requirements, and explained that the development model has been successful in 50 similar projects over the past 12 years without parking issues. Mr. Reddie stated that each unit would have one designated space, with additional shared and visitor parking available.

PUBLIC COMMENT

Thomas Kelly stated that he is with Valley Leadership, stated that he is in favor of the request, and explained that Valley Leadership supports promoting quality projects within the community. Mr. Kelly acknowledged that all development places stress on a community but stated that the project represents a good approach. Mr. Kelly stated that the proposed buffers between the single-family neighborhood and commercial areas are appropriate.

Tawee Phattarak expressed concern about cumulative traffic impacts, stated that additional subdivisions in the area will also contribute to congestion, and asked about the traffic generation. **Mr. Williams** stated that the traffic study predicted 31 left turns and 31 right turns out of the development during the morning peak hour, with approximately 600 total trips anticipated over the course of the day. Mr. Williams stated that post-COVID traffic patterns have shifted and that changes in travel behavior were considered in the study. Ms. Phattarak stated that there are already traffic issues in the area and that this development would worsen them.

Joe Melton expressed concern with the proposed density and the target market for the development, stated that he would not have chosen to live in the area if he had not had the opportunity to purchase a home, and stated that while he understands the need for a land use transition this project should offer something different. Mr. Melton expressed doubt that a \$5,000 incentive would make a significant difference for a home buyer and stated that a mix of condominiums and for-sale homes would be more appropriate.

Melissa Campos echoed the comments made by Mr. Melton, stated that she had reviewed other Yardly communities and found that they generally have two to three

points of access and greater spacing between access points, expressed concern about traffic, and stated that a previous rezoning proposal for the site included 50 to 60 fewer units. Ms. Campos stated that her written comments focused more on concerns about water and electricity availability in the area, rather than the energy efficiency of the proposed homes.

Josepha Garcia stated concerns about traffic impacts and that the development would create additional congestion.

APPLICANT RESPONSE

Brian Greathouse stated that the property is going to be developed and that all development generates traffic. Mr. Greathouse stated that the proposed residential project would generate less traffic than a commercial use, stated that the development team has worked with the City to confirm water and sewer availability, and explained that the proposal represents a reasonable compromise for the area.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Brooks stated that having only one point of ingress and egress is a concern, expressed concern that the applicant team did not review the 2025 Food Action Plan, and asked for a list of the proposed sustainability features.

Committee Member Beehler asked how the density of the project compares to other Yardly developments. **Mr. Reddie** stated that density depends on the unit mix, explained that the inclusion of four-plex units allows for higher density without creating overcrowding, stated that the average for Yardly developments is 11.5 to 12 units per acre, and explained that the proposal includes 13 units per acre.

Committee Member Beehler asked about the size of typical Yardly developments. **Mr. Reddie** stated that the minimum size is typically 100 to 120 units.

Chair Greathouse stated that he is familiar with Taylor Morrison products and asked for the Committee's thoughts on 700-square-foot attached units. **Committee Member Beehler** stated that there is a good example of a similar development in the area and that he has not seen any issues with the product. Chair Greathouse stated that he has seen similar projects from other developers that did not maintain quality but expressed confidence in Taylor Morrison as a reputable builder.

Committee Member Brooks asked whether the proposed price range would be considered common or affordable. **Chair Greathouse** stated that the units are market rate. **Mr. Greathouse** stated that the homes are intended to be more attainably priced than single-family homes for purchase.

Vice Chair Dr. Emma Viera stated that an individual would need to earn between \$60,000 and \$90,000 annually to afford the proposed rent levels. **Committee Member Brooks** asked what the median income in South Phoenix is. Vice Chair Viera stated that the median household income in South Phoenix is approximately \$45,000. **Committee Member Brooks** stated that the project appears to be targeted toward individuals outside the South Phoenix community.

Chair Greathouse asked about the target demographic. **Mr. Reddie** stated that this is a popular product across the Valley and the state and explained that typical residents include young professionals, divorced women, and older empty nesters who do not want to deal with home maintenance but still value privacy. Mr. Reddie stated that the homes are designed for smaller families, explained the homes are positioned as an alternative to renting apartments or purchasing a home, and stated that the development offers strong amenities.

Chair Greathouse expressed concern that the project may attract residents from outside the community and asked whether current South Mountain renters would be able to afford living in the development. **Mr. Greathouse** stated that the development would likely include both groups and could serve as a transitional step before homeownership.

Committee Member Beehler stated that he supports the project and that the area around 19th Avenue is being considered for future development as a center. Committee Member Beehler stated that apartments are already being built in the vicinity and that this proposal fills a missing housing option.

Committee Member Marcia Busching expressed concern that the staff report did not address the Rio Moñtana Area Plan, explained that she has difficulty supporting a jump to a higher-density land use designation, and stated that the project does not represent a land use transition.

Chair Greathouse asked the applicant team to speak to open space and the single access point. **Mr. Reddie** stated that the entry drive is designed with two travel lanes and a center median, explained that there are two internal loops within the community that allow for circulation in the event of an obstruction, and stated that these loops meet Fire Department access standards. Mr. Reddie stated that the development includes 44 percent open space. **Mr. Greathouse** added that each unit includes a private backyard.

Committee Member Brooks asked about the project's water detention and retention systems. **Mr. Reddie** stated that the project will utilize underground retention, explained that the site plan will need to demonstrate adequate retention, and stated that underground retention tanks will be located beneath the drive aisle.

Motion:

Committee Member Kay Shepard made a motion to recommend approval of GPA-SM-1-25-8. **Committee Member Mark Beehler** seconded the motion.

Vote:

7-4, motion to recommend approval of GPA-SM-1-25-8 passed with Committee Members Alvarez, Beehler, F. Daniels, Falcon, Shepard, Viera, and Greathouse in favor and Committee Member Brooks, Busching, Coleman, and Thompson, opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-25-8 (Companion Case Z-31-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15 dwelling units per acre
Acreage:	14.37
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Approval, per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation:

Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A.

Motion details: Commissioner Matthews made a MOTION to approve GPA-SM-1-25-8, per the South Mountain Village Planning Committee recommendation.

Maker: Matthews
Second: Hu
Vote: 8-0
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposed Residential 10 to 15 dwelling units per acre land use designation is a compatible transition between the single-family residential development to the west and the commercial development to the east.
2. The proposed multifamily residential land use designation is appropriate for the site as it is located on an arterial street, Baseline Road.
3. The companion Rezoning Case Z-31-25-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent area.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED – 8/13/2025**

FORM TO REQUEST PC to CC			
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	* GPA-SM-1-25-8 and Z-31-25-8 Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road	(SIGNATURE ON ORIGINAL IN FILE)	
		opposition	X
APPEALED FROM:	PC 8/7/2025	7724 South 22nd Lane Phoenix, AZ 85041	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	Brittany Conklin 602-463-4799 Brittany.e.conklin@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Community and nearby residents not properly informed of project and need opportunity to review and comment. South Mountain Planning reportedly rejected and needs review. Full community feedback is vital.			
RECEIVED BY:	8/13/2025	RECEIVED ON:	Dom Amodio

Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Sarah Stockham
 Adam Stranieri
 Heather Klotz
 Stephanie Vasquez

Dalia Adams
 Camryn Thompson/Teresa Garcia
 Micah Alexander
 GIS
 Byron Easton (for PHO appeals only)
 Village Planner - Robert Kuhfuss
 Applicant



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

AUG 13 2025

Planning & Development
Department

The **PLANNING COMMISSION** agenda for August 7, 2025 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. August 14, 2025.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., August 14, 2025.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. August 14, 2025.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. August 21, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I **HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:**

* GPA-SM-1-25-8

APPLICATION NO.

1,130 ft E. of NE corner 23rd Ave
& Baseline

LOCATION OF APPLICATION SITE

Aug. 13th 2025

& Z-31-25-8

DM AMOPIO

DATE APPEALED FROM

☒ **OPPOSITION**
☐ **APPLICANT**

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Brittany Conklin

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

7724 S. 22nd Lane

STREET ADDRESS

8/13/2025

DATE OF SIGNATURE

Phoenix, AZ 85041

CITY, STATE & ZIP CODE

602 463 4799

TELEPHONE NO.

brittany.e.conklin@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Community & nearby residents not properly informed of project & need opportunity to review & comment. Southern planning reportedly rejected & needs review. full community feedback is vital.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT F

From: [Tom Kelly](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8. 23rd Ave and Baseline Road
Date: Tuesday, August 5, 2025 12:25:10 PM

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

I disagree with the South Mountain Village Planning Committee's decision to deny this project due to the overall density. This project is unique and provides a new type of housing for the area. Providing more options for families and individuals who rent near jobs, schools, and nature is critical to addressing the needs of Phoenix residents.

As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Tom Kelly
30 E Saint Anne Ave, Phoenix 85042

Sent from my iPad

From: [Sarah Amaral CFRE](#)
To: [PDD Planning Commission](#)
Cc: [Amanda Straight](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 12:57:08 PM
Attachments: [firstplaceicon-emailgreenbackground_9f09191c-9984-4267-bbcb-169b7026a193.png](#)
[1_9cd01675-c4ea-4a80-9732-ddffb230bb07.png](#)
[5_07e5fbfe-80bb-41d0-af98-e074ed5778da.png](#)
[2_70a09438-1177-4cfd-8796-b9aa72a050b6.png](#)
[4_cba3eafa-56b6-4be6-a987-46cafead6cd4.png](#)
[firstplaceemailsignaturebanner_16af16b4-2a44-4916-8bf2-0d993d4f3ca9.png](#)

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Sarah Amaral

1941 E El Parque Dr.

Tempe, AZ 85282

Sarah Amaral CFRE

Director of Development, First Place AZ

p: 602-464-6630 c: [602-697-5352](tel:602-697-5352)

e: samaral@firstplaceaz.org | [\[yourdomain.url\]firstplaceaz.org](#)

[\[firstplaceaz.org\]](#)

3001 N. Third St., Phoenix, AZ 85012



[\[firstplaceaz.org\]](http://firstplaceaz.org)



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[\[instagram.com\]](https://instagram.com)



[\[youtube.com\]](https://youtube.com)

Drive support for autism!

Order the new Arizona autism specialty license plate and help fund the work of First Place AZ and SARRC.

An image of an Arizona specialty license plate. The plate is white with a colorful, abstract graphic on the left side. The text "ARIZONA" is at the top, "1PLACE" is in the center in large letters, and "SUPPORT AUTISM" is at the bottom.

ORDER NOW

[\[azmvdnow.gov\]](http://azmvdnow.gov)

First Place AZ is a qualified Arizona Charitable Tax Credit Organization. Your gift may qualify for a dollar-for-dollar credit on your Arizona state taxes—up to \$495 for individuals and \$987 for married couples filing jointly. Learn more at firstplaceglobal.org/donate [\[firstplaceglobal.org\]](http://firstplaceglobal.org).

From: [Atlas Hopkins](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 2:11:57 AM

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

To whom it may concern,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Atlas Hopkins
3522 N Flower st.

Thank you,
M. Architectural Studies
Arizona State University' 25
S.E.E.D Philanthropy Founder
SOULJAISM DESIGN HOUSE
602-577-0517 | atlasehopkins@gmail.com

From: [Bruce Weber](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 5:56:49 PM
Attachments: [image003\[61\].png](#)
[image004\[26\].png](#)

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,
Bruce Weber
4628 E Berneil Dr
Phoenix, AZ 85028

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Jocelyn Ramos

Business Name AZ family kids dental

Address 2410 W. Baseline Rd #120 phoenix AZ 85041

Date 7/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

**AZ FAMILY & KID'S
DENTAL**

www.azfamilykidsdental.com

Daniel Levi Haight, DMD
Richard Smith, DDS
Sirel McRae, DMD

2610 W. Baseline Rd.
Suite #120
Phoenix, AZ 85041

602.675.2732

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Nuemi Corral

Business Name Cash Time Loan centers

Address 2030 W Baseline Rd #185 Phoenix AZ 85041

Date 07/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



account manager

2030 West Baseline Road, Suite 185 • Phoenix, Arizona 85041
ph. 602.268.2100 • fax. 602.268.9271
www.cashtime.com

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Tristin Carlo

Business Name Chipotle

Address 1838 W baseline Rd

Date July, 23, 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

ALONDRA LINARES
GENERAL MANAGER

AZ.4086.BASELINE19TH@CHIPOTLE.COM
D 480.520.4470

CHIPOTLE MEXICAN GRILL
1838 W BASELINE RD
PHOENIX, ARIZONA 85041

— TELL US HOW YOU FEEL —
CHIPOTLEFEEDBACK.COM

292

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Parris Smith

Business Name Dunkin Donuts

Address 1909 W Baseline Rd

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

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This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Thunder Guerrero

Business Name EOS Fitness

Address 1812 W Baseline RD, Phoenix

Date 8/30/25

CITY OF PHOENIX

JUL 31 2025

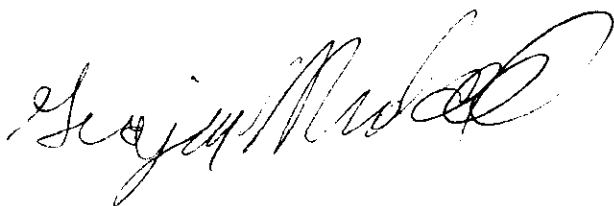
Planning & Development
Department

City of Phoenix Planning Commission and City Council,

I write to you as the owner of the 15+ acres of property on the north side of Baseline Rd at 21st Ave urging you to support the rezoning of our family's land with Z-31-25-8 and GPA SM 1-25-8-VPC. For context about the site, my husband Danny was a farmer, Vietnam Vet and then opened his trucking business in 1968 that operated from this site. We have been trying to sell this land for the last 5 years and were in escrow with a different developer prior to Taylor Morrison, but that deal fell out of escrow in 2023. Sadly, Danny passed away last month.

Putting all of our personal information aside, I think it was a positive that the previous deal fell through because this developer has a plan that will integrate even better into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely, 

Georgia Mundall
2102 W. Baseline Rd.
Phoenix, AZ 85041

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Carmen Brumby

Business Name Good will

Address 1980 W Baseline

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ombal Gangi

Business Name INDIA SPICES

Address 2640 W Baseline Road, Phoenix

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

India Spices



India Spices, 2640 A west baseline road suite
101, Phoenix 85041 Arizona
Please visit us again

Order Number: 1753733000507321

Order Name: N/A

Date: 07/28/2025 10:00

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Victor Rojas

Business Name McDonald's

Address 188 W. Baseline Rd 85041

Date 07/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Aiden Ortiz

Business Name Mobily - ATT

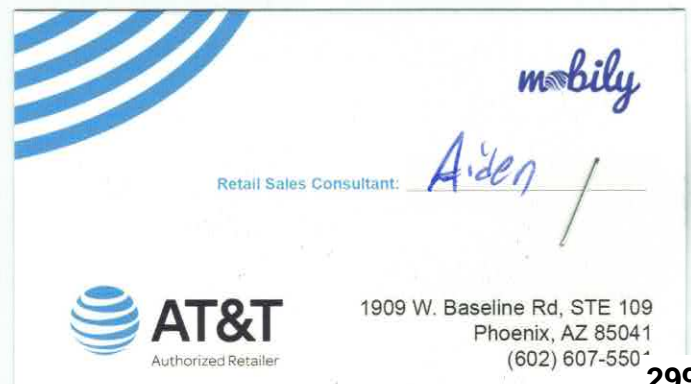
Address 1909 W Baseline Rd Suite 109, Phoenix, Az,
85041

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ezequiel Ruiz

Business Name PizzaHut

Address 1909 W baseline rd

Date 7/23

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name

Alex Mender

Business Name

Starbucks

Address

2020 W. Baseline Rd.

Date

7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



Matthew Pickard

district coffeehouse leader
Coffee Master

MAIN 800-782-7282

MOBILE 602-556-5099

EMAIL mpickard@starbucks.com

Starbucks Coffee Company
2401 Utah Ave South, Suite 800
Seattle, Washington 98134

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Jessica Silvius

Business Name StorAmerica

Address 1935 W. Baseline Rd

Date 7.23.25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix

Planning Commission, Mayor, and City Council Members

200 W. Washington St.

Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Danetta Facio

Business Name Subway

Address 2020 W. Baseline Rd. C166 Phoenix

Date 1-23-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Mamie

Business Name Taco bell

Address 1919 Baseline R Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Tina Arizez

Address 2024 W. Carter Rd

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

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Name Lupita Ramirez

Address 2200 W. Dunbar

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

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Name Ryan Hernandez

Address 2208 W MINTON ST

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Kaethlyn L. Blair

Address 2244 W. Minton

Date 30 July 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

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Name Brian Babaloni

Address 7126 S 24th Dr

Date 7-28-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

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Name Maria Negrete

Address 2115 W. Carter Rd. Phoenix, AZ 85041

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department


City of Phoenix Planning Commission and City Council,

I write to you as the owner of approximately 0.4 acres of commercial property on the northeast side of Broadway Rd at 24th St urging you to support the rezoning of land with Z-31-25-8 and GPA SM 1-25-8-VPC.

The builder has a plan that will integrate very well into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

DocuSigned by:

B728B056C385454...

Sid Chalasani 7/24/2025

Twenty Peaks, LLC
2424 E. Broadway Rd
Phoenix, AZ 85040

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Lucy Huereque

Business Name The ups store

Address 2030 W Baseline Rd #182- Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Lucy Huereque
Owner



THE UPS STORE

2030 W Baseline Rd Ste 182
Phoenix Az 85041
Mon-Fri 08:00AM-06:00PM
Sat 09:00AM-05:00PM
Sun 10:00AM-03:00PM

P: 602 268 9399
F: 602 268 9499
store5910@theupsstore.com
theupsstore.com/5910



Public Hearing and Ordinance Adoption - Rezoning Application Z-31-25-8 - Approximately 1,130 Feet East of the Northeast Corner of 23rd Avenue and Baseline Road (Ordinance G-7416) - District 8

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-31-25-8, and rezone the site from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) to allow multifamily residential. This is a companion case to GPA-SM-1-25-8 and must be heard following GPA-SM-1-25-8.

Summary

Current Zoning: S-1

Proposed Zoning: R-3

Acreage: 14.37

Proposal: Multifamily residential

Owner: Mundall Family Revocable Trust c/c Danny Mundall and Georgia Mundall
Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this item on June 10, 2025, and recommended denial as filed and approval of R-2 with a deleted stipulation and a modified stipulation, by a vote of 6-5.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the staff recommendation, by a vote of 7-1.

The Planning Commission recommendation was appealed by a community member on August 13, 2025.

Location

Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road

Council District: 8

Parcel Address: 2102 and 2150 W. Baseline Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-31-25-8) FROM S-1 (RANCH OR FARM RESIDENCE) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 14.37-acre site located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road in a portion of Section 36, Township 1 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence) to “R-3” (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - 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.
- 6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
- 7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
- 8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
- 9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
- 10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. 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.
- 11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- 12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- 13. Where pedestrian walkways 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.
- 14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
- 15. A minimum of two 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.

16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% 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.

21. A minimum of 55 feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.

22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. 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.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
27. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
28. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
29. 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.
30. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description

B – Ordinance Location Map

EXHIBIT A

LEGAL DESCRIPTION FOR Z-31-25-8

Real property in the City of Phoenix, County of Maricopa, State of Arizona, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID POINT BEARS SOUTH 89°51'15" WEST, A DISTANCE OF 2647.63 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 89°51'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 763.58 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'41" EAST, A DISTANCE OF 55.00 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°20'41" EAST, A DISTANCE OF 1263.65 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°51'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 556.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°10'34" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 789.72 FEET TO A POINT;

THENCE NORTH 89°49'26" WEST, A DISTANCE OF 203.10 FEET;

THENCE SOUTH 00°53'47" WEST, A DISTANCE OF 475.13 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.00 FEET TO THE POINT OF BEGINNING.

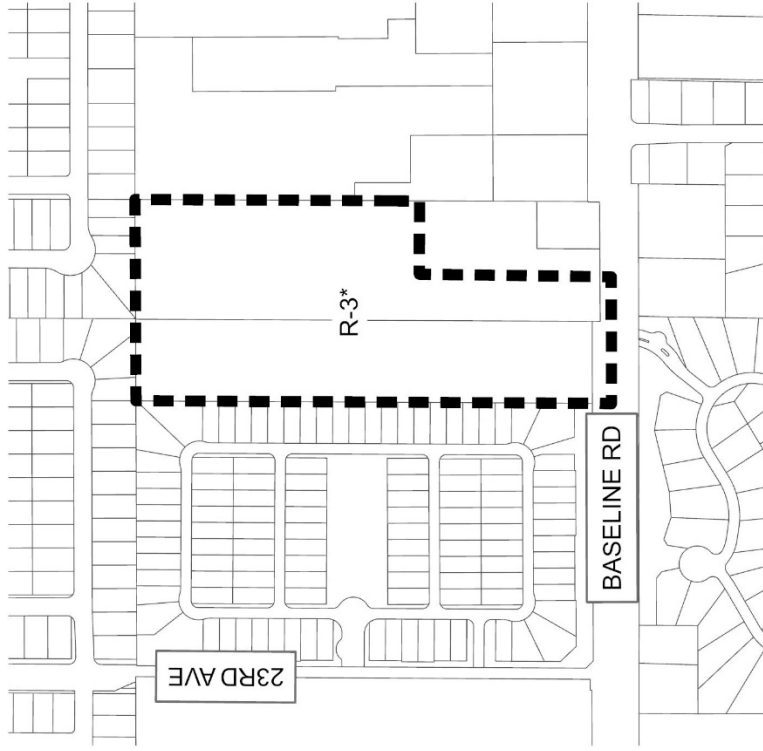
APN: 105-86-017M

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

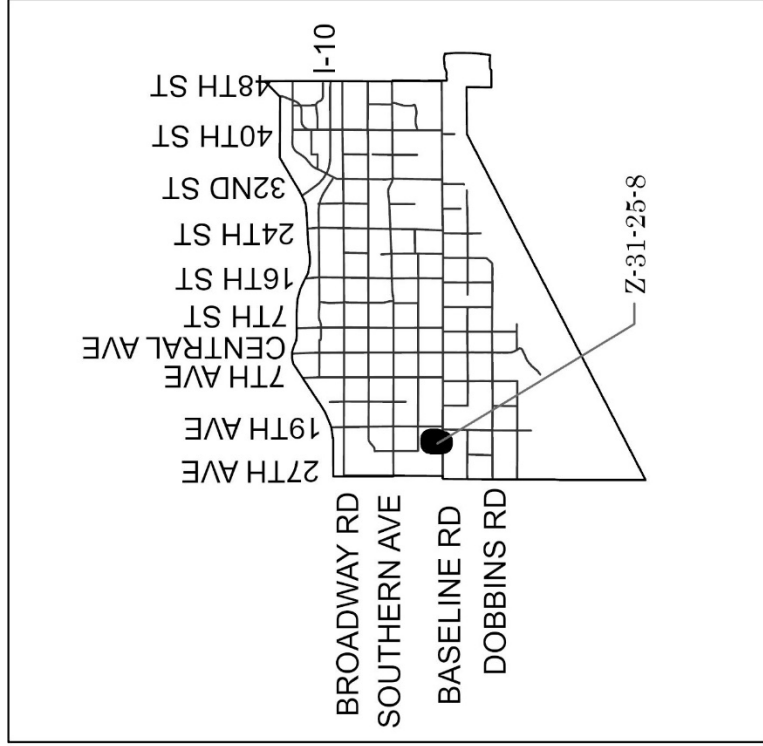
SUBJECT AREA: - - - - -



0 212.5 425 850 Feet



NOT TO SCALE



Zoning Case Number: Z-31-25-8
Zoning Overlay: N/A
Planning Village: South Mountain

Drawn Date: 8/4/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\SupplMaps_Ord\8-3-2025\9-3-2025.aprx

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-31-25-8
June 2, 2025

South Mountain [Village Planning Committee](#) Meeting Date: June 10, 2025
[Planning Commission](#) Hearing Date: August 7, 2025
Request From: [S-1](#) (Ranch or Farm Residence)
(14.37 acres)
Request To: [R-3](#) (Multifamily Residence District)
(14.37 acres)
Proposed Use: Multifamily Residential
Location: Approximately 1,130 feet east of the
northeast corner of 23rd Avenue and
Baseline Road
Owner: Mundall Fam. Revocable Trust c/o
Danny Mundall and Georgia Mundall
Applicant/Representative: Brian Greathouse, Burch & Cracchiolo,
P.A.
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 1 to 2 dwelling units per acre (5.29 acres), Residential 2 to 3.5 dwelling units per acre (8.90 acres), and Residential 3.5 to 5 dwelling units per acre (0.18 acres) Pending (GPA-SM-1-25-8): Residential 10 to 15 dwelling units per acre	
Street Map Classification	Baseline Road	Scenic Drive – Major Arterial	33 to 55-foot north half street

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, includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, shade throughout the development, and a multi-use trail along Baseline Road.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The proposal, as stipulated, will encourage bicycling and transit use and leverage its proximity to the adjacent commercial development by including enhanced bicycle parking and infrastructure.

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

The proposal, as stipulated, includes enhanced landscape setbacks, shaded parking, shaded pedestrian pathways, and a wide landscape detachment for the public sidewalk that will be planted with shade trees that will shade the public and private sidewalks to 75 percent. These improvements will create a comfortable pedestrian environment along Baseline Road and make the walk to nearby destinations more safe and comfortable.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): Background Item No. 6.

[Housing Phoenix 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.

[Zero Waste PHX](#): Background Item No. 11.

[Comprehensive Bicycle Master Plan](#): Background Item No. 12.

[Monarch Butterfly Pledge](#): Background Item No. 13.

[Conservation Measures for New Development](#): Background Item No. 14.

[Phoenix Climate Action Plan](#): Background Item No. 15.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	S-1
North	Single-family residences	R1-8, R1-10
West	Single-family residences	R1-8
East	Commercial and single-family residences	S-1, C-2
South (across Baseline Road)	Single-family residences	S-1, S-1 (Approved R1-10)

R-3 (Multifamily Residence District) Planned Residential Development Option

<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Gross Acres	-	14.37 acres
Maximum Dwelling Units	218, 240 with bonus	188 (Met)
Maximum Density (dwelling units/acre)	15.23, 17.40 with bonus	13.08 (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet and 4 stories	One story, 16 feet and eleven inches to two stories, 33 feet and 3 inches (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street (Baseline Road)	20 feet	20 feet (Met)
East	5 feet	5 feet (Met)
West	5 feet	5 feet (Met)
North	5 feet	5 feet (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Public Street (Baseline Road)	20 feet	Not specified

East	15 feet	15 feet (Met)
West	15 feet	15 feet (Met)
North	15 feet	15 feet (Met)
<i>Lot Standards</i>		
Minimum Open Space	5 percent	5 percent (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures, total 60%	33.8 percent (Met)
Minimum Parking	282 spaces, 1.5 spaces per dwelling unit	376 spaces (Met)

Background/Issues/Analysis



SUBJECT SITE

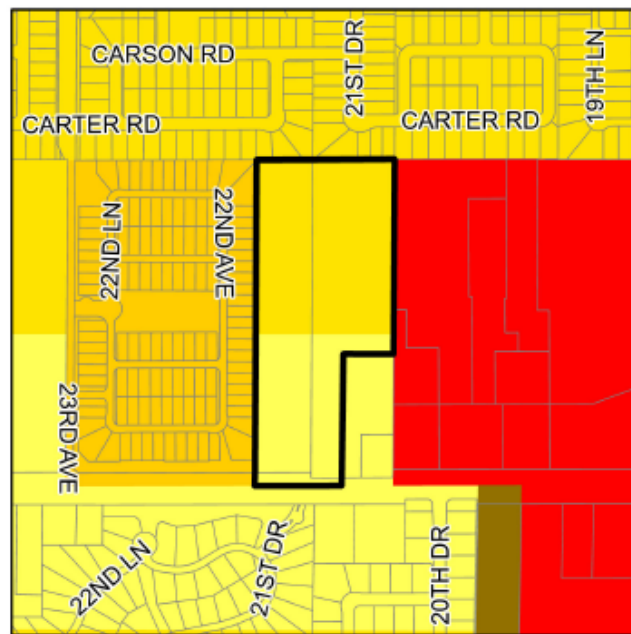
1. This request is to rezone 14.37 acres located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) for multifamily residential. The subject site is largely vacant agricultural land.
2. The northern portion of the subject site is designated as Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map, the southern portion is designated as Residential 1 to 2 dwelling units per acre, and there is a small strip along the west boundary of the subject site that is designated as Residential 3.5 to 5 dwelling units per acre.

The area to the west of the subject site is designated Residential 3.5 to 5 dwelling units acre and the area to the east is designated Commercial and Residential 1 to 2 dwelling units per acre. The area to the south, across Baseline Road, is designated Residential 1 to 2 dwelling units per acre and the area to north is designated Residential 2 to 3.5 dwelling units per acre. The requested R-3 zoning district is not consistent with the General Plan Land Use Map designation. To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-SM-1-25-8, is proposed to change the land use map designation to Residential 10 to 15 dwelling units per acre. The requested R-3 zoning district is consistent with the proposed General Plan Land Use Map designation.

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
Residential 2 to 3.5 du/ac (8.90 +/- Acres)
Residential 3.5 to 5 du/ac (0.18) +/- Acres)

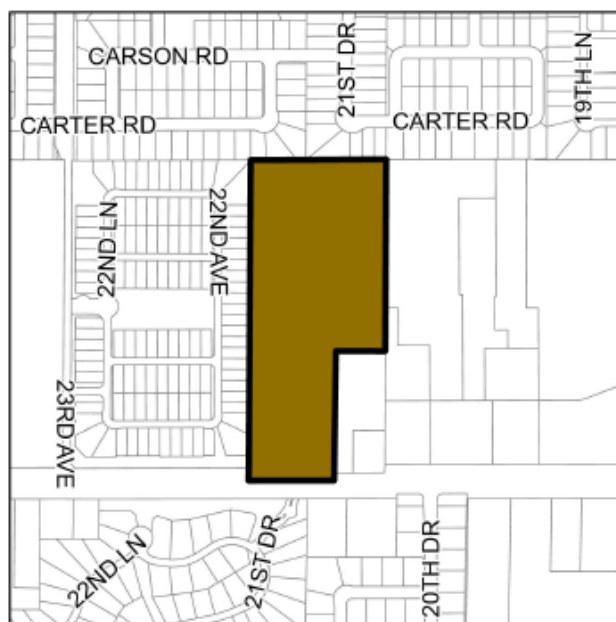
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac

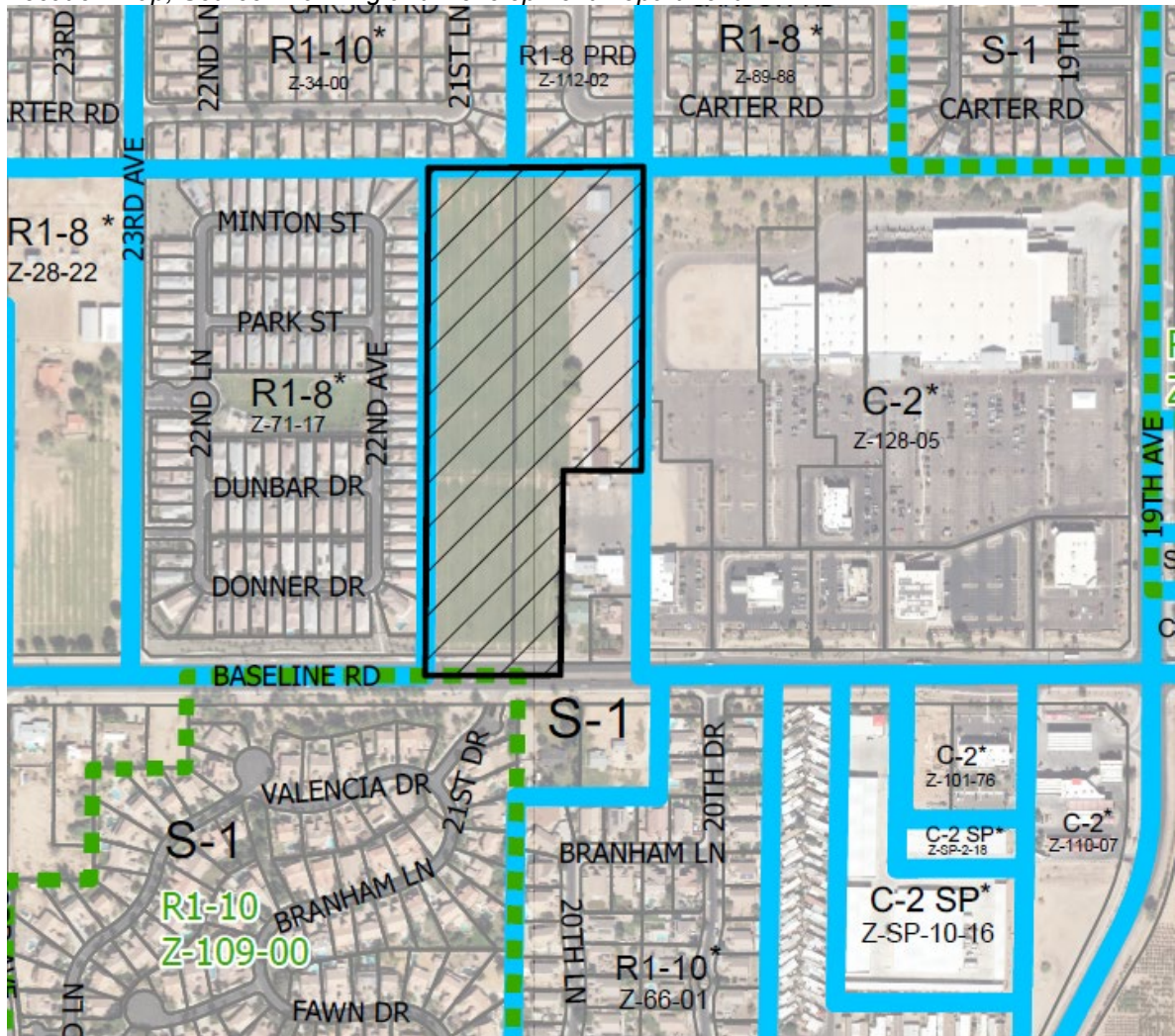


General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north the subject site are single-family residential subdivisions zoned R1-10 and R1-8. To the west is a single-family subdivision zoned R1-8. To the south, across Baseline Road is a single-family subdivision and single-family homes zoned S-1 and S-1 (Approved R1-10). To the east are single-family homes zoned S-1 and a commercial development zoned C-2.

Location Map; Source: Planning and Development Department



PROPOSAL

4. Site Plan

The proposal is for 188 units with a mix of one- and two-bedroom units. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed structures, parking, trash enclosures, leasing office, pool,

Staff recommends Stipulation No. 1 to require the site be developed in general conformance to the conceptual site plan, so that the site develops as proposed. To promote enhanced walking, cycling, and transit-use staff recommends Stipulation No. 5 to require shaded guest and secured bicycle parking, receptacles for electric bicycle parking, and a bicycle repair station. Staff recommends Stipulation No. 12 to require that all pedestrian pathways be shaded, Stipulation No. 13 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety, and Stipulation No. 14 to require shaded vehicular parking.

[illegible]

The conceptual building elevations, attached as an exhibit, depict varied 4-plex, duplex, and single unit structures, the community building, the mailroom, and detached garage building. Staff recommends Stipulation No. 2, which requires that the elevations be presented to the South Mountain Village Planning Committee prior to preliminary site plan review, and Stipulation No. 3 that the elevations include architectural variation.

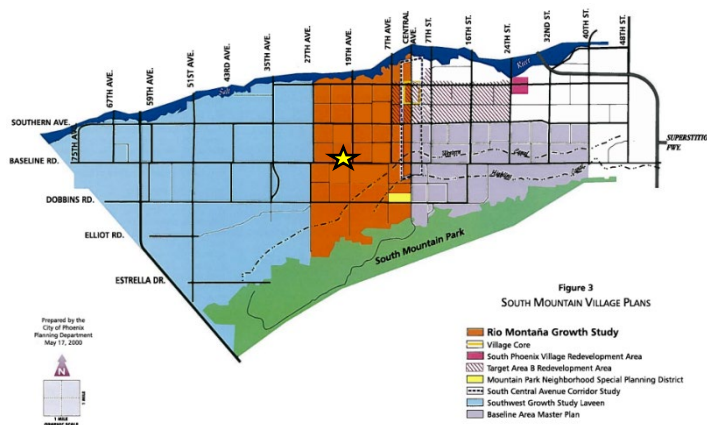
The architectural drawings show a two-story house with a gabled roof. The front elevation (top left) features a central entrance with a small porch, flanked by windows, and a large garage door on the right. The side elevation (top right) shows a single door and a window. The rear elevation (bottom left) shows a large double garage door and a central entrance. The drawings include dimensions and a scale bar.

6. Rio Montaña Area Plan:

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

The Rio Montaña Area Plan intended to accomplish this vision through seven goals that include: promoting balanced, high quality development; protecting and improving neighborhoods through maintenance, rehabilitation and infill projects; keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture; protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project; promoting future business development and economic growth; developing the tourism industry through a wide range of opportunities; and providing a variety of transportation options.

Source: Planning and Development Department



Source: Planning and Development Department

This infill site is located in the western portion of the Rio Montaña Area Plan boundaries in an area with a mix of single-family residential neighborhoods, commercial, and some multifamily. Per Stipulation Nos. 10 and 20, the project site will enhance the connectivity and pedestrian comfort in the area by providing street improvements, including shaded detached sidewalks along Baseline Road and enhanced landscape setback planting standards. Similarly, this development will provide a 30-foot multi-use trail easement and minimum 10-foot multi-use trail along Baseline Road that will connect to a multi-use trail system spanning the northside of Baseline Road. This is addressed in Stipulation No. 19. Additionally, Stipulation No. 8 requires that any perimeter fencing along Baseline Road be view fencing in order to preserve that area's open and rural atmosphere and Stipulation No. 4 requires that a minimum one-third of structures be one-story to preserve the view of South Mountain.

To promote Crime Prevention Through Environmental Design (CPTED) principles and enhance neighborhood safety, staff recommends Stipulation Nos. 7 through 9, which requires site lighting at building entrances and exits, in public assembly areas, and within parking areas, if fencing is provided along Baseline Road it shall be 75 percent open view fencing, and that the landscape setback along Baseline Road be planted with native cacti or similar plants, further contributing to a safe and well-designed environment.

Other design elements of the Rio Montaña Area Plan will be addressed through the design guidelines of the Phoenix Zoning Ordinance in Chapter 5, Section 507.Tab. A. (Guidelines for Design Review).

7. **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 the 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 proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

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, as stipulated, will create a streetscape environment with a shaded and detached sidewalk, enhanced landscape setbacks, and a multi-use trail. These are addressed in Stipulation Nos. 10, 19, and 20. Additionally, Stipulation No. 14 will require that the parking lot area be shaded a minimum 25 percent and Stipulation No. 12 will require that internal pedestrian pathways be shaded a minimum 75 percent.

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 enhanced bicycle parking and infrastructure on the site, providing a multi-use trail along Baseline Road, and by constructing a shaded and detached sidewalk along Baseline Road. These are addressed in Stipulation Nos. 5, 19, and 20.

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 Nos. 5.c and 6 that

requires a minimum of 10 percent of the provided bicycle parking spaces include electrical receptacles for electric bicycle charging, and that minimum 10 percent of the required parking spaces to be EV installed.

11. **Zero Waste Phoenix 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.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicate that recycling services shall be provided.

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. As stipulated, the development will provide enhanced bicycle parking and infrastructure by requiring guest and secured bicycle parking spaces, that all bicycle parking spaces be shaded, that receptacles for electric bicycle parking capabilities be provided, and that a bicycle repair station be provided. This is addressed in Stipulation No. 5.

13. **Monarch Butterfly Pledge:**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 11 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

14. **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. 14 through 17.

15. **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. 15, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report three letters of opposition have been received. Concerns raised were regarding traffic impacts, prioritization of corporate profit, impacts on electric grid and water supply, lack of sustainability measures, rental properties vs. homeownership, the property management company, impacts on property values, safety, infrastructure, and the long-term stability of the area.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department recommended that a multi-use trail easement be dedicated and that a multi-use trail be constructed in the easement, that a detached sidewalk be provided along Baseline Road, that all existing utilities be undergrounded and SRP facilities be relocated out of the right-of-way, and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These are addressed in Stipulation Nos. 20 through 25.
18. The Public Transit Department recommended the construction of a bus stop pad on westbound Baseline Road. This is addressed in Stipulation No. 18.
19. The City of Phoenix Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor

Airport to future owners or tenants of the property. This is addressed in Stipulation No. 26.

OTHER

20. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 27 through 29.
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 preliminary site plan approval. This is addressed in Stipulation No. 30.
22. 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 requested R-3 zoning district will provide a transition between the commercial development to the east and the single-family development to the west.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with a shaded detached sidewalk and multi-use trail that will convey residents safely and comfortably along the Baseline Road multi use trail alignment.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

- 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.
6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. 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.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
13. Where pedestrian walkways 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.

14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
15. A minimum of two 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.
16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% 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.

- 21. A minimum of 55-feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.
- 22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
- 23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
- 24. 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.
- 25. 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.
- 26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
- 27. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

28. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations
29. 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.
30. 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

Samuel Rogers

June 2, 2025

Team Leader

Racelle Escolar

Exhibits

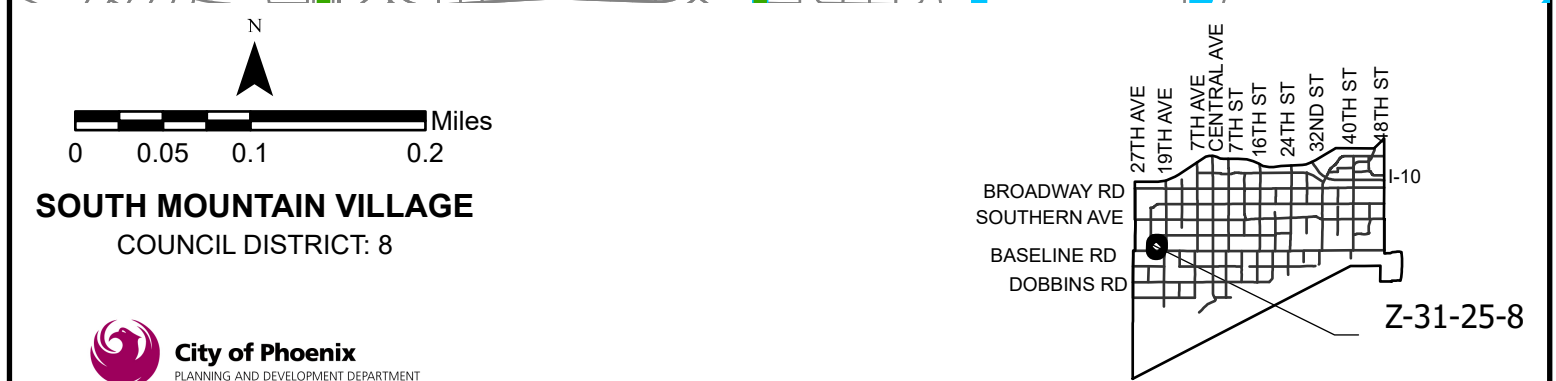
Zoning sketch map

Aerial sketch map

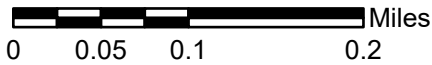
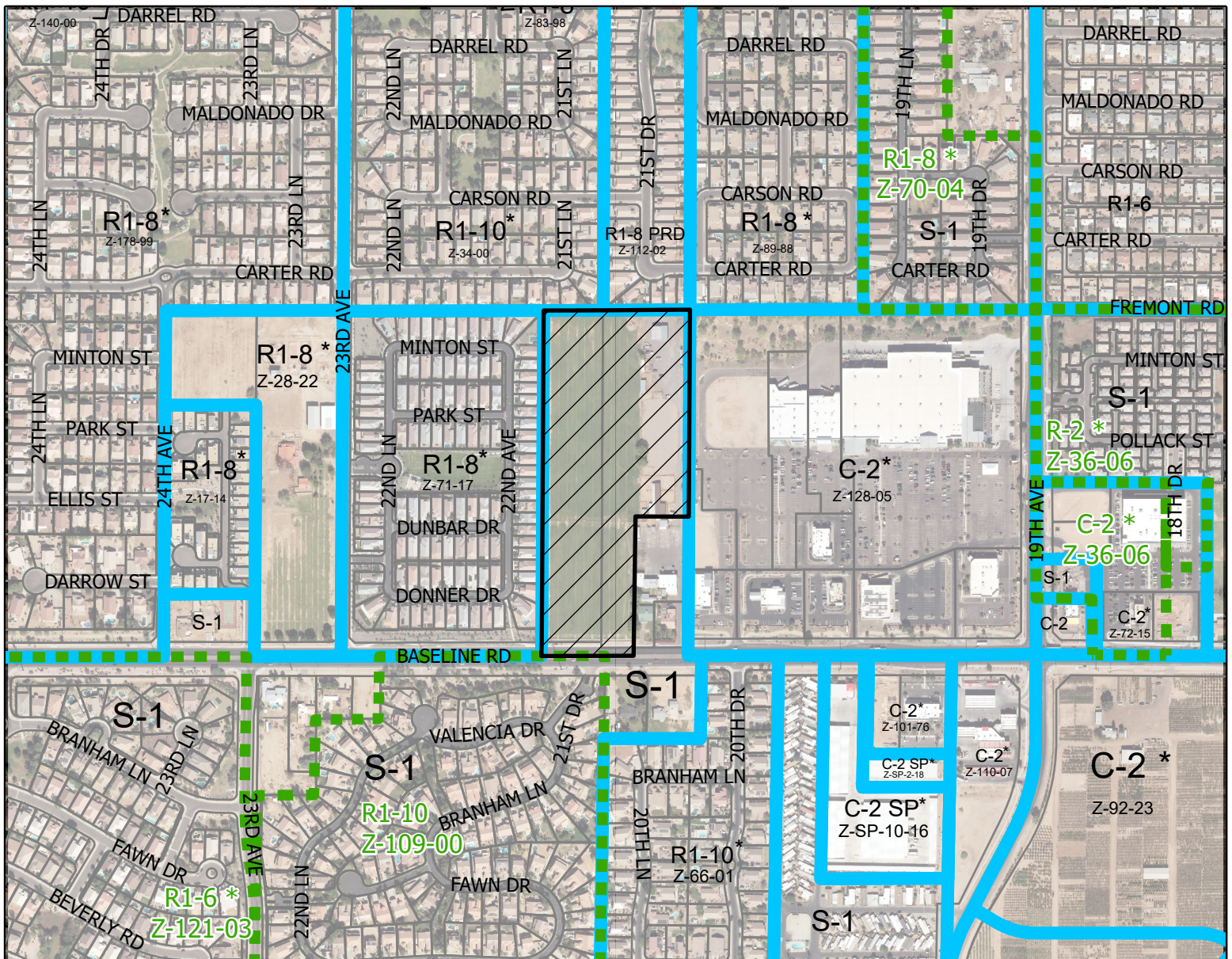
Conceptual Site Plan date stamped April 21, 2025 (2 pages)

Conceptual Building Elevations date stamped April 4 2025 (12 pages)

Correspondence (13 pages)



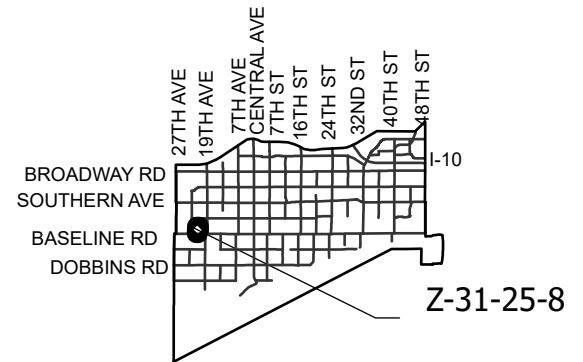
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SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

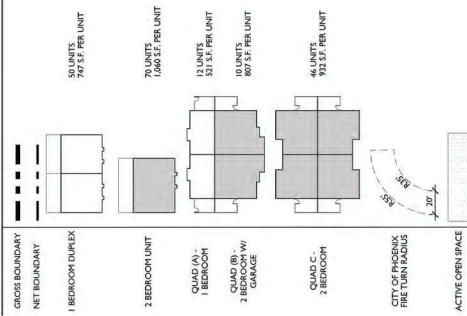


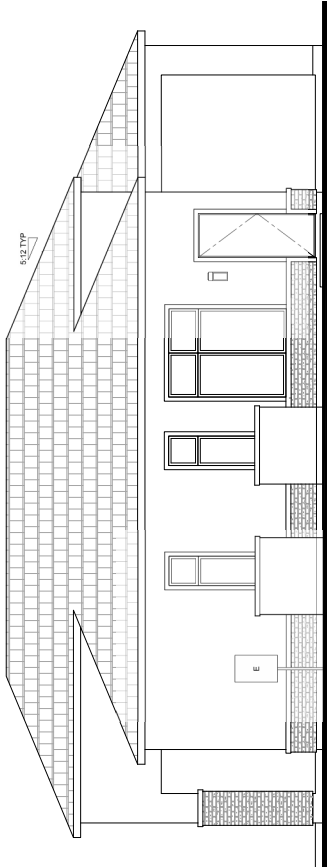
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PLANNING AND DEVELOPMENT DEPARTMENT



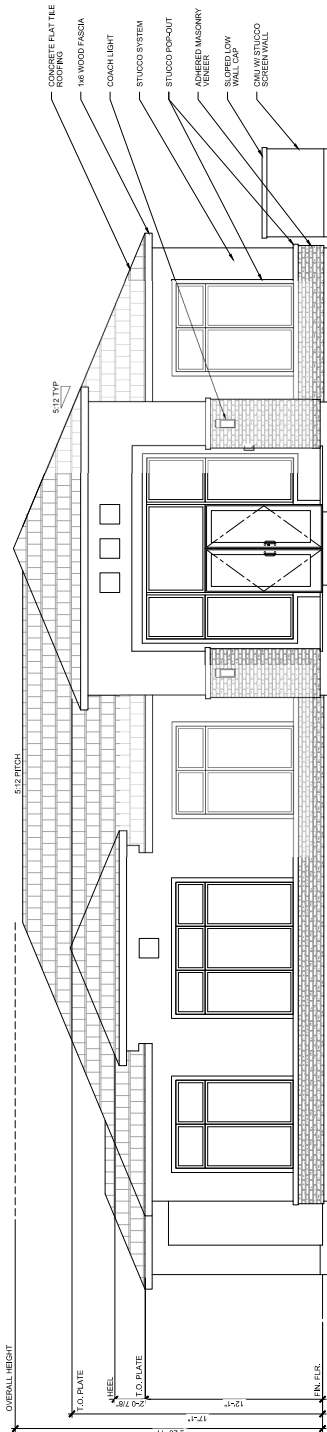
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APPLICATION NO: Z-31-25-8		FROM: S-1 (14.37 ac.)	
DATE: 4/18/2025		TO: R-3 (14.37 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	
14.37 Acres			
AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP	
QS 1-24		D-7	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		14	
R-3		208	
		* UNITS P.R.D OPTION	
		N/A	
		250	

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

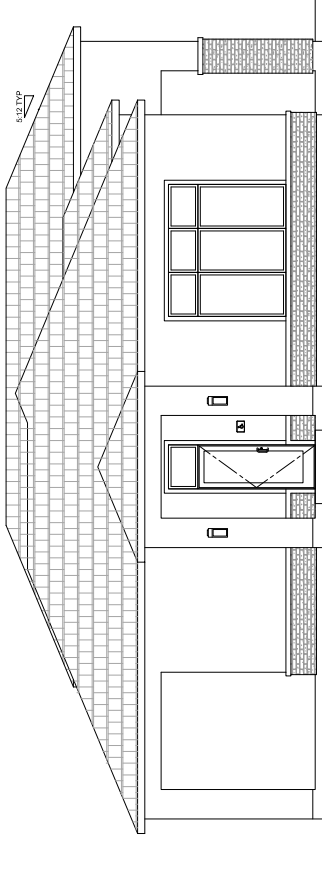




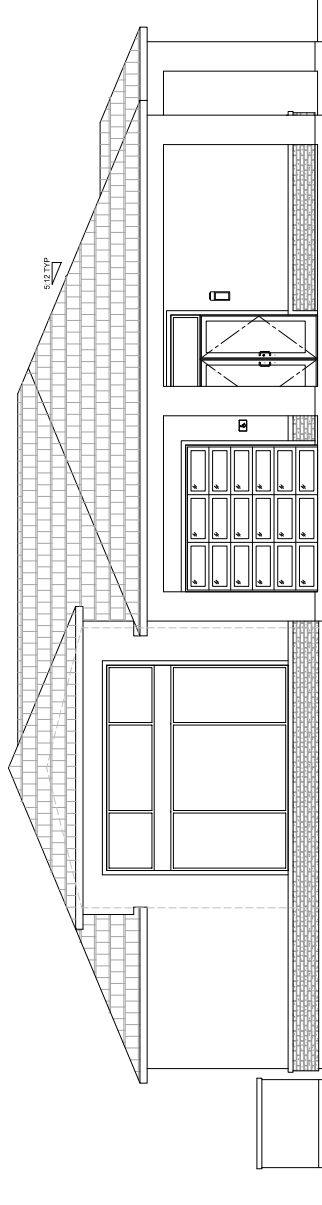
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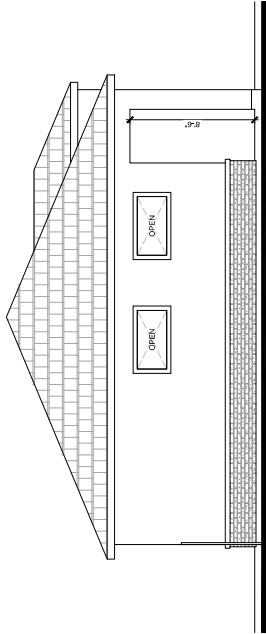
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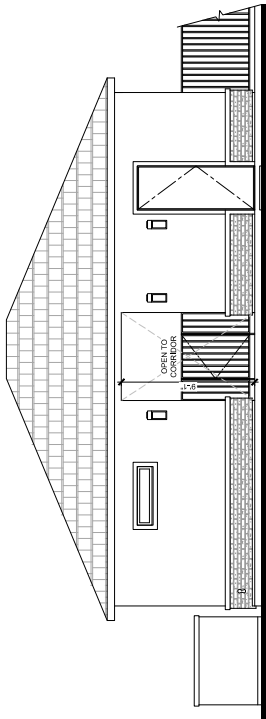
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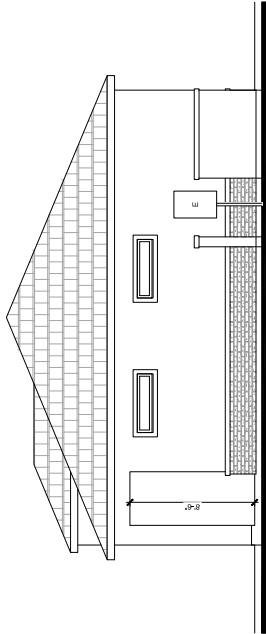
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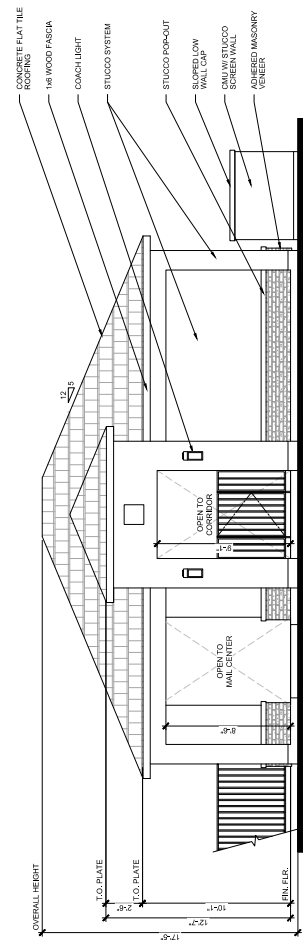


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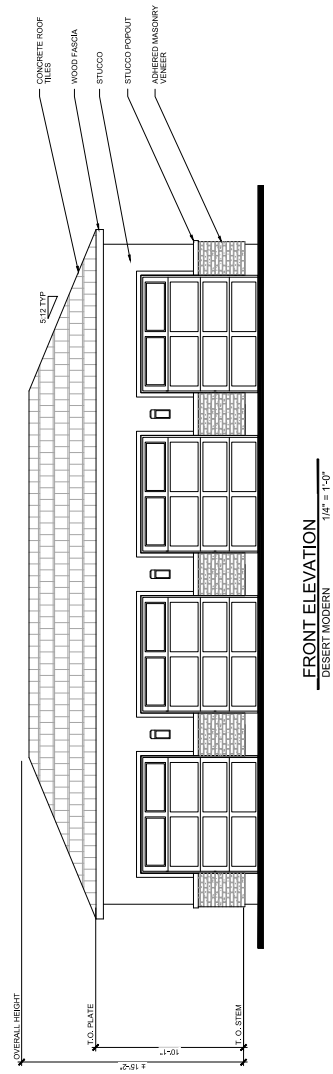
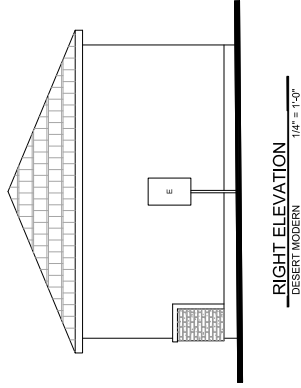
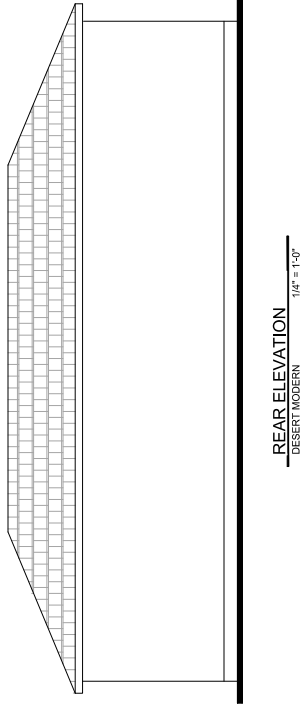
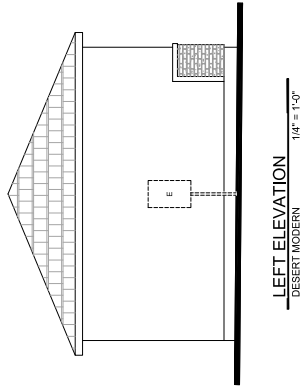


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CITY OF PHOENIX
APR 04 2025
Planning & Development
Department



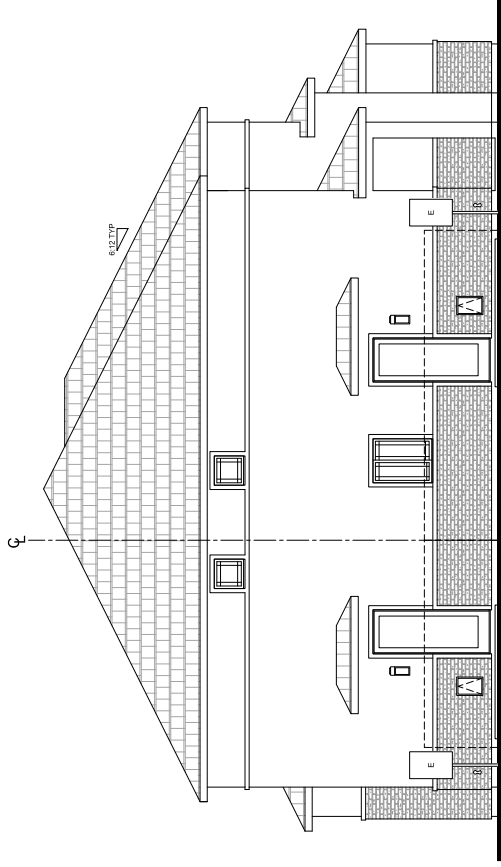
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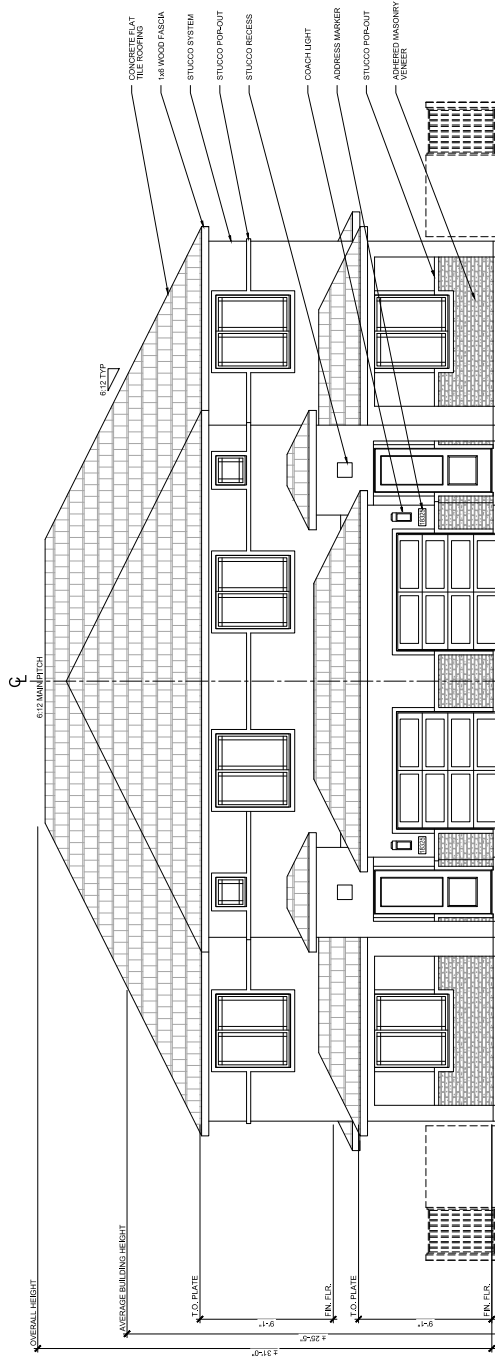
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**Planning & Development
Department**



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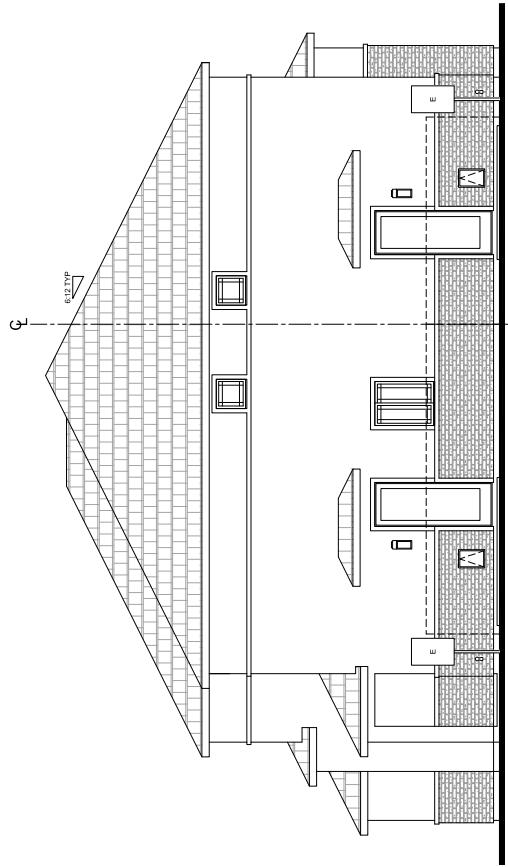


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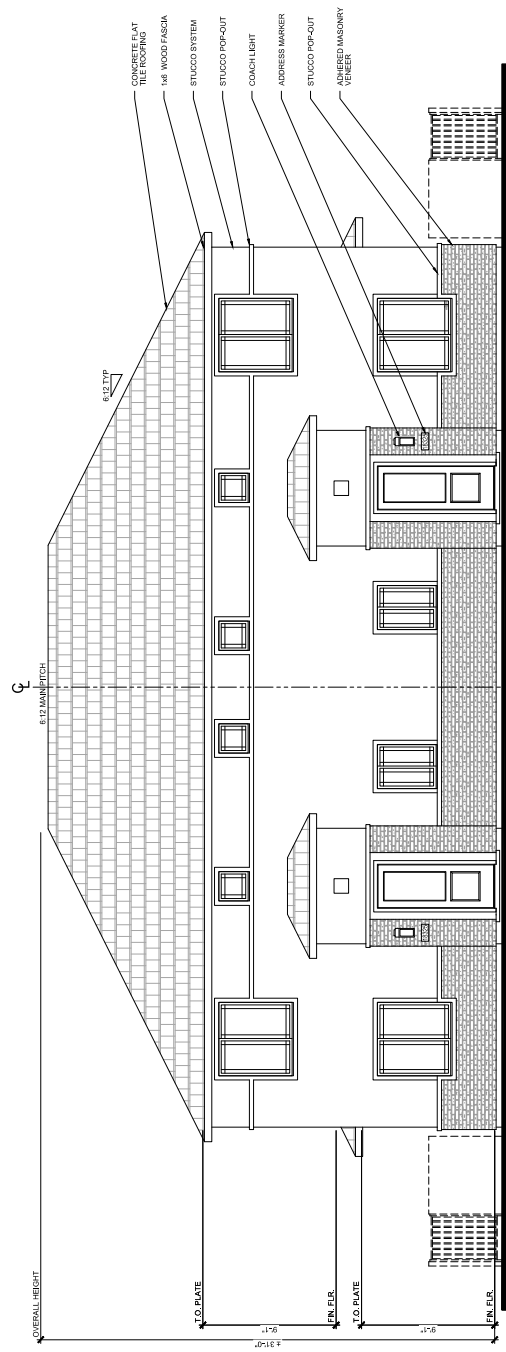
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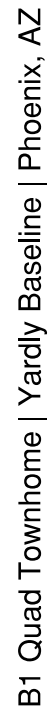
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A3 Quad Townhome | Yardly Baseline | Phoenix, AZ

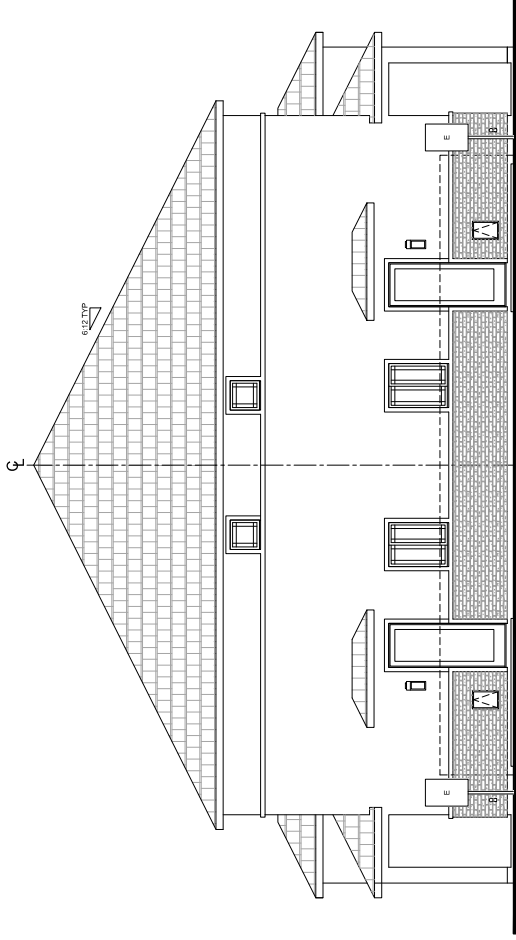
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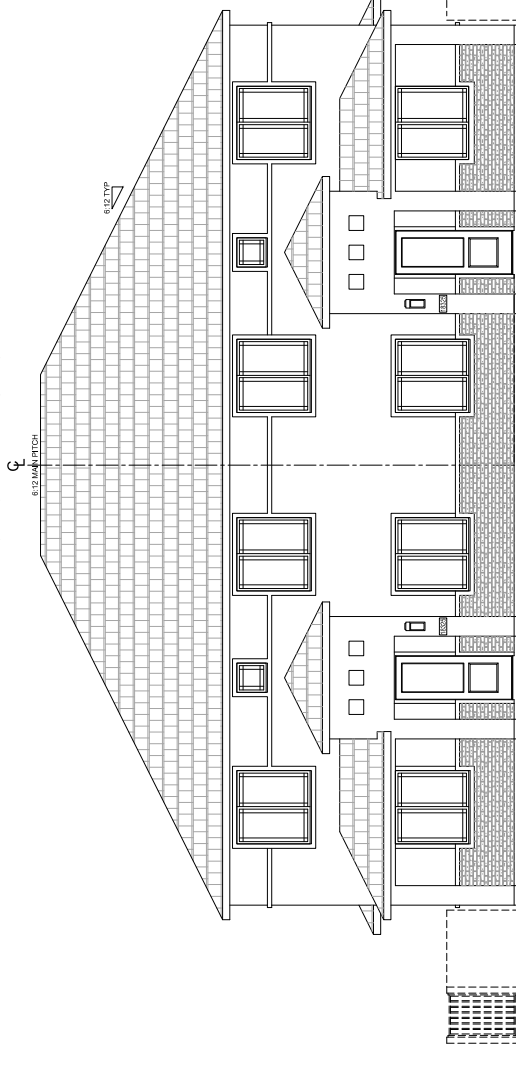
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APR 04 2025

Planning & Development
Department



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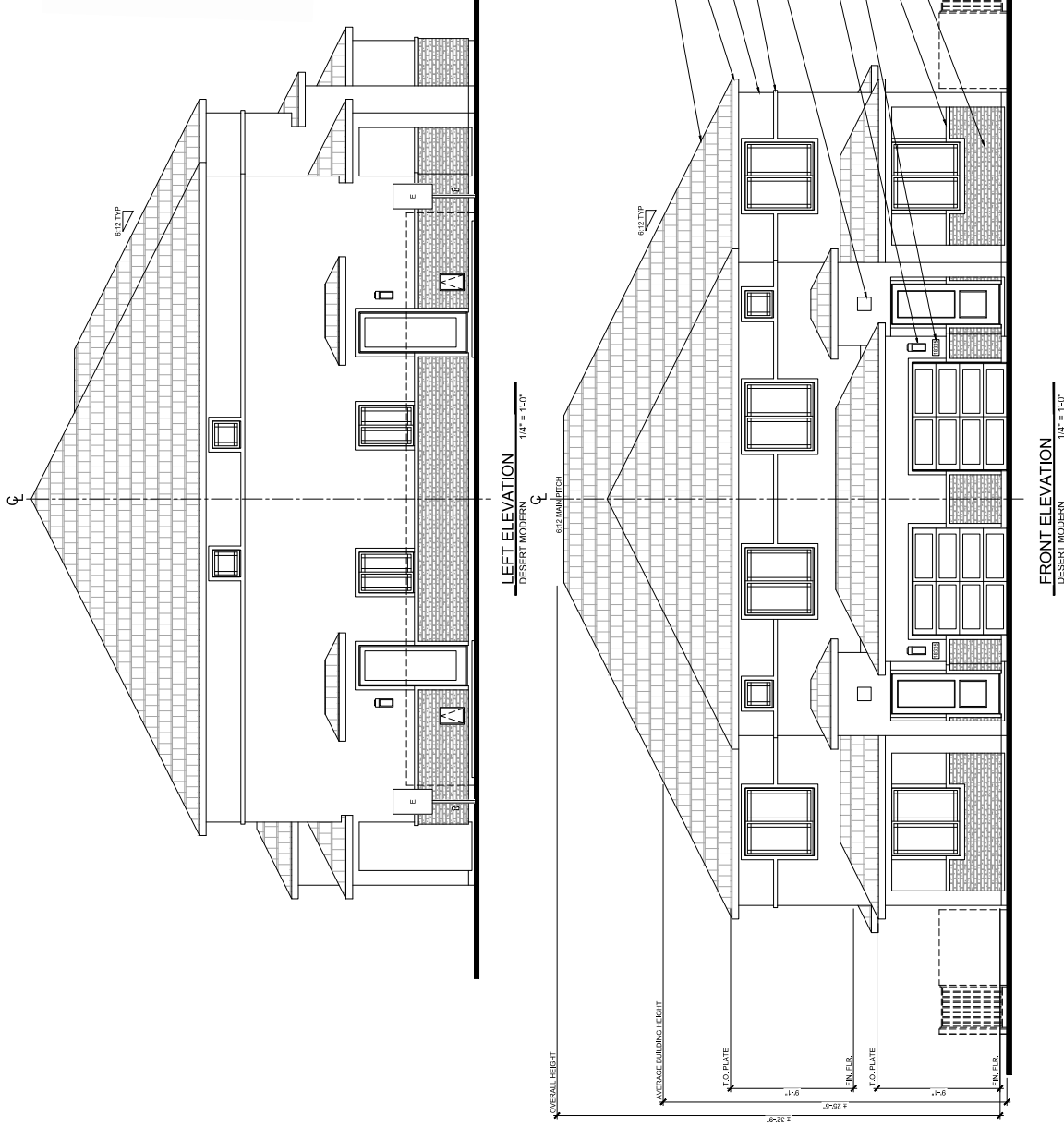
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B1 Quad Townhome | Yardly Baseline | Phoenix, AZ

YARDLY
BY TAYLOR MORRISON

FELTENGROUPO
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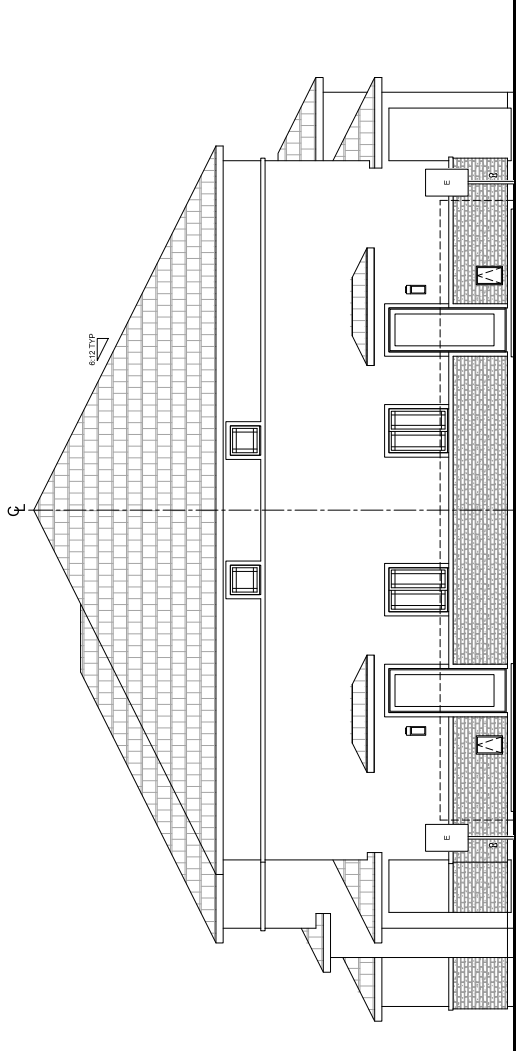
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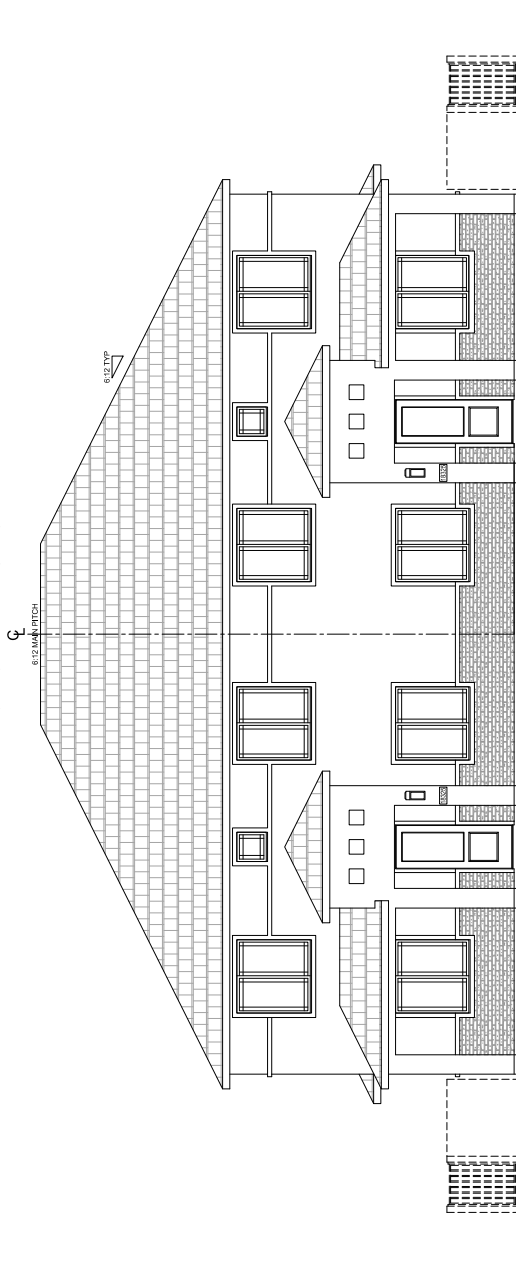
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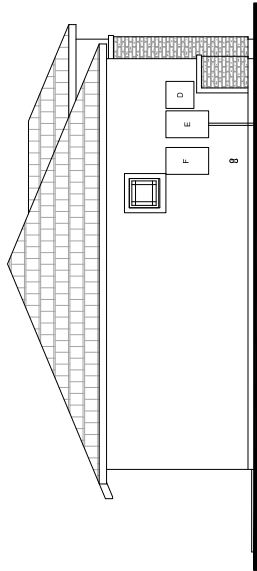


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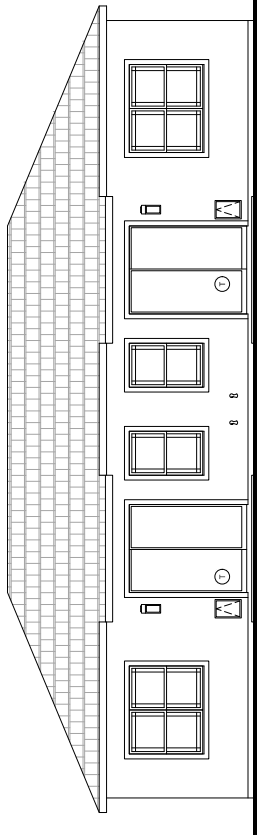


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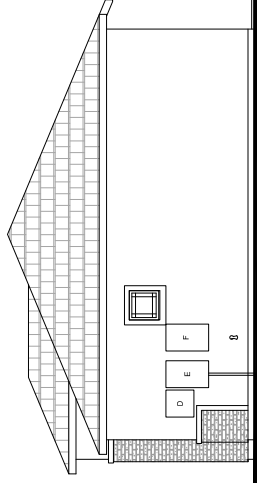
B2 Quad Townhome | Yardly Baseline | Phoenix, AZ



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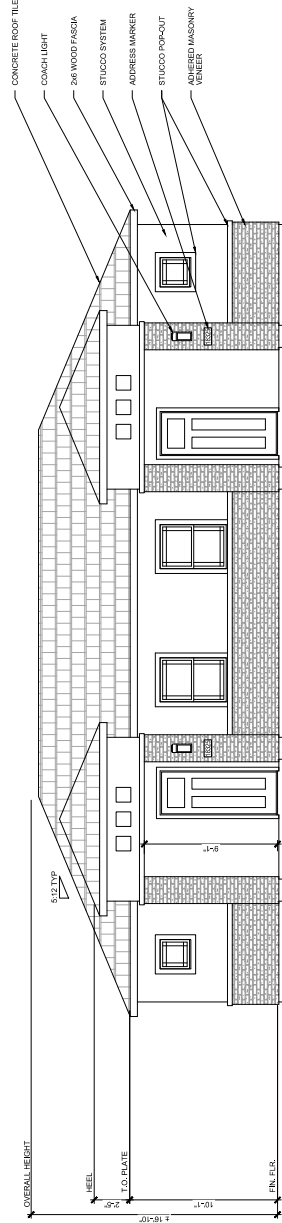


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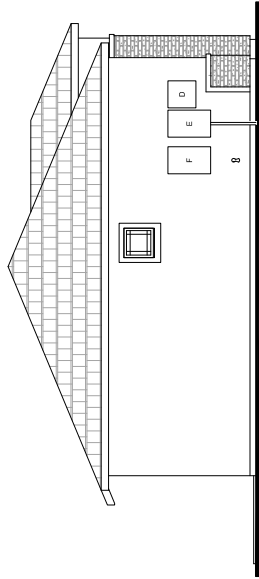
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CITY OF PHOENIX
APR 04 2025
Planning & Development
Department

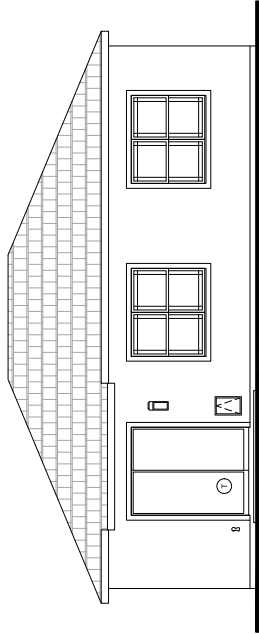


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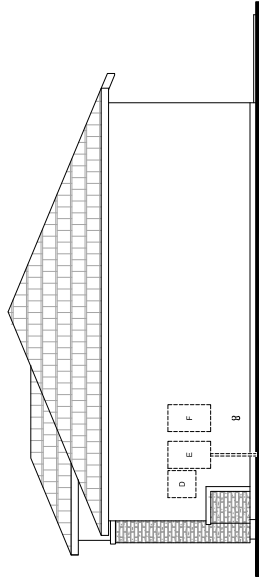
Unit 1 | Yardly Baseline | Phoenix, AZ



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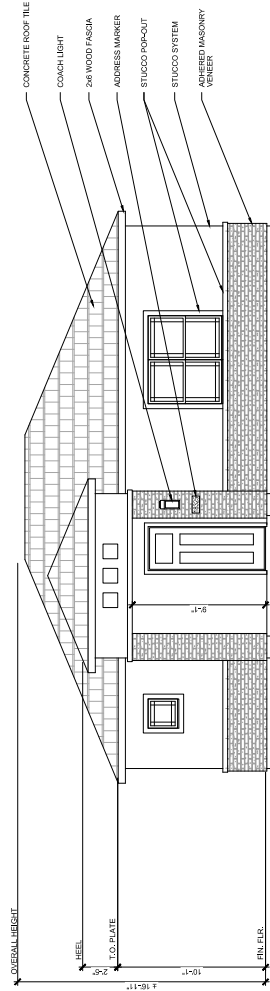


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CITY OF PHOENIX

APR 0 4 2025

Planning & Development
Department



FRONT ELEVATION
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Unit 2 | Yardly Baseline | Phoenix, AZ



Outlook

May 6th 2025 mtg - Case Nos GPA-SM-8-25 and Z-31-25

From joanna garcia <joretiring2006@yahoo.com>**Date** Mon 5/5/2025 2:00 PM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

On the northeast corner of 23rd Avenue/Baseline is the site they are proposing to build these homes. And also the property 11,130 feet from corner of 23rd avenue is also proposed to build multifamily homes? That is also alot housing on those properties. We need family homes built not rental homes. What is to be considered for them to be approved? How do we stop this from happening/ or do we? There is soooo much traffic on Baseline Road now - its like a mini freeway and you propose to add even more traffic. Is there a proposal to add a street light on 23rd Avenue for that growth. This is insane that that much housing can be built when the road system is the same.

I live just down the street from 23rd Avenue and across the street the other proposal. Who benefits from this - because we do not!!!!

Josepha M Garcia



Case Nos GPA-SM-8-25 and Z-31-25

From Joseph Melton <meltjoe@aol.com>

Date Thu 5/8/2025 9:53 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

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Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Samuel Rogers,

I am writing to express my opposition to the proposed zoning changes; case numbers GPA-SM-8-25 and Z-31-25. As a property owner adjacent to the proposed development, I have significant concerns regarding the impact on property values, personal enjoyment, and safety. After attending the neighborhood meeting my concerns have been amplified. It appears Taylor Morrison has more interest in their own profits than the long-term benefits to our community.

The proposed change from the current residential zoning to 10-15 dwelling units per acre appears to prioritize corporate profit over community welfare. The addition of 188 dwelling units will likely exacerbate traffic congestion, strain our already limited electric grid and water supply, and negatively affect surrounding property values.

Taylor Morrison's plan to develop the Yardly rental units rather than homes for sale raises further concerns with their commitment to our community's well-being. I understand the logic behind rental units vs individual homes backing up to retail/commercial space, however the number of dwellings is concerning. Homeowners typically have a greater vested interest in their communities compared to renters, and rental communities often experience higher crime rates. In South Phoenix, this could lead to increased crime and reduced property values, issues we are already facing.

The development will also add over 200 vehicles to the already congested Baseline Road and potentially obstruct views of South Mountain. As an HOA board member in Addison Park, I have witnessed the negative impact of rental properties on our community, including increased damage and crime. The property manager they have chosen, GreyStar has horrible reviews and reputation per online research and the Better Business Bureau.

Per the meeting, Taylor Morrison is anticipating to charge between \$1800-\$2300 per month for 750 sq foot 1-2 bedroom homes. My neighbors property is a 3 bedroom 2 bath 1392 sq ft single family residence and they're struggling to find tenants for \$2100 per month. The previous tenants were destructive and disrespectful to the community and have lead the owner to now trying to sell the property.

It does not sound like Taylor Morrison is realistic to the demographic of who their tenants will be in this South Mountain area and it concerns me that the long term impact will be reduced rental prices and/or Taylor Morrison selling out to a large conglomerate from out of state who will let the property go to the way-side.

I urge you to decline this zoning change request. If Taylor Morrison is willing to put their money where their mouth is and can guarantee that property values will not decrease while offering compensation for any devaluation, I would reconsider my stance.

Please feel free to reach out to me with any questions. Thank you greatly for considering my concerns.

Sincerely,

Joe Melton

Meltjoe@AOL.com

(414) 737-3921

7265 S. 22nd Ave, PHX AZ




Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25

From Melissa Campos <mccampos19@gmail.com>

Date Tue 5/13/2025 7:10 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc Melissa Campos <mccampos19@gmail.com>

 2 attachments (7 MB)

Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25.docx; Article PDF.pdf;

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

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello Samuel,
I hope this email finds you well.

Attached are my concerns/opposition regarding this rezoning case and supporting research - please feel free to reach out to me with any questions or concerns.

Thank you,

--

Melissa Campos

Dear Samuel Rogers -

I am writing to express my strong opposition to the proposed zoning changes identified as GPA-SM-8-25 and Z-31-25. As a property owner in Addison Park, a neighboring community, I have significant concerns about the potential negative impact on property values, safety, infrastructure, and the long-term stability of the area—particularly if the proposed Yardly by Taylor Morrison development fails to meet its projected profitability.

After attending the recent neighborhood meeting, I left with the distinct impression that Taylor Morrison is prioritizing short-term profit over the long-term health and cohesion of the surrounding community. Many of the concerns voiced by residents, including myself, were not meaningfully addressed during the meeting. I raised the following key issues, which remain unresolved:

1. Traffic and Infrastructure Concerns

- There are no concrete plans to mitigate increased traffic, such as installing a traffic signal between 19th and 27th Avenue on Baseline.
- The proposed single entry and exit point for the community will create bottlenecks, especially with turning lanes, similar to the current congestion we experience at Addison Park's entrance at 23rd Avenue.

2. Lack of Sustainability Measures

- The proposed homes lack energy-efficient features such as solar panels or commitments to energy-saving materials.
- With the proposed density, this development will place additional strain on local utilities and contribute to pollution and resource depletion in an already stressed area.

3. Target Renter Profile and Market Mismatch

- The projected rent range (\$1,800–\$2,300/month for 750 sq ft units) is aimed at young professionals with white-collar jobs. As someone who fits that demographic, I can attest that the location lacks proximity to major employment hubs, entertainment, and essential amenities.
- This misalignment suggests the development may struggle to attract and retain its intended audience. When profitability declines, what happens next? Will Taylor Morrison sell off the property to the highest bidder—potentially resulting in unregulated, lower-quality ownership or management?

4. Transparency and Accountability

- Yardly, a two-year-old offshoot of Taylor Morrison, has no established track record and is outsourcing property management to Greystar—a third-party entity that is not BBB accredited.
- A recent article in *Builder* magazine highlights the industry’s financial challenges, referencing “temporarily dampened rent growth” and increasing operating expenses. These trends raise red flags about the long-term viability of this project.

5. Density and Misuse of Zoning Flexibility

- Previous re-zoning efforts proposed approximately 50 fewer units than this plan. The current unit-per-acre density appears excessive and profit-driven, not community-centered.

6. Comparative Site Selection

- When I asked about other Yardly projects in the Phoenix market, representatives were unprepared to respond. Upon reviewing the data myself during the meeting, I noted that other Yardly communities:
 1. Were not situated between existing, established residential communities; and
 2. Were located in areas without the significant traffic congestion we currently experience.
 3. Multi-point entrance and exit for each community vs the proposed only have one entry/exit – further raising safety concerns
(Screenshots and comparisons of lot access and layout are attached for reference.)

Requested Follow-Up from Taylor Morrison

In preparation for the next community meeting, I respectfully request Taylor Morrison provide written responses and supporting documentation for the following:

1. 2024 and year-to-date 2025 occupancy rates for all Phoenix Yardly properties
2. Default rates and percentage of missed rent payments
3. Average duration of vacant units
4. Written guarantees or commitments to neighboring communities regarding ownership stability, specifically in the event of a sale within the next 20 years

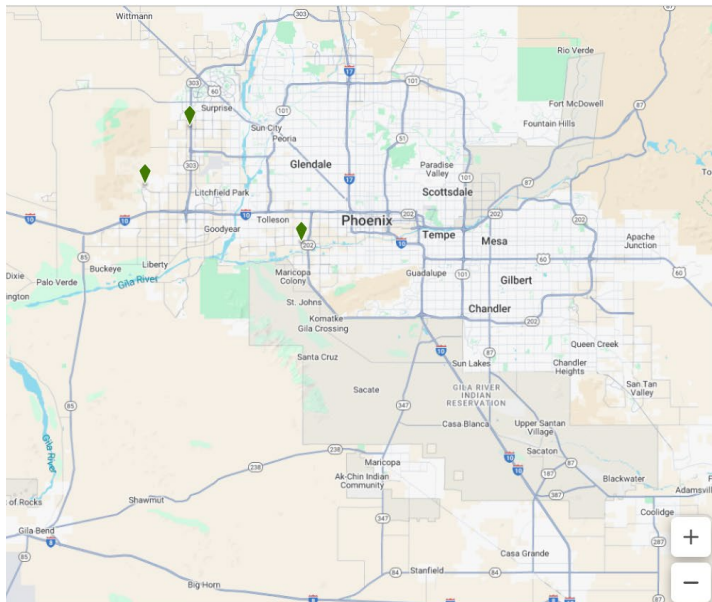
I urge you to decline the zoning change request based on the unresolved issues, lack of transparency, and the disproportionate impact this project could have on our community.

Please feel free to contact me directly should you have any questions or require further information. Thank you for your time and for considering the concerns of the residents most affected by this proposal.

Sincerely,

Melissa Campos

602 377 5603 / mccampos19@gmail.com



A map of the Phoenix metropolitan area showing various cities and highways. Three green diamond markers are placed on the map to indicate the locations of the apartment complexes: Yardly Paradisi (northwest), Yardly Broadway (central), and Yardly at Verrado (southeast).

Apartment listings from GREYSTAR:

- Yardly Paradisi**
12065 N 168th Ln, Surprise, AZ 85388
Rent: \$1,549 - \$2,024
1-2 Beds
SPECIALS: Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528
- Yardly Broadway**
4550 S 67th Ave, Phoenix, AZ 85043
Rent: \$1,595 - \$2,070
1-2 Beds
SPECIALS: Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...
(833) 854-7592
- Yardly at Verrado**
20907 W Indian School Rd, Buckeye, AZ 85396
Rent: \$1,655 - \$2,170
1-2 Beds
SPECIALS: (Details partially obscured)



Apartments for Rent - 158 Rentals

Yardly Broadway

4550 S 67th Ave, Phoenix, AZ 85043

GREYSTAR
THE FINEST COLOR & VALUE PROPERTY



\$1,595 - \$2,070

1-2 Beds

SPECIALS

Pets Allowed, Fitness Center, Pool, In Unit Washer
Dryer, Clubhouse, Maintenance on site, Stainless
(833) 854-7592

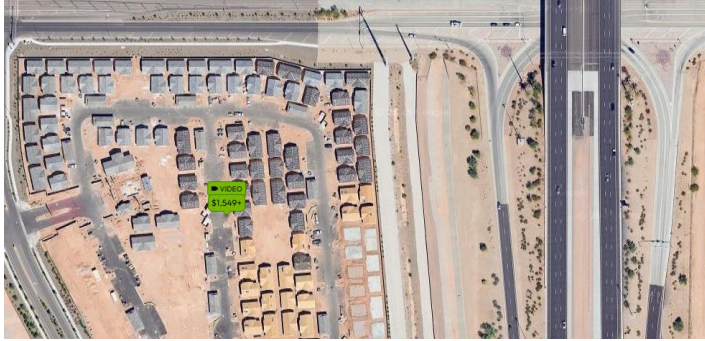
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Yardly Paradisi
12065 N 168th Ln, Surprise, AZ 85388

GREYSTAR



\$1,549 - \$2,024
1-2 Beds

SPECIALS

Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528

Videos | Matterport 3D Tours

Email



Apartments for Rent - 204 Rentals

Yardly at Verrado

20807 W Indian School Rd, Buckeye, AZ 85396

\$1,655 - \$2,170
1-2 Beds

SPECIALS

Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...

(833) 856-7771

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Posted on: January 22, 2025

BUILDER

TWO YEARS OF YARDLY: HOW TAYLOR MORRISON'S BUILD-TO-RENT BRAND HAS EVOLVED

Yardly president Darin Rowe shares key BTR markets, successful strategies, lessons learned, and more.

By Symone Strong



Courtesy Yardly

Darin Rowe, president of Yardly For-Rent Brand

Two years after launching Yardly, Taylor Morrison's build-to-rent brand is making waves in the housing industry. Combining private backyard living with the flexibility of renting, Yardly has carved out a unique niche in the competitive rental market. With nearly three dozen project sites underway, key lessons learned, and ambitious plans for 2025, the brand is poised to redefine what renters can expect from their housing experience.

Ahead of his appearance at Zonda's Build-to-Rent event, BUILDER spoke with Yardly president Darin Rowe to dive into Yardly's journey, market strategies, and vision for the future. Read some of his introductory insights

below and hear more from him in person in Arlington, Texas, on Feb. 3.

It's been a little over two years since the launch of Yardly. Where does the built-to-rent brand stand today?

Five years ago, Taylor Morrison added this new and dynamic build-to-rent segment to its overall builder strategy including the last two years with our associated brand Yardly, whose name is a tip-of-the-cap to the private backyard that comes with each Yardly home; a key differentiator from traditional apartment living. Yardly helps Taylor Morrison fill a need serving consumers along their near and long-term housing journey. Almost three dozen project sites are owned with a majority of those ranging from having broken ground to actively being leased. In Q4 of last year, we sold our first two stabilized Yardly communities. If 2024 overall was the year of increased vertical construction at our Yardly neighborhoods then 2025 will be the year of lease-up activity, although we continue to source new land for future rental projects.

Want More BTR Insights?

Yardly's Darin Rowe will join NexMetro Communities CEO Josh Hartmann and Mandrake Capital Partners president Ed Oprindick to provide key BTR perspectives at Zonda's Build-to-Rent Conference, Feb. 3 to 4, in Arlington, Texas. Kimberly Byrum, managing principal of multifamily for Zonda Advisory, will moderate the "Perspective from the Leading Developers" session, where the panelists will share insight into their portfolio, discuss current capital market conditions, deal flows, absorptions, renter demand, and other key lessons for the future of this evolving sector. [Click here for more information or to register.](#)

What markets do you have projects in? Which are doing the best and which are you eyeing for expansion?

To date, Yardly has targeted select markets where Taylor Morrison has for-sale home building operations. Aligning rental and for-sale housing operations allows Yardly to leverage the best of Taylor Morrison as it relates to land sourcing, trade relationships, and other synergies that give Yardly a competitive advantage in this real estate space. Active Yardly markets include Sunbelt geographies Phoenix, Dallas, Houston, Austin, Tampa, Sarasota, Orlando, Charlotte, and Raleigh. Each market has its own characteristics and we will naturally gravitate towards those where we experience the highest company returns with diversity across multiple markets, helping to smooth any specific single-market swings.

What has been your most successful strategy for maintaining competitive advantage in an increasingly crowded market?

A proven brand reputation matters. Yardly is proud to be strategically aligned with parent company Taylor Morrison's legacy of quality construction and priority of loving the customer, including recent recognition as America's Most Trusted Home Builder for a 10th consecutive year by Lifestory Research. Most of the "me too" BTR entities that surfaced three to four years ago have moved on, leaving those like Yardly, with a long-term commitment to real estate development and experienced industry professionals helping to improve an undersupplied national landscape. A reputation for "doing what you say," including when acquiring land, partnering with trades, or keeping promises with customers, sets leaders apart from all others.

What lessons have you learned about achieving absorption targets in today's market, and how do you navigate slower lease-ups?

"Rinse and repeat" consistency in sourcing, construction, and leasing is great in concept but a more challenged reality. Each market, micro-market, and street corner location is unique and requires creative expertise to manage absorptions that help maximize returns for each community. Understanding who your target consumer is, demographically, helps steer local marketing and overall execution. Getting reps within a multitude of municipalities across several states allows us to better educate industry partners and city staff to lessen pain points associated with zoning, entitlements, and vertical construction which precede the lease-up phase. Ultimately, each community is tactically managed on a weekly basis via lean-ins from corporate and field teams to effect the best leasing outcomes while considering the elasticity of rents and surrounding competitive influences.

How is changing renter demand influencing the design and amenities of your BTR developments?

The consumer demand equation is ever-changing based on macro- and market-specific factors including jobs, immigration, state legislation, weather events, and yes pandemics. There's a search for balance by developers to give renters the product and related home features they want while at the same time achieving acceptable financial metrics considering site plan density, input costs, efficiencies that save time and understanding what renters will pay for. The impact from evolving amenity offerings such as pools, fitness, pickleball, and gathering spaces is more nuanced and somewhat less impactful overall.

With the sector's rapid expansion, what challenges are you facing in maintaining operational efficiency and delivering consistent renter experiences?

BTR segment expansion may feel rapid in some respects, but the numbers confirm its infancy in most geographic markets. BTR generally comprises 10% to 20% or less of new multifamily starts, depending on market and a mere 1% of existing national multifamily inventory. More saturated BTR markets Phoenix and Dallas tend to understand the product yet want diversification for residents. Markets with little of the same require more education regarding the product and its impact on local jurisdictions but afford developers like Yardly less immediate competition. Operational efficiency is critical and achieved with consistency across markets, where available, and a mix of centralized service oversight and local market execution. The near-term spike in new multifamily projects has temporarily dampened rent growth, and higher operating expenses directly correlate with inflated everyday costs for consumers. These headwinds require efficiencies such as a consistent renter experience with a product offering that consumers want, good communication throughout the project life-cycle, and local project experts who are creative problem solvers. These experts include front line leasing agents who welcome prospects in, are knowledgeable about how their specific build-to-rent community make renters' lives better, and are dedicated to loving the customer.

ABOUT THE AUTHOR



SYMONE STRONG



Village Planning Committee Meeting Summary

Z-31-25-8

Date of VPC Meeting	June 10, 2025
Request From	S-1
Request To	R-3
Proposal	Multifamily residential
Location	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
VPC Recommendation	Deny as filed and approved as R-2 with a deleted stipulation and a modified stipulation
VPC Vote	6-5

Item Nos. 6 (GPA-SM-1-25-8) and 7 (Z-31-25-8) are companion cases and were heard concurrently.

Five members of the public registered to speak on this item, one in support, and four in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, displayed the location of the subject site and noted the acreage and proposal. Mr. Rogers stated that the applicant was proposing a multifamily development, provided an overview of the proposed General Plan Land Use amendment, summarized the surrounding land uses, and explained the site would act as a transition between the adjacent commercial and single-family developments. Mr. Rogers displayed the site plan and elevations and concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Committee Member George Brooks asked where the subject site is located. **Mr. Rogers** displayed the subject site's location.

APPLICANT PRESENTATION

Brian Greathouse, representing the applicant, introduced the development team, explained that the development would be a transition between commercial and single-family residential, explained the site would be gated, stated that the development would be primarily single-story units, explained access would be from Baseline Road, and described the amenities, open space, and units. Mr. Greathouse described the request, discussed land use transitions, traffic generation, the traffic study, and the demand for the housing type.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked the applicant team to speak to the public outreach conducted for the project. **Mr. Greathouse** described the outreach process and efforts made to inform nearby residents.

Committee Member Brooks inquired about the square footage of the proposed homes. **Mr. Greathouse** stated that the homes would range in size from approximately 700 to 1,400 square feet.

Committee Member Kassandra Alvarez asked if the amenities would facilitate a sense of community and expressed concern about the lack of sustainability measures and potential traffic impacts. **Mr. Greathouse** explained that many of the traffic concerns are related to 23rd Avenue and existing half-street conditions and explained that a different rezoning case in the area includes stipulations to expand 23rd Avenue and incorporate traffic mitigation. Mr. Greathouse explained that current conditions do not warrant a traffic signal, stated that Baseline Road's capacity had been studied, and explained that the traffic study had been approved by the City. Mr. Greathouse stated that the project team is evaluating features such as solar panels and stated that the applicant is providing energy-efficient pavement seal and EV charging. Mr. Greathouse explained the rezoning request includes stipulations related to the plant palette, shade, bike parking, and a bike fix-it station. **Chris Williams**, with the applicant team, stated that a right-turn deceleration lane was the only mitigation measure identified in the traffic study, stated that a warrant analysis showed a signal is not currently justified, and explained a signal may be warranted if additional development occurs on 23rd Avenue.

Chair Greathouse stated that a large rezoning case at 19th Avenue and Baseline Road will increase density in the area and may eventually warrant a traffic signal. **Committee Member Mark Beehler** echoed Chair Greathouse's comments and asked whether the applicant team had reviewed the two recent rezonings in the area. **Mr. Williams** stated that the team always considers growth factors when analyzing traffic. Committee Member Beehler commented that the Committee is receiving many development proposals in the area. Mr. Williams responded that the goal is to space signals approximately every half mile and explained that it is a balancing act to avoid excessive signals that slow down traffic while ensuring placement at key intersections.

Committee Member Ralph Thompson II asked for confirmation that the proposed rents would be in the range of \$1,600 to \$2,100. **Mr. Greathouse** confirmed that the projected rents fall within that range.

Committee Member Fred Daniels asked whether the City evaluates nearby developments collectively when reviewing traffic impacts. **Mr. Rogers** stated that the City requires applicants to submit traffic studies and that those studies must be approved by the City. Mr. Rogers explained that the City is aware of other rezonings in the area and

considers them during the review process. **Chair Greathouse** asked about the review process by the Street Transportation Department. **Mr. Rogers** stated that he would follow up with more information. **Mr. Williams** stated that there are sometimes unknowns in the process and not all future developments are visible during traffic evaluations.

Committee Member Alvarez asked what solutions are available to address traffic issues on Baseline Road. **Mr. Greathouse** stated that developers will add improvements over time as the area continues to develop.

Committee Member Brooks asked whether fire and water studies had been conducted and requested elaboration on the sustainability measures. **Cholla Susini**, with the applicant team, described planned features including dual-pane windows and high-efficiency materials, stated that the energy efficiency rating of the homes would exceed that of typical new construction, and offered to provide additional information.

Committee Member Beehler asked whether dedicated left-turn and right-turn lanes could be added. **Mr. Greathouse** stated that approximately 60 trips were anticipated during peak hours, averaging about one car per minute. **Mr. Williams** stated that the lane widths should accommodate two cars and offered to follow up with additional detail.

Committee Member Lee Coleman asked whether the community would be gated. **Mark Reddie**, with the applicant team, stated that the entry gate is set back 200 feet to allow for vehicle queuing.

Committee Member Coleman asked whether there was a landscape plan. **Mr. Greathouse** displayed and described the landscape plan for the project.

Committee Member Brooks asked where the fire exit would be located. **Mr. Greathouse** stated that the development is not required to have secondary access. **Mr. Reddie** explained that secondary fire access is not required because all units will be equipped with fire sprinklers.

Committee Member Brooks asked whether applicants are advised to review the South Mountain Village Food Action Plan. **Mr. Rogers** stated that during the pre-application process he informs all applicants of the 2025 Food Action Plan and recommends that they review it. **Mr. Greathouse** stated that the project team had not yet reviewed the Food Action Plan.

Committee Member Alvarez asked how the applicant could guarantee the proposed unit prices. **Mr. Greathouse** stated that the units would be market-rate, explained that pricing would be determined by market conditions, and stated that the development is not intended to be either “attainable” or “luxury” housing.

Committee Member Alvarez asked whether there had been difficulty in attracting tenants or if there was interest in the product. **Ms. Susini** stated that there has been high demand and that people are excited about the project.

Chair Greathouse asked for details regarding parking, including whether garages would be provided and whether the overall parking count meets City requirements. **Mr. Reddie** stated that some of the townhomes would include garages, stated that the project exceeds the minimum parking requirements, and explained that the development model has been successful in 50 similar projects over the past 12 years without parking issues. Mr. Reddie stated that each unit would have one designated space, with additional shared and visitor parking available.

PUBLIC COMMENT

Thomas Kelly stated that he is with Valley Leadership, stated that he is in favor of the request, and explained that Valley Leadership supports promoting quality projects within the community. Mr. Kelly acknowledged that all development places stress on a community but stated that the project represents a good approach. Mr. Kelly stated that the proposed buffers between the single-family neighborhood and commercial areas are appropriate.

Tawee Phattarak expressed concern about cumulative traffic impacts, stated that additional subdivisions in the area will also contribute to congestion, and asked about the traffic generation. **Mr. Williams** stated that the traffic study predicted 31 left turns and 31 right turns out of the development during the morning peak hour, with approximately 600 total trips anticipated over the course of the day. Mr. Williams stated that post-COVID traffic patterns have shifted and that changes in travel behavior were considered in the study. Ms. Phattarak stated that there are already traffic issues in the area and that this development would worsen them.

Joe Melton expressed concern with the proposed density and the target market for the development, stated that he would not have chosen to live in the area if he had not had the opportunity to purchase a home, and stated that while he understands the need for a land use transition this project should offer something different. Mr. Melton expressed doubt that a \$5,000 incentive would make a significant difference for a home buyer and stated that a mix of condominiums and for-sale homes would be more appropriate.

Melissa Campos echoed the comments made by Mr. Melton, stated that she had reviewed other Yardly communities and found that they generally have two to three points of access and greater spacing between access points, expressed concern about traffic, and stated that a previous rezoning proposal for the site included 50 to 60 fewer units. Ms. Campos stated that her written comments focused more on concerns about water and electricity availability in the area, rather than the energy efficiency of the proposed homes.

Josepha Garcia stated concerns about traffic impacts and that the development would create additional congestion.

APPLICANT RESPONSE

Brian Greathouse stated that the property is going to be developed and that all development generates traffic. Mr. Greathouse stated that the proposed residential project would generate less traffic than a commercial use, stated that the development team has worked with the City to confirm water and sewer availability, and explained that the proposal represents a reasonable compromise for the area.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Chair Greathouse stated that he is not in favor of the proposed density and asked whether the applicant was open to reducing the number of units.

Committee Member Alvarez asked whether a second point of access could be added, including pedestrian or vehicular connections to adjacent retail.

Chair Greathouse noted that other developments in the area have connected to adjacent commercial properties.

Committee Member Busching stated that the Committee has required pedestrian connections in the past and that this project could include a vehicular access point.

Chair Greathouse asked about the density of a nearby townhome development.

Mr. Reddie responded that the nearby development has a density of 13 to 18 units per acre.

Committee Member Busching asked what the maximum density is under the R-2 zoning district.

Samuel Rogers, staff, stated that the R-2 PRD option allows for a maximum of 10.5 dwelling units per acre.

Chair Greathouse asked whether the applicant team would consider reducing the unit count.

Committee Member Busching reiterated that the proposal does not conform to the Rio Moñtana Area Plan.

Chair Greathouse asked what options are available to the Committee.

Mr. Rogers stated that the Committee could either stipulate a maximum number of units or deny the request as filed and approve the R-2 zoning district. Mr. Rogers noted that the application includes a stipulation requiring general conformance with the site plan, and that this stipulation would need to be removed if a new motion is made.

Committee Member Busching stated that stipulating the unit count would allow the number of units to be changed through the Planning Hearing Officer process, whereas approving R-2 zoning would require a full rezoning process to increase the density.

Motion:

Committee Member Kay Shepard made a motion to recommend denial of Z-31-25-8 and approve as R-2 with a deleted stipulation and a modified stipulation. **Committee Member Lee Coleman** seconded the motion.

Vote:

6-5, motion to recommend denial of Z-31-25-8 and approve as R-2 with a deleted stipulation and a modified stipulation, passed with Committee Members Alvarez, F. Daniels, Falcon, Shepard, Viera, and Greathouse in favor and Committee Member Beehler, Brooks, Busching, Coleman, and Thompson, opposed.

Committee Member Beehler stated that Committee Member Busching argued that the development should be denied as filed and approved as R-2 but voted against the motion and asked Committee Member Busching to explain her vote. **Committee Member Busching** explained that she voted against the motion because the R-2 zoning district does not comply with Rio Moñtana Area Plan designation for the site and stated that reducing the project's density through the zoning district is more effective than through stipulations.

VPC recommended stipulations:

- ~~1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.~~
2. Building elevations **AND SITE PLAN** shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
- ~~3. Building elevations shall contain multiple colors, exterior accent materials and~~
2. textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.

- ~~4.~~ *A minimum of one-third of the dwelling unit buildings shall not exceed one*
- ~~3.~~ *story or 20 feet in height.*
- ~~5.~~ *The development shall incorporate bicycle infrastructure as described below*
- ~~4.~~ *and as approved by the Planning and Development Department.*
 - a. *Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.*
 - b. *Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.*
 - c. *A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.*
 - d. *Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.*
 - e. *A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:*
 - 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.*
- ~~6.~~ *A minimum 5% of the required parking spaces shall provide EV installed*
- ~~5.~~ *infrastructure.*
- ~~7.~~ *Site lighting shall be provided at building entrances/exits and in public*
- ~~6.~~ *assembly and parking areas, as approved by the Planning and Development Department.*
- ~~8.~~ *If perimeter fencing is provided along the south side of the site it shall be a*
- ~~7.~~ *minimum of 75 percent open view fencing, as approved by the Planning and Development Department.*

- ~~9.~~ *The landscape setback along Baseline Road shall be planted to include*
- ~~8.~~ *native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.*
- ~~10.~~ *All landscape setbacks shall be planted with minimum 2-inch caliper, large*
- ~~9.~~ *canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. 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.*
- ~~11.~~ *A minimum of 10% of the required shrubs, shall be a milkweed or other*
- ~~10.~~ *native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.*
- ~~12.~~ *All internal pedestrian pathways shall be shaded by a structure, landscaping,*
- ~~11.~~ *or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.*
- ~~13.~~ *Where pedestrian walkways cross a vehicular path, the pathway shall be*
- ~~12.~~ *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.*
- ~~14.~~ *A minimum of 25% of the surface parking areas shall be shaded, as*
- ~~13.~~ *approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.*
- ~~15.~~ *A minimum of two green stormwater infrastructure (GSI) elements for*
- ~~14.~~ *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.*
- ~~16.~~ *Natural turf shall only be utilized for required retention areas (bottom of*
- ~~15.~~ *basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.*

- ~~17.~~ Prior to final site plan approval, documentation shall be provided that
- ~~16.~~ demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~18.~~ The developer shall reconstruct the bus stop pad on westbound Baseline
- ~~17.~~ Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
- ~~19.~~ A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the
- ~~18.~~ north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
- ~~20.~~ The sidewalk along Baseline Road shall be a minimum of 6 feet in width and
- ~~19.~~ detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% 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.
- ~~21.~~ A minimum of 55-feet of right-of-way shall be dedicated and constructed for
- ~~20.~~ north side of Baseline Road.
- ~~22.~~ All existing electrical utilities within the public right-of-way shall be
- ~~21.~~ underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
- ~~23.~~ Existing SRP facilities along Baseline Road are to be relocated outside of
- ~~22.~~ City right-of-way, unless otherwise approved by the Street Transportation

Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

- ~~24.~~ *Replace unused driveways with sidewalk, curb and gutter. Also, replace any*
- ~~23.~~ *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.*
- ~~25.~~ *All streets within and adjacent to the development shall be constructed with*
- ~~24.~~ *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.*
- ~~26.~~ *The property owner shall record documents that disclose the existence, and*
- ~~25.~~ *operational characteristics of the 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.*
- ~~27.~~ *If determined necessary by the Phoenix Archaeology Office, the applicant*
- ~~26.~~ *shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.*
- ~~28.~~ *If Phase I data testing is required, and if, upon review of the results from the*
- ~~27.~~ *Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations*
- ~~29.~~ *In the event archaeological materials are encountered during construction,*
- ~~28.~~ *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.*
- ~~30.~~ *Prior to final site plan approval, the landowner shall execute a Proposition*
- ~~29.~~ *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.*

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-31-25-8 (Companion Case GPA-SM-1-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	S-1
To:	R-3
Acreage:	14.37
Proposal:	Multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Denial as filed and approval as R-2 with a deleted stipulation and a modified stipulation. Vote: 6-5.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-31-25-8, per staff recommendation.

Maker: Matthews
Second: Gorraiz
Vote: 7-1 (Chairperson Busching)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The requested R-3 zoning district will provide a transition between the commercial development to the east and the single-family development to the west.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with a shaded detached sidewalk and multi-use trail that will convey residents safely and comfortably along the Baseline Road multi use trail alignment.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - 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.
6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.

10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. 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.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
13. Where pedestrian walkways 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.
14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
15. A minimum of two 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.
16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.

20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
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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.

21. A minimum of 55 feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.
22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. 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.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
27. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
28. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
29. 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.

30. 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 publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED – 8/13/2025**

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	* GPA-SM-1-25-8 and Z-31-25-8	(SIGNATURE ON ORIGINAL IN FILE)	
	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road	opposition	X
APPEALED FROM:	PC 8/7/2025	7724 South 22nd Lane Phoenix, AZ 85041	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	Brittany Conklin 602-463-4799 Brittany.e.conklin@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Community and nearby residents not properly informed of project and need opportunity to review and comment. South Mountain Planning reportedly rejected and needs review. Full community feedback is vital.			
RECEIVED BY:	8/13/2025	RECEIVED ON:	Dom Amodio

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant



AUG 13 2025

Planning & Development
Department

The **PLANNING COMMISSION** agenda for August 7, 2025 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. August 14, 2025.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., August 14, 2025.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. August 14, 2025.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. August 21, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

* GPA-SM-1-25-8

APPLICATION NO.

1,130 ft E. of NE corner 23rd Ave
& Baseline

LOCATION OF APPLICATION SITE

Aug. 13th 2025

& Z-31-25-8

DM AMOPIO

DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Brittany Conklin

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

7724 S. 22nd Lane

STREET ADDRESS

8/13/2025

DATE OF SIGNATURE

Phoenix, AZ 85041

CITY, STATE & ZIP CODE

602 463 4799

TELEPHONE NO.

brittany.e.conklin@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Community & nearby residents not properly informed of project & need opportunity to review & comment. Southern planning reportedly rejected & needs review. full community feedback is vital.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT F

From: [Tom Kelly](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8. 23rd Ave and Baseline Road
Date: Tuesday, August 5, 2025 12:25:10 PM

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

I disagree with the South Mountain Village Planning Committee's decision to deny this project due to the overall density. This project is unique and provides a new type of housing for the area. Providing more options for families and individuals who rent near jobs, schools, and nature is critical to addressing the needs of Phoenix residents.

As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Tom Kelly
30 E Saint Anne Ave, Phoenix 85042

Sent from my iPad

From: [Sarah Amaral CFRE](#)
To: [PDD Planning Commission](#)
Cc: [Amanda Straight](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 12:57:08 PM
Attachments: [firstplaceicon-emailgreenbackground_9f09191c-9984-4267-bbcb-169b7026a193.png](#)
[1_9cd01675-c4ea-4a80-9732-ddffb230bb07.png](#)
[5_07e5fbfe-80bb-41d0-af98-e074ed5778da.png](#)
[2_70a09438-1177-4cfd-8796-b9aa72a050b6.png](#)
[4_cba3eafa-56b6-4be6-a987-46cafead6cd4.png](#)
[firstplaceemailsignaturebanner_16af16b4-2a44-4916-8bf2-0d993d4f3ca9.png](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Sarah Amaral

1941 E El Parque Dr.

Tempe, AZ 85282

Sarah Amaral CFRE

Director of Development, First Place AZ

p: 602-464-6630 c: [602-697-5352](tel:602-697-5352)

e: samaral@firstplaceaz.org | [\[yourdomain.url\]firstplaceaz.org](#)

[\[firstplaceaz.org\]](#)

3001 N. Third St., Phoenix, AZ 85012



[\[firstplaceaz.org\]](https://firstplaceaz.org)



[\[facebook.com\]](https://facebook.com)



[\[linkedin.com\]](https://linkedin.com)



[\[instagram.com\]](https://instagram.com)



[\[youtube.com\]](https://youtube.com)

Drive support for autism!

Order the new Arizona autism specialty license plate and help fund the work of First Place AZ and SARRC.

An image of an Arizona specialty license plate. The plate is white with a colorful, abstract graphic on the left side. The text "ARIZONA" is at the top, "1PLACE" is in the center in large letters, and "SUPPORT AUTISM" is at the bottom.

ORDER NOW

[\[azmvdnow.gov\]](https://azmvdnow.gov)

First Place AZ is a qualified Arizona Charitable Tax Credit Organization. Your gift may qualify for a dollar-for-dollar credit on your Arizona state taxes—up to \$495 for individuals and \$987 for married couples filing jointly. Learn more at firstplaceglobal.org/donate [\[firstplaceglobal.org\]](https://firstplaceglobal.org).

From: [Atlas Hopkins](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 2:11:57 AM

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[Report Suspicious](#)

To whom it may concern,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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Atlas Hopkins
3522 N Flower st.

Thank you,
M. Architectural Studies
Arizona State University' 25
S.E.E.D Philanthropy Founder
SOULJAISM DESIGN HOUSE
602-577-0517 | atlasehopkins@gmail.com

From: [Bruce Weber](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 5:56:49 PM
Attachments: [image003\[61\].png](#)
[image004\[26\].png](#)

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

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[Report Suspicious](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,
Bruce Weber
4628 E Berneil Dr
Phoenix, AZ 85028

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Jocelyn Ramos

Business Name AZ family kids dental

Address 2410 W. Baseline Rd #120 phoenix AZ 85041

Date 7/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

**AZ FAMILY & KID'S
DENTAL**

www.azfamilykidsdental.com

Daniel Levi Haight, DMD
Richard Smith, DDS
Sirel McRae, DMD

2610 W. Baseline Rd.
Suite #120
Phoenix, AZ 85041

602.675.2732

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Nuemi Corral

Business Name Cash Time Loan centers

Address 2030 W Baseline Rd #185 Phoenix AZ 85041

Date 07/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



account manager

2030 West Baseline Road, Suite 185 • Phoenix, Arizona 85041
ph. 602.268.2100 • fax. 602.268.9271
www.cashtime.com

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Tristin Carlo

Business Name Chipotle

Address 1838 W baseline Rd

Date July, 23, 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

ALONDRA LINARES
GENERAL MANAGER

AZ.4086.BASELINE19TH@CHIPOTLE.COM
D 480 520.4470

CHIPOTLE MEXICAN GRILL
1838 W BASELINE RD
PHOENIX, ARIZONA 85041

— TELL US HOW YOU FEEL —
CHIPOTLEFEEDBACK.COM

394

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Parris Smith

Business Name Dunkin Donuts

Address 1909 W Baseline Rd

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Thunder Guerrero

Business Name EOS Fitness

Address 1812 W Baseline RD, Phoenix

Date 8/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

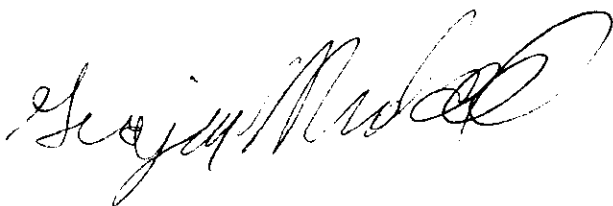
City of Phoenix Planning Commission and City Council,

I write to you as the owner of the 15+ acres of property on the north side of Baseline Rd at 21st Ave urging you to support the rezoning of our family's land with Z-31-25-8 and GPA SM 1-25-8-VPC. For context about the site, my husband Danny was a farmer, Vietnam Vet and then opened his trucking business in 1968 that operated from this site. We have been trying to sell this land for the last 5 years and were in escrow with a different developer prior to Taylor Morrison, but that deal fell out of escrow in 2023. Sadly, Danny passed away last month.

Putting all of our personal information aside, I think it was a positive that the previous deal fell through because this developer has a plan that will integrate even better into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Georgia Mundall", written over a light blue horizontal line.

Georgia Mundall
2102 W. Baseline Rd.
Phoenix, AZ 85041

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Carmen Brumby

Business Name Good will

Address 1980 W Baseline

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ombal Gangi

Business Name INDIA SPICES

Address 2640 W Baseline Road, Phoenix

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

India Spices



India Spices, 2640 A west baseline road suite
101, Phoenix 85041 Arizona
Please visit us again

Order Number: 1753733000507321

Order Name: N/A

Date: 07/28/2025 10:00

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Victor Rojas

Business Name McDonald's

Address 188 W. Baseline Rd 85041

Date 07/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Aiden Ortiz

Business Name Mobily - ATT

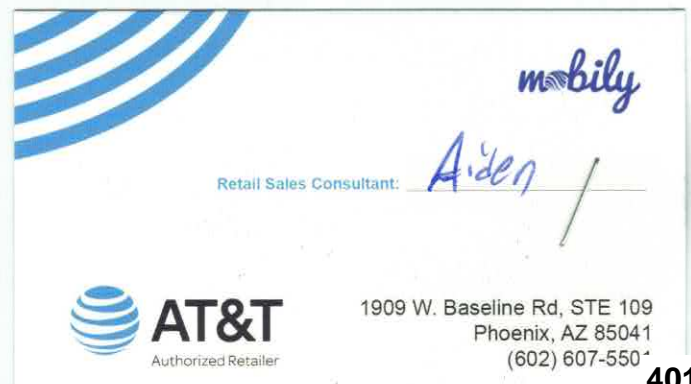
Address 1909 W Baseline Rd Suite 109, Phoenix, Az,
85041

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ezequiel Ruiz

Business Name PizzaHut

Address 1909 W baseline rd

Date 7/23

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Alex Mender

Business Name Starbucks

Address 2020 W. Baseline Rd.

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



Matthew Pickard

district coffeehouse leader
Coffee Master

MAIN 800-782-7282

MOBILE 602-556-5099

EMAIL mpickard@starbucks.com

Starbucks Coffee Company
2401 Utah Ave South, Suite 800
Seattle, Washington 98134

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Jessica Silvius

Business Name StorAmerica

Address 1935 W. Baseline Rd

Date 7.23.25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix

Planning Commission, Mayor, and City Council Members

200 W. Washington St.

Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Danetta Facio

Business Name Subway

Address 2020 W. Baseline Rd. C166 Phoenix

Date 1-23-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Mamie

Business Name Taco bell

Address 1919 Baseline R Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Tina Arizez

Address 2024 W. Carter Rd

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Lupita Ramirez

Address 2200 W. Dunbar

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Ryan Hernandez

Address 2208 W MINTON ST

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Kaethlyn L. Blair

Address 2244 W. Minton

Date 30 July 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Brian Balistreri

Address 7126 S 24th Dr

Date 7-28-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Maria Negrete

Address 2115 W. Carter Rd. Phoenix, AZ 85041

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department


City of Phoenix Planning Commission and City Council,

I write to you as the owner of approximately 0.4 acres of commercial property on the northeast side of Broadway Rd at 24th St urging you to support the rezoning of land with Z-31-25-8 and GPA SM 1-25-8-VPC.

The builder has a plan that will integrate very well into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

DocuSigned by:

B728B056C385454...

Sid Chalasani 7/24/2025

Twenty Peaks, LLC
2424 E. Broadway Rd
Phoenix, AZ 85040

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Lucy Huereque

Business Name The ups store

Address 2030 W Baseline Rd #182- Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Lucy Huereque
Owner



THE UPS STORE

2030 W Baseline Rd Ste 182
Phoenix Az 85041
Mon-Fri 08:00AM-06:00PM
Sat 09:00AM-05:00PM
Sun 10:00AM-03:00PM

P: 602 268 9399
F: 602 268 9499
store5910@theupsstore.com
theupsstore.com/5910



Public Hearing and Ordinance Adoption - Rezoning Application Z-58-25-6 - Southeast Corner of 17th Street and Griswold Road (Ordinance G-7415) - District 6

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-58-25-6, and rezone the site from R1-6 (Single-Family Residence District) to R-O (Residence Office - Restricted Commercial District) to allow professional office.

Summary

Current Zoning: R1-6

Proposed Zoning: R-O

Acreage: 1.12 acres

Proposal: Professional Office

Owner: Evan Boxwell, Sawyer Grace, LLC

Applicant: Evan Boxwell, Boxwell Homes LLC

Representative: William Allison, Withey Morris Baugh PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Mountain Village Planning Committee heard this case on July 16, 2025, and recommended approval, per the staff recommendation, with an additional stipulation and direction, by a vote of 10-3-1.

PC Action: The Planning Commission heard this case on August 7, 2025, and recommended approval, per the staff memo dated August 1, 2025 with an additional stipulation, by a vote of 7-0-1.

The Planning Commission recommendation was appealed by a community member on August 11, 2025.

Location

Southeast corner of 17th Street and Griswold Road

Council District: 6

Parcel Address: 1705 E. Griswold Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-58-25-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.12-acre site located at the southeast corner of 17th Street and Griswold Road in a portion of Section 34, Township 3 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “R1-6” (Single-Family Residence District) to “R-O” (Residential Office – Restricted Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.
5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.

9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).
10. 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.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
13. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.

18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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.
21. 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.
22. All vegetation planted in association with this site, including the streetscape, shall consist entirely of plant species indigenous to the Upper Sonoran Desert, as approved by the Planning and Development Department.
23. All sidewalks adjacent to the streets shall be detached with a minimum 5-foot-wide continuous landscape area located between the back of curb and sidewalk. The landscape area shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage.
24. The following lighting standards shall apply on-site, as approved by the Planning and Development Department.
 - a. All lighting shall be shielded to prevent direct visibility of the light source from adjacent property.

- b. Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1 foot candle at the property line.
 - c. Any lighting shall not exceed a maximum of 15 feet in height including lamp, pole, and base.
 - d. The color temperature of any lighting shall be limited to 2,700 kelvins.
25. A sign shall be installed at any driveway along 17th Street to discourage right turn egress on 17th Street.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-25-6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 3 EAST;

THENCE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 649.16 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, A DISTANCE OF 653.59 FEET TO A FOUND BRASS CAP AT THE INTERSECTION OF NORTHERN AVENUE AND 17TH STREET;

THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, A DISTANCE OF 270.37 FEET ALONG THE CENTER LINE OF 17TH STREET;

THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID 17TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, A DISTANCE OF 215.41 FEET TO A TANGENT CONCAVE CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.48 FEET, AND A DEL TA OF $76^{\circ}16'04''$, 33.91 FEET;

THENCE NORTH 76 DEGREES 13 MINUTES 49 SECONDS EAST A DISTANCE OF 131.65 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST A DISTANCE OF 271.31 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 58 SECOND WEST A DISTANCE OF 5.01 FEET;

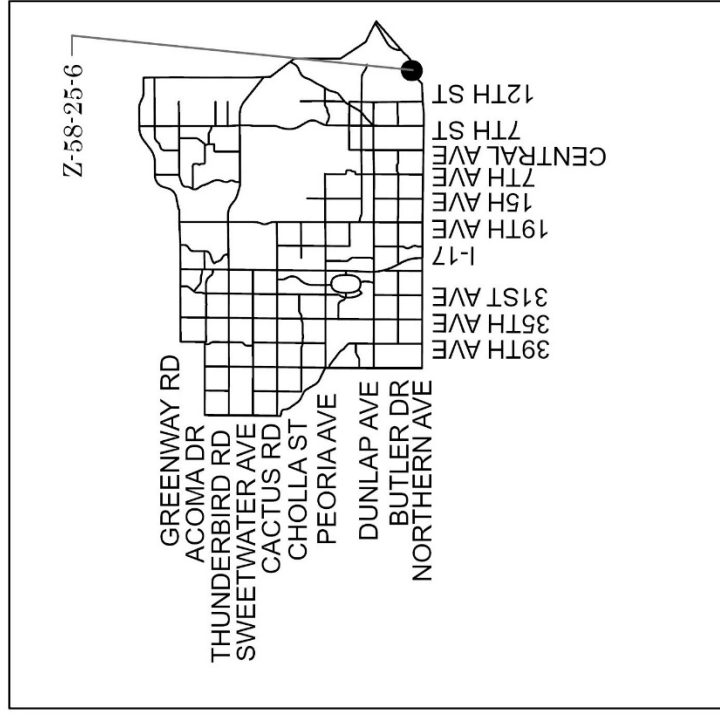
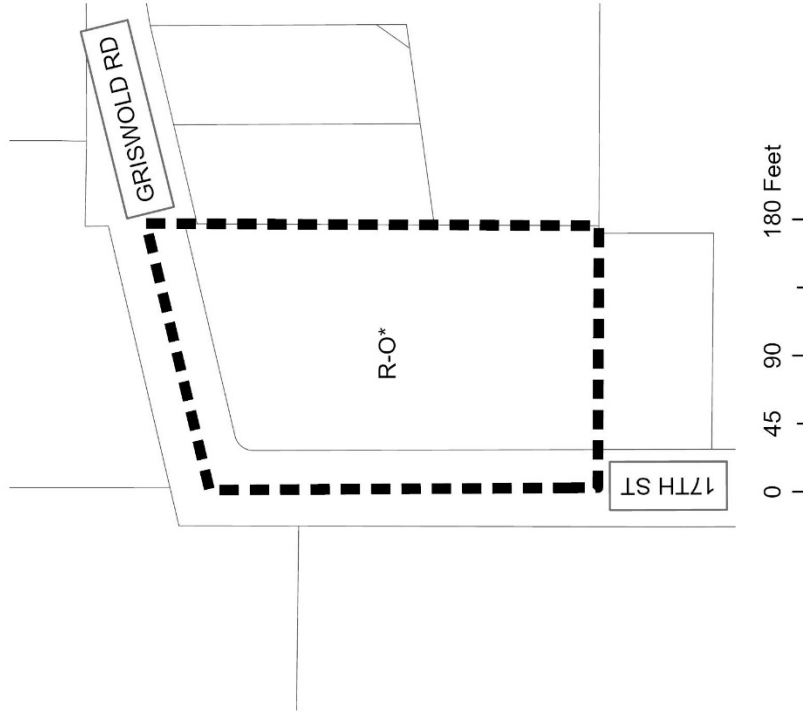
THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS WEST A DISTANCE OF 142.35 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-58-25-6
Zoning Overlay: N/A
Planning Village: North Mountain



NOT TO SCALE



Drawn Date: 8/4/2025

\\one\\odd\\Shared\\Department Share\\Information Systems\\PL GIS\\GIS_Team\\Core_Functions\\Zoning\\SuppMaps_OrdMaps\\2025 Ord9-3-2025\\9-3-2025.aprx

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-58-25-6
July 7, 2025

[North Mountain Village Planning
Committee Meeting Date:](#)

July 16, 2025

[Planning Commission Hearing Date:](#)

August 7, 2025

Request From: [R1-6](#) (Single-Family Residence District)
(1.12 acres)

Request To: [R-O](#) (Residence Office – Restricted
Commercial District) (1.12 acres)

Proposal: Professional Office

Location: Southeast corner of 17th Street and
Griswold Road

Owner: Sawyer Grace, LLC

Applicant: Evan Boxwell

Representative: William Allison, Withey Morris Baugh, LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 dwellings per acre	
Street Map Classification	17th Street	Local	25-foot east half street
	Griswold Road	Local	25-foot south half street
STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; 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 seeks to develop a vacant site and will provide opportunities for small-scale office uses.			
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.			

The proposal, as stipulated, provides enhanced shading and planting standards for building setbacks, pedestrian pathways, and bicycle parking areas.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; WATER INFRASTRUCTURE (SUPPLY); DESIGN PRINCIPLE: Maximize the use of drought-tolerant vegetation in landscaped areas throughout the city and promote the use of Xeriscape techniques.

As stipulated, the proposal will utilize drought-tolerant plant species and will include limitations on the use of natural turf.

Applicable Plan, Overlays, and Initiatives

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

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

[Transportation Electrification Action Plan](#): Background Item No. 9.

[Conservation Measures for New Development](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

[Complete Streets Guidelines](#): Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6
North (across Griswold Road)	Single-family residential	R1-6
South	Vacant	R1-6, R-5
East	Single-family residential	R1-6
West (across 17th Street)	Commercial office use, single-family residential	C-O, R1-6

R-O Residential Office District		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Maximum Building Height	15 feet, plus 1 foot in height per 1-foot additional setback to a maximum height of 25 feet	15 feet (Met)
<i>Minimum Building Setbacks</i>		
Front (Griswold Road)	20 feet	20 feet (Met)
Side (East)	10 feet	10 feet (Met)
Side (17th Street)	10 feet	10 feet (Met)
Rear (south)	25 feet	26 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Front (Griswold Road)	None	20 feet (Met)
Side (East)	None	10 feet (Met)
Side (17th Street)	None	10 feet (Met)
Rear (south)	None	10 feet (Met)
<i>Lot Standards</i>		
Maximum Lot Coverage	30 percent	25 percent (Met)
Minimum Lot Area	24,000 square feet	37,259 square feet (Met)
Minimum Parking	32 spaces (1 space per 300 square feet of floor area)	38 spaces (Met)

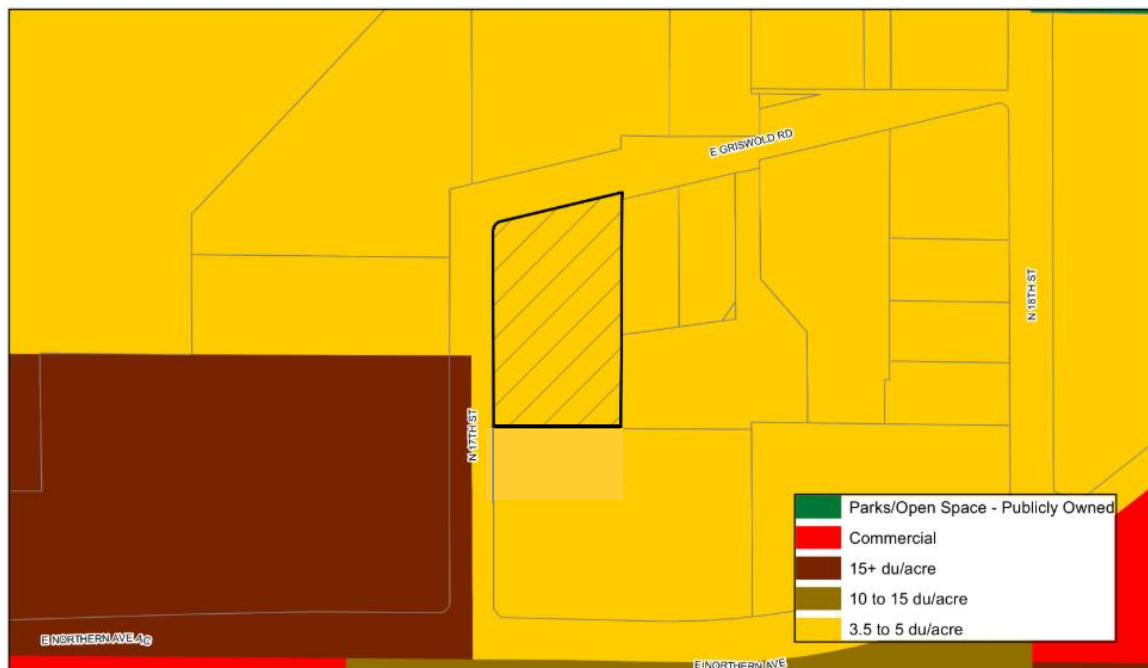
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.12 acres located at the southeast corner of 17th Street and Griswold Road from R1-6 (Single-Family Residence District) to R-O (Residence Office - Restricted Commercial District) to accommodate professional office uses.

GENERAL PLAN LAND USE MAP DESIGNATION

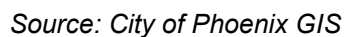
2. The subject site, as well as areas to the north, east, south, and a portion of the area to the west are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map, while the remainder of the area to the west is designated as Residential 15+ dwelling units per acre. The proposal for R-O zoning on the subject site is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required as the site is less than 10 acres.



General Plan Land Use Map; Source: City of Phoenix GIS with annotations by staff.

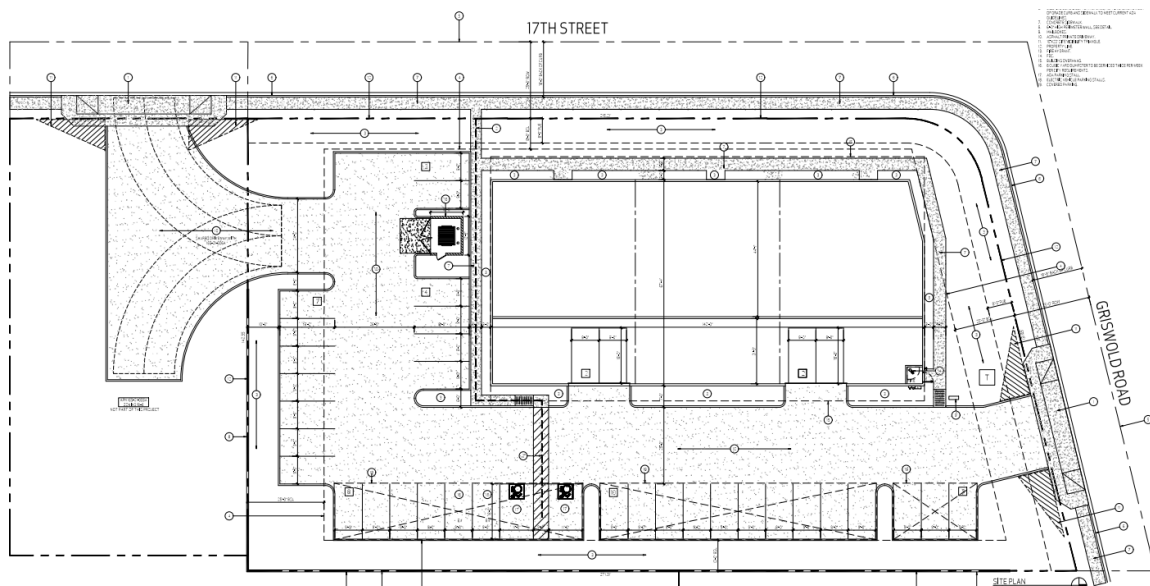
SURROUNDING LAND USES AND ZONING

3. The subject property and the property to the south are currently vacant and are zoned R1-6. The property to the east of the site is developed as single-family residential and is zoned R1-6, as is the case with the property located to the north of the subject property, across Griswold Road. The property to the west of the site, across 17th Street, is also developed as single-family residential with R1-6 zoning and office uses zoned C-O.
4. The following image illustrates the subject site and its proximity to the adjacent properties and zoning.



5. Site Plan

429



Source: Tomecak Design

Section 620.C.8 of the Phoenix Zoning Ordinance requires that properties with R-O zoning have access from either a collector or arterial street. Since both 17th Street and Griswold Road are classified as local streets, a variance is required.

Parking will consist of 38 vehicular spaces, located to the east and south of the building. Shaded parking will be provided along the eastern row of parking stalls.

6. Elevations

The elevations, attached as an exhibit, depict a single-story building. The south, west, and north elevations each depict a rustic red brick facade with abundant glazing, while the east elevation depicts a monochromatic grey stucco finish, with two roll-up doors. Stipulation No. 1 requires that the elevations include architectural embellishments and detailing, as approved by the Planning and Development Department.



Source: Tomecek Design

ADOPTED AREA PLANS, STUDIES, AND POLICIES

7. [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. Stipulation No.12 requires bicycle parking to be installed per the requirements in the city's Walkable Urban (WU) Code.

8. [Shade Phoenix Plan:](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Minimum 20-foot landscape setback adjacent to Griswold Road;
- Minimum 10-foot landscape setback adjacent to 17th Street;
- Minimum 10-foot landscape setback adjacent to east property line;
- All landscape setbacks to be planted with 2-inch caliper, large canopy, drought-tolerant, shade trees at 30-feet on center;
- All landscape setbacks to be planted with not less than five 5-gallon drought-tolerant shrubs per tree;
- All landscape areas to include a mixture of drought-tolerant shrubs, accents and vegetative ground covers to achieve a minimum of 50 percent live coverage; and
- The use of shade structures, trees, or landscaping to achieve 75% shade at bicycle parking areas and pedestrian pathways.

These are addressed in Stipulation Nos. 2 through 5 and 13.

9. **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, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 11.

10. **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. 14 through 17.

11. **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 emission 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 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. 17, which requires a minimum of two GI techniques for stormwater management to be implemented.

12. **Complete Streets Guidelines:**

In 2014, 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.

With the exception of the accessible path that leads from the parking area to the building, there are no pedestrian pathways that cross the vehicular path; however, should that change, Stipulation No. 6 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation No. 10.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has received one item in support of the request and one item in opposition.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has the following requirements:
- No access will be allowed onto Griswold Road except as necessary for emergency access.
 - Dedication of right-of-way at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure in the area.
 - Shared access to the property to the south to be memorialized through the final platting process.
 - Right-of-way improvements to include curb, gutter, detached sidewalk,

landscaping, etc.

These requirements are addressed in Stipulation Nos. 7 through 10.

OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Stipulations No. 18 through No. 20.
16. 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. 21.
17. 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 will allow for neighborhood-scale business opportunities.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.
5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.
9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access

easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).

10. 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.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
13. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.

18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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.
21. 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

Robert Kuhfuss

July 7, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Sketch Map

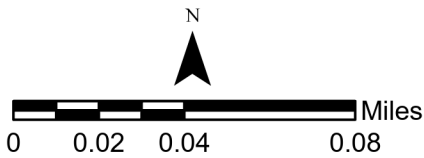
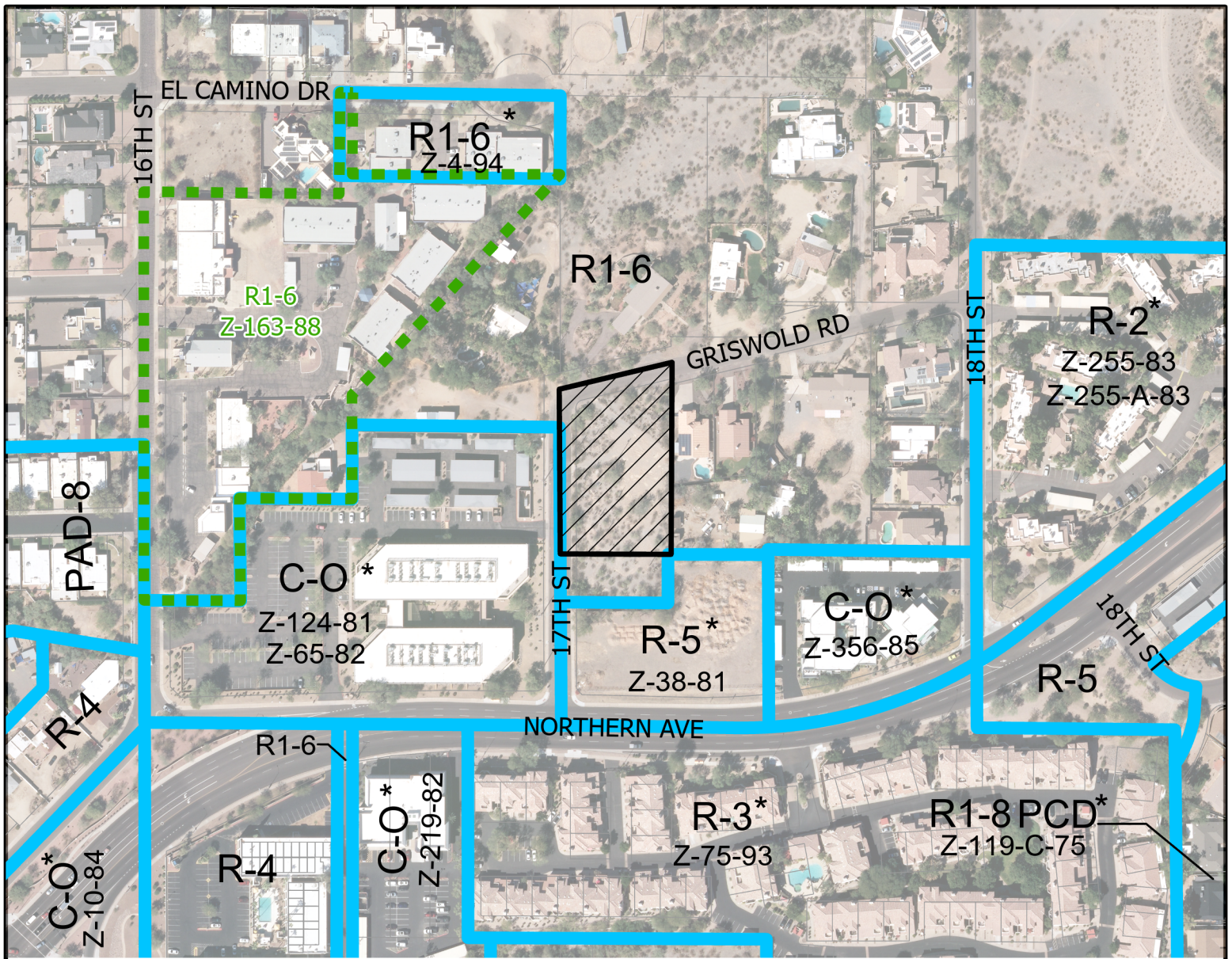
Conceptual Site Plan date stamped May 6, 2025 (1 page)

Conceptual Landscape Plan date stamped May 6, 2025 (1 page)

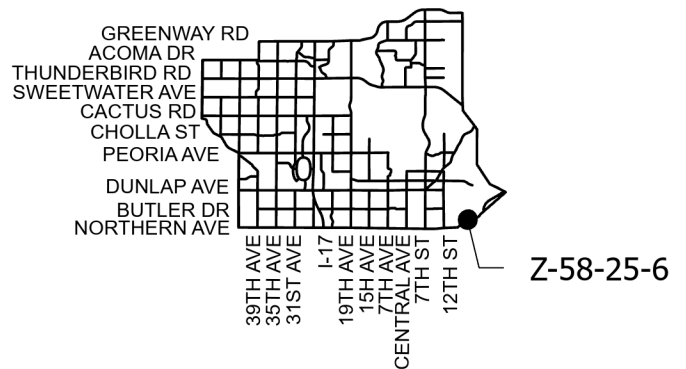
Conceptual Elevations and Renderings date stamped May 6, 2025 (4 pages)

Community Correspondence (4 pages)





NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 6



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-58-25-6		FROM: R1-6 (1.12 ac.)	
DATE: 5/14/2025		TO: R-O (1.12 ac.)	
REVISION DATES:			
6/5/2025			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.	
1.12 Acres		QS 25-31	
MULTIPLES PERMITTED		ZONING MAP	
R1-6		J-9	
R-O			
CONVENTIONAL OPTION		* UNITS P.R.D OPTION	
6		7	
1		N/A	

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

705 EAST GRISWOLD ROAD
PHOENIX, ARIZONA 85070



PROJECT:
ROXWELL HQ
 100 EAST GENESEE BOULEVARD
 HOUSTON, TEXAS 77002
 HOUSTON, ARIZONA 85530

SITE PI ANNOTES:

1. 30' WIDE DRIVEWAY ENTRY PER SIDE OF LOT 15-1564
2. ACCESSIBLE PAVED WALK 18" WIDE OF MAX.
3. LANDSCAPE AREA
4. BUILDING SETBACK LINE
5. CENTER LINE OF STREET
6. EXISTING CURB & GUTTER REPLACEMENT BROKEN ON
END OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA
GUIDELINES
7. CONCRETE SIDEWALK
8. 6" MIN. W/ 1" WATER W/AL SECRETAL
9. MAINTENANCE
10. ASPHALT PRIVATE DRIVEWAY
11. 12" MIN. W/ 1" WATER W/AL SECRETAL

15. BUILDING OVERHANGS.
16. 6 CURB YARD DUMPSTER TO BE SERVED TWICE PER WEEK PER CITY REQUIREMENTS.
17. ADA PARKING STALL.
18. ELECTRIC VEHICLE PARKING STALLS.

GRISWOLD ROAD

17TH STREET

SITE PLAN
SCALE 1"=10'-0"



Graphic scale bar showing 0, 10, 20, 30, 40, 50 feet.

North arrow pointing up.

PROJECT INFORMATION

NO	NAME	DATE	TIME	LOCATION	REMARKS	INITIALS
1	JOHN	10/10/20	10:00	10:00	10:00	10:00
2	JOHN	10/10/20	10:00	10:00	10:00	10:00
3	JOHN	10/10/20	10:00	10:00	10:00	10:00
4	JOHN	10/10/20	10:00	10:00	10:00	10:00
5	JOHN	10/10/20	10:00	10:00	10:00	10:00
6	JOHN	10/10/20	10:00	10:00	10:00	10:00
7	JOHN	10/10/20	10:00	10:00	10:00	10:00
8	JOHN	10/10/20	10:00	10:00	10:00	10:00
9	JOHN	10/10/20	10:00	10:00	10:00	10:00
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11	JOHN	10/10/20	10:00	10:00	10:00	10:00
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13	JOHN	10/10/20	10:00	10:00	10:00	10:00
14	JOHN	10/10/20	10:00	10:00	10:00	10:00
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16	JOHN	10/10/20	10:00	10:00	10:00	10:00
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30	JOHN	10/10/20	10:00	10:00	10:00	10:00
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33	JOHN	10/10/20	10:00	10:00	10:00	10:00
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CITY OF PHOENIX NOTES

- [illegible]

CODE REVIEW

[illegible]

PROJECT DESCRIPTION

PROJECT CATERPILLAR CONCEPT OF A NEW PROFESSIONAL OFFICE BUILDING
PROJECT NAME AND DEVELOPMENT: THE PROPERTY IS CURRENTLY ZONED
IT IS A PROPOSED REZONING TO RC

PARKING SUMMARY

[illegible]

PARKING LANDSCAPE

PARKING LANDSCAPE REQUIRED:	15,217 SF
TOTAL PARKING SURFACE:	591,780 SF
REQUIRED:	791,064 SF
PROVIDED:	

PROJECT DIRECTORY

OWNER	EVAN EDZWIEL 1705 EAST GARDEN ROAD PHOENIX, ARIZONA 85030	EVAN EDZWIEL CONTACT: PHONE 480.350.3554	TOWNEA DESIGN, P.C. 4388 NORTH CENTRAL EXPRESS SCOTTSDALE, ARIZONA 85251	PHONE 602.69.7751 CONTACT: MARY TOWNEA
ARCHITECT				

VICINITY MAP





MAY 06 2025

Planning & Development
Department

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APP
CSR
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RLM
SPL
LDR

project:
BOXWELL HQ
705 EAST GRISWOLD ROAD
PHOENIX, ARIZONA 85020

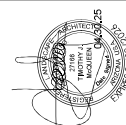
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Date: 04/15/2024













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T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602) 268-0320

LANDSCAPE LEGEND

- | | | | |
|---|--|--|--|
|  | PRIVACY X RED-PUSH
RED-PUSH PRACHE
"CAIP," 4.5' W | | LANTANA MONTIVENSIS
"GOLD MOUND"
1 GALLON |
|  | QUERCUS VIRGINIANA
LIVE OAK, 7' W | | LANTANA MONTIVENSIS
TRAILING PURPLE
1 GALLON |
|  | ACACIA STENOPHYLLA
SHEERING ACACIA
1.5' CALIP, 8' L, 3.5' W | 1/2" SCREENED APACHE BROWN
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREA | |
|  | TECOMA "ORANGE JUBILEE"
ORANGE JUBILEE
5 GALLON | | |
|  | EREMOPHILA MACULATA
VALERIANE EMU BUSH
5 GALLON | | |
|  | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON | | |
|  | LEUCOPHYLLUM LAMNARAE
"LUNN'S LEGACY"
5 GALLON | | |
|  | PERILANTHUS SP.
LADY SLIPPER
5 GALLON | | |
|  | ECHINOCACTUS GRISONII
GOLDEN BARREL CACTUS
(10 ROUND MATCHES) | | |
|  | DASYLIRON LONGESIMA
TOOTHLESS DESERT SPOON
5 GALLON | | |
|  | AGAVE DESMETIANA
MEXICAN AGAVE
5 GALLON | | |
|  | PACHYPHYLLUS MARGINATUS
"MEXICAN AGAVE"
3.5' CALIP, 12.5' L, 1' TALL | | |









From: [glenn Osborne](#)
To: [Robert H Kuhfuss](#)
Cc: [Hannah Blean](#)
Subject: Z-58-25 - Boxwell Homes Office rezoning
Date: Thursday, June 19, 2025 4:27:29 PM

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

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[Report Suspicious](#)

I own one of the adjacent properties to the east of the proposed project. (1731 East Griswold Road) I think it is a good and appropriate use of the site and I support the Re zoning to allow a residential office building to be built on the corner of 17th street and Griswold
Glenn Osborne

From: glkrehbiel@gmail.com
To: [Robert H Kuhfuss](#)
Subject: Rezoning application Z-58-25-6
Date: Wednesday, July 2, 2025 5:14:04 PM
Attachments: [Opposition zoning change Z-58-25-6.pdf](#)

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

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[Report Suspicious](#)

Dear Robert Kuhfuss,

Thank you for speaking with me a few weeks ago and explaining the process of making my concerns known regarding this zoning change.

Attached is a letter from me to the planning committee regarding the Rezoning application Z-58-25-6 (17th Street and Griswold).

My property is directly across the street from the property with the proposed zoning change. I oppose this change and have outlined my reasons in the attached letter.

I would appreciate the letter being included in the information shared with the planning committee. I have also sent a copy of the same letter to the Phoenix Planning & Development Department.

Best Regards,

Gretchen Krehbiel

1702 E. Griswold

602 369.7660

glkrehbiel@gmail.com

Re: Rezoning Application **Z-58-25-6** SEC 17th Street and Griswold Road

Dear Members of the Planning Committee,

I am writing to express my strong opposition to the proposed zoning change that is currently under review. I believe that this proposal would have detrimental effects on our neighborhood, its character, and our quality of life.

My property is at 1702 E. Griswold where a family member is now living. This neighborhood currently has 4 homes that have been here for over 50 years, including the one that I grew up in and now own. Several properties have horses and other animals. The neighborhood has always had a historic Arizona and “rural” feel. With that said, I have several tangible reasons to oppose an office building across the street from my home.

1. Greatly increased traffic. There is only one way directly into this proposed office building and that entrance is on Griswold directly across from the front of my home. Griswold Road is currently used by 8 homes between 17th Street and 18th Street. The proposed office (9500 square feet) is required to have parking for 32 vehicles, which is a 400 % increase in traffic! All traffic will go in front of my house. There is no other way into the neighborhood other than 17th or 18th Street from Northern. Northern is a very busy street with high speeds as drivers are coming off SR51. The increased traffic is going to be a safety hazard for drivers trying to enter the neighborhood and cause long lines trying to leave the neighborhood.
2. Devalue my property. My hilltop property is at the corner of 17th and Griswold with the front of the house facing Griswold. The proposed office building will be directly across from most of the front of my property. My view will change from a mostly native desert lot to the AC units on the top of an office building and a parking structure. I have already heard the noise of the AC units from the SW Gas building on the corner of 17th and Northern. I cannot imagine what it will sound like with an office right next to my property, no more quiet mornings on my front patio.
3. No limit or restrictions on what type of establishments will be permitted in the office building. The R/O zoning allows for many different types of tenants, which makes this a complete unknown and leaves neighbors with no control over who is coming into and out of our neighborhood.
4. Does not fit the neighborhood / area. There is not another office property that is within a neighborhood, in the 12 St/Northern to 18th/Northern area. All commercial / office buildings are on Northern and back up to residential, they are not IN the

neighborhood. This proposed office building would be IN our neighborhood, with no access to a main road except through our neighborhood.

5. North Phoenix needs homes not offices. There is currently a housing shortage in our area and plenty of empty office space. Changing this zoning does nothing to improve the area or provide anything other than more money to the developer who should not have purchased a residential lot when they never intended on building a residence. Developers assume that they will get their way at the expense of ordinary home owners.

The property, "1705 E. Griswold" would be much better suited as a home or homes that fit the Griswold neighborhood rather than an office building. **I respectfully request that the planning committee reject this proposal to change the zoning from residential to R/O.**

Regards,

Gretchen Schlabach Krehbiel

Owner of 1702 E. Griswold

602-369-7660

glkrehbiel@gmail.com



Village Planning Committee Meeting Summary

Z-58-25-6

Date of VPC Meeting	July 16, 2025
Request From	R1-6
Request To	R-O
Proposal	Professional Office
Location	Southeast corner of 17th Street and Griswold Road
VPC Recommendation	Approval, per the staff recommendation, with an additional stipulation and direction
VPC Vote	10-3-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

11 members of the public registered to speak on this item, with one member of the public expressing support and six members of the public expressing opposition.

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the proposal, directing the audience to the city's website for the staff report, providing land use and zoning information on the site and surrounding area, and highlighting the major features of the site plan and elevations. Mr. Kuhfuss summarized the community input received to-date and provided an overview of staff's findings and recommended stipulations.

APPLICANT PRESENTATION

Bill Allison, representing the applicant with Withey, Morris, Baugh, PLC, stated that much of his presentation would include the same information as previously presented by Mr. Kuhfuss. Mr. Allison stated that he has been in continuing discussions with some members of the neighborhood. Mr. Allison stated that the property was located at the southeast corner of 17th Street and Griswold Road, and noted that only a portion of the property was part of the rezone request. Mr. Allison gave an overview of the uses surrounding the site including the office complex to the east of the northeast corner of 17th Street and Northern Avenue, and stated that the applicant currently keeps an office in the western portion of the westernmost building of that complex. Mr. Allison stated that the applicant acquired property in November of 2024, with the idea of relocating his business to the site. Mr. Allison stated that the business currently has

15 employees, with generally no more than five people in the office at any given time. Mr. Allison stated that the applicant would like to expand the business in the next five years with eight people coming into the office at a time. Mr. Allison referenced the portion of the parcel that is not included in the rezone request, stating that area was under contract for sale to the property owner to the south and would be used for shared access to both sites thereby limiting the number of access points onto 17th Street. Mr. Allison gave an overview of the surrounding zoning. Mr. Allison gave an overview of the proposed site plan stating that during the neighborhood outreach meeting five weeks prior, one of the concerns raised was access onto Griswold Road. Mr. Allison stated that he contacted Mr. Kuhfuss with the idea of eliminating access onto Griswold Road and that Mr. Kuhfuss had advised him that the Fire Department had requested that the Griswold Road access remain as an emergency only access. Mr. Allison stated that they had revised the site plan to show gated emergency access at that location. Mr. Allison presented a landscape plan reiterating the emergency only access onto Griswold Road. Mr. Allison stated there had been discussions between he, staff, and some of the neighbors as to what the landscape palette should include. Mr. Allison stated that the landscape plan indicated a variety of drought-tolerant materials, but they were in agreement with the revising the plant palette to include only species that are native to the Upper Sonoran Desert. Mr. Allison stated that the site has a significant amount of mature landscaping present and that the site would be subject to the city's native plant inventory salvage requirements and that they believed that most of the existing vegetation could be relocated on the site, with any additional plant materials needed to fulfil the landscaping requirements being native to the area. Mr. Allison stated there had been discussions regarding the type of sidewalk to be used adjacent to site, stating that the Street Transportation Department requires a sidewalk to be installed. Mr. Allison further stated that they had discussed the idea of using decomposed granite in lieu of concrete but determined that it would be difficult to maintain an ADA-compliant walkway using decomposed granite, and that the Street Transportation Department would be unlikely to support a technical waiver to allow decomposed granite instead of concrete. Mr. Allison stated that they would like to propose a detached sidewalk as opposed to an attached sidewalk as that would allow vegetation to occur between the curb and sidewalk thereby softening the edge. Mr. Allison stated there had been concerns voiced regarding the line-of-sight at the intersection of 17th Street and Griswold Road, stating that the existing vegetation is large and currently obstructs the view. Mr. Allison presented the landscape plan noting the location of the required sight visibility triangles at the intersection and at both access points. Mr. Allison stated that they would need to work to meet the 75% shade calculations as outlined in the staff-recommended stipulations, but they would have no problems reaching 51% cover. Mr. Allison presented the building elevations and renderings noting that palm trees and other materials not native to the Upper Sonoran Desert would not be utilized. Mr. Allison stated that the maximum height of the building would not exceed 15 feet as required by the Residence Office – Restricted Commercial (R-O) zoning district. Mr. Allison stated that intent of the R-O zoning district is intended to provide a buffer between residential and commercial uses, and that the proposed development would provide a buffer between the neighborhood and the Southwest Gas facility to the west of the site, as well as the future development to occur at the northeast corner of 17th Street and Northern

Avenue. Mr. Allison stated that the property was historically a banquet facility that is unlikely to become residential given the proximity to Southwest Gas. Mr. Allison stated that they would be revising the building elevations and would be able to stipulate to the design of the building during the zoning adjustment. Mr. Allison stated that one of the issues raised during the outreach meeting was regarding traffic. Mr. Allison presented a slide depicting trip generation and stated there would be an increase in traffic relative to single-family development, but the peak-time traffic is not significant. Mr. Allison summarized by stating that the site was currently vacant and underutilized, would not likely develop as single-family detached homes, that the proposed development is a good fit for the neighborhood as well as the applicant, who wishes to remain in the area. Mr. Allison reiterated there would be street improvements including sidewalks and that they were willing to go with detached sidewalks. Mr. Allison stated the development would be of high quality, with minimal height and meets the intent of the R-O zoning district. Mr. Allison reiterated that the development would be a low traffic generator, with public access to occur only from 17th Street. Mr. Allison stated there were a couple of neighbors who are in support. Mr. Allison stated they were in agreement with the staff-recommended stipulations and would be willing to look at changes to those stipulations as they relate to sidewalks and native landscaping.

QUESTIONS FROM THE COMMITTEE

Vice Chair Joshua Matthews referenced the site plan and asked for confirmation that the portion of the property that will contain the shared-access driveway will be under separate ownership and included in the rezoning of the site to the south. **Mr. Allison** stated that was the case. Vice Chair Matthews then asked for confirmation that if the subject site were rezoned, they would still need a variance to take access from a shared access drive and not from 17th Street. Mr. Allison clarified that the variance would be to allow the site to take access from 17th Street. **Committee Member Heather Garbarino** asked if the variance to allow access from 17th Street were to not be approved, how would that affect their site plan. Mr. Allison stated that if the variance to allow access to a local street were to be denied, that would be the end of the project. Committee Member Garbarino asked if they would not seek to take access from Griswold Road. Mr. Allison stated that Griswold Road was also a local street and they would not seek to take access at that location, reiterating that the R-O zoning district requires access from streets other than a local street. **Committee Member Elizabeth Pérez-Pawloski** asked if the zoning were to be approved but not the variance, would they have a site that is zoned but not buildable. Mr. Allison stated that would be the worse-case scenario. Committee Member Pérez-Pawloski asked how that would be remedied. Mr. Allison stated that the zoning would need to be reverted back to its prior zoning. Vice Chair Matthews stated that a variance requires a demonstration of a hardship and that the hardship cannot be self-imposed. Vice Chair Matthews asked how the requesting of the zoning is not a self-imposed hardship. Mr. Allison stated that was a very black and white interpretation and that it is not unprecedented to go through a zoning case that still needs zoning adjustment once the zoning case is approved. Mr. Allison stated that the view is that once the City Council has made a policy decision through a legislative action that the zoning is

appropriate, that it then makes sense for the zoning adjustment hearing officer to agree that relief is necessary.

Committee Member Garbarino asked how long the site has been vacant. **Mr. Allison** stated the site has been vacant for the last couple years.

Committee Member Massimo Sommacampagna asked about the 75% shade requirement. **Mr. Allison** stated that it is a good standard but difficult to satisfy by using trees. Mr. Allison stated that shade structures would also satisfy that requirement but are difficult to implement over a public sidewalk.

Committee Member Pérez-Pawloski asked about the timing of the rezoning of the site to the south. **Mr. Allison** stated that the party that is under contract for the property that fronts Northern Avenue asked the applicant if he would be willing to sell the southernmost area of the subject site in order to square-off the property. Mr. Allison stated that the applicant was willing but needed to come to an understanding as to what the access would look like for both properties and that access to the southern property would not likely occur from Northern Avenue, and that it would be better to reduce the number of curb cuts as opposed to having two curb cuts along 17th Street. Committee Member Pérez-Pawloski asked when the area including the shared access would be rezoned. Mr. Allison stated that would be rezoned with the property to the south. Committee Member Pérez-Pawloski asked what that zoning would be. Mr. Allison stated it would be rezoned to C-2, that the request would be coming before the committee next month, and that the two projects are not intertwined other than the shared access.

PUBLIC COMMENT

James Russell stated that the project is more complicated due to the shared access with the property to the south. Mr. Russell stated that he lives on Griswold Road and was concerned that Griswold Road is only paved with about one inch of asphalt and that it will not hold up to the combined traffic generated by the proposed development and the one proposed to the south of the subject site. Mr. Russell stated that he appreciated that the applicant would only have five employees, but expressed concerns that additional traffic would be generated as a result of future tenant leases. Mr. Russell stated that traffic would come into the area from 18th Street. Mr. Russell stated that the Committee would be hearing a request for a 30,000 square foot storage facility with 3,000 storage units that will generate its own traffic that will use Griswold Road since it will not be safe to use Northern Avenue. Mr. Russell stated that the building looked nice.

Glenn Osborne stated that he lives on the property that borders the site to the east and that he was in favor of the request. Mr. Osborne stated that there are ways to keep traffic off of Griswold Road such as a “no right turn sign”. Mr. Osborne stated that he heard there were discussions regarding a deceleration lane on Northern Avenue adjacent to the property to the south of the subject site, which would encourage access from 17th Street rather than 18th Street. Mr. Osborne stated that

he liked the idea of utilizing Upper Sonoran Desert vegetation. Mr. Osborne stated that the prior owner intended to build three or four homes on the site but decided that plan was not viable. Mr. Osborne stated that the site could develop with as many as seven apartments and that he would prefer that it develop as R-O zoning since it would be quiet in the evening.

Joanne Itow stated that she lives on Griswold Road and that she applauded the committee for recognizing that the proposed development is tied to the outcome of the request involving the property to the south and asked that the committee postpone the decision so that both proposals could be evaluated at the same time. Ms. Itow stated that she loves the building and thinks it is a great and appropriate use but both projects should come before the committee at the same time. Ms. Itow stated that the two entities don't know each other but in fact they do and she wanted to see a cohesive plan for both sites.

Gretchen Krehbiel stated that she owns the property across the street from the subject site and that her property is elevated relative to the subject site. Ms. Krehbiel expressed concerns that she would most likely look down from her living room window towards the roof top and air conditioning units of the proposed building. Ms. Krehbiel stated that she was opposed for a number of different reasons including traffic and stated that she was in agreement with a prior speaker regarding the topic that the office space would be rented out thereby increasing the amount of traffic. Ms. Krehbiel stated that her biggest opposition to the request is that R-O zoning will allow a number of uses that are not being considered at this time and that if this specific project does not go through because they are not successful in getting their variance, or something falls through with the other property, they would sell the site as being zoned R-O, which would lead to uncertainty with respect to the future use. Ms. Krehbiel stated that she would prefer that the request be denied and that the site remain residential. Ms. Krehbiel stated that we need more homes but do not need more offices. Ms. Krehbiel stated that there was over 80,000 square feet of office space available near 16th Street and Northern Avenue. Ms. Krehbiel stated that she wished to retain the rural feel of the area.

Allysa Krehbiel stated that she lives across the street from the site and that she is opposed to the request. Ms. Krehbiel states that she is concerned about quality of life. Ms. Krehbiel stated that she can currently hear the air conditioning units at the nearby Southwest Gas building and is concerned over the additional noise created by the air conditioning units associated with the proposed building. Ms. Krehbiel expressed concerns over the impact the proposed development would have on the wildlife that lives in the area as well as the increase in the number of scorpions on her property because of the construction occurring across the street. Ms. Krehbiel stated that the proposed development is contingent on a secondary case, which are so intertwined that she believes that both properties were acquired by the same developer. Ms. Krehbiel expressed concerns over traffic on Northern Avenue and how difficult it is to turn from Northern Avenue onto 17th Street. Ms. Krehbiel stated that without some sort of traffic mitigation such as a deceleration lane on Northern Avenue, accidents at that intersection will increase and noted that a deceleration lane would be associated

with the adjacent property, not the subject property. Ms. Krehbiel stated that she had canvassed the neighborhood and had collected a number of signatures associated with what she stated was an “Order of Delay and Deny”, which she read into the record as follows: “We, the neighbors of Griswold Road, petition that the zoning for property 1705 East Griswold Road, case Z-58-25-6, referred to as now ‘The Property’, be delayed until the approval of the property rezoning of the adjoining lot, Parcels 165-21-006A with a portion of the other opposing lot, now referred to as ‘Northern and 17th’. This is due to concerns and dependencies and the current plans for parking, street access, and the overall structures of The Property being dependent on the approval and consistency of that plan.” Ms. Krehbiel stated that had to do with both the variance and the zoning approval of the other site. Ms. Krehbiel stated that they did not want to be strong-armed into accepting storage units in the neighborhood simply to provide safe access into the subject site. Ms. Krehbiel stated that she was not entirely against the proposal but would like to see additional stipulations to ensure safety and reiterated the difficulty with access onto her property. Ms. Krehbiel stated that she had collected eight signatures and invited others to sign.

Doug Banfelder stated that he lived on the west side of Southwest Gas. Mr. Banfelder stated that the newly formed Stoney Mountain Neighborhood Association supports the neighbors position, stating that their mission is in large part to protect the character of the neighborhood. Mr. Banfelder handed out some photographs depicting the neighborhood and stated that the neighborhood is a special place due to the natural habitat. Mr. Banfelder stated that he appreciated the fact that the applicant wished to relocate his business to the site, stating that he believed the project to be of high quality and that he appreciated the applicant’s willingness to address some of the neighborhood’s concerns. Mr. Banfelder stated that the association does not officially have a position regarding the request. Mr. Banfelder stated that he would like to see the sequence of the two requests reversed and felt that they had been gamed a little. Mr. Banfelder stated that with the current sequencing, they are not likely to get the best possible outcome. Mr. Banfelder stated that he appreciates their willingness to use native plants on the site. Mr. Banfelder asked if anyone had done a deep dive on the deed restrictions, stating that the prior owner had a tendency to add new deed restrictions on the property. Mr. Banfelder stated that they support the project but are concerned with the subsequent project to be heard next month as it does not seem to fit the character of the neighborhood and they were concerned with the business model considering the number of storage units in the area already. Mr. Banfelder reiterated his desire that the sequence of the two cases be reversed.

Frank Del Monte stated that he is a twenty-year resident of the neighborhood and has lived in the Sunnyslope community since 1978. Mr. Del Monte stated that he often receives comments on how cute the neighborhood is due to the eclectic mix of houses, including everything from small houses to ‘McMansions’, and that he is very much in favor of keeping the neighborhood residential. Mr. Del Monte stated that people are starting to look at properties in the neighborhood as revenue generators, including rentals and group homes, which causes him some concern. Mr. Del Monte stated that rezoning to commercial was concerning to him due to a 23% vacancy rate

in the area and that his preference would be for the site to develop as residential and would rather see a hookah lounge rather than a storage facility.

Ken Krehbiel stated that he is opposed since it is injecting commercial property into the neighborhood and there are existing residences on three sides of the site. Mr. Krehbiel stated that he owns the property to the north and would be looking directly at rooftop air conditioning systems humming all night. Mr. Krehbiel stated that more homes are needed in Phoenix, not more offices. Mr. Krehbiel stated that he felt that the applicant was taking advantage of the situation at the expense of the neighbors.

Eileen Day stated that she lives at 16th Street and Griswold Road and that she is opposed since it will forever change their lives due to the placement of commercial into a residential area that everyone says is "so cute". Ms. Day stated people walk the neighborhood a lot and that there are no sidewalks, which is part of the character of the neighborhood being in the foothills of the preserve. Ms. Day stated that if the zoning is approved, but the project falls through, they will be stuck with a commercially zoned property in the neighborhood until such time as someone zones it back, which is not going to happen. Ms. Day stated the rather than approving the request now, it would be better to see if the zoning of the neighboring property, as well as the variance, is approved before approving the subject request.

APPLICANT RESPONSE

Mr. Allison stated that there were comments made during this meeting as well as discussions occurring outside of the meeting suggesting there was something nefarious going on between the subject property and the property on the corner to the south. Mr. Allison stated there was no relationship between the two properties other than the shared access onto 17th Street. Mr. Allison stated that if rezoning of the property to the south were to not be approved, that would have no effect on whether the applicant develops the subject site. Mr. Allison stated that the two properties are under separate ownership and are not dependent upon one another. Mr. Allison reiterated that the variance has nothing to do with shared access and that its sole purpose would be to allow access onto 17th Street. Mr. Allison clarified that the variance cannot precede the zoning since there is nothing to vary under the existing zoning, adding that they cannot apply for access to a local street under R-O zoning unless R-O zoning is in place. Mr. Allison briefly addressed the matter of the deed restrictions stating that they had completed a title report and had shared the results of the report with the neighborhood, noting that there were no restrictions recorded against the property since 1925. Mr. Allison clarified that the matter is beyond the purview of the committee but wanted to address the issue anyway. Mr. Allison stated that he is willing to amend the stipulations such to require that the vegetation used in the landscaping be consistent with the neighborhood using only Upper Sonoran Desert plant materials, and to utilize detached sidewalks to soften the edge. Mr. Allison stated that any redevelopment that occurs on the site, including residential, would trigger a requirement that sidewalks be installed. Mr. Allison stated that the proposed use is consistent with the neighborhood considering that directly across the street to the west of the site is an existing office building and parking lot, and that the

proposed development provides a buffer between Northern Avenue and the neighborhood using a low-scale, low-impact, well-designed use.

QUESTIONS FROM THE COMMITTEE

Committee Member Pérez-Pawloski asked for clarification regarding the variance stating that if the variance were not approved, they would not construct the building. **Mr. Allison** stated that was correct and that the development was dependent on the neighboring site for access to 17th Street but is not otherwise related to the site to the south. Mr. Allison further clarified that even if nothing happened with the site to the south, they would still need a variance to take access from 17th Street. Committee Member Pérez-Pawloski asked if the applicant could wait for the outcome of the project to the south then come back to the Committee. Mr. Allison stated that their fate was not tied to what happens to the property to the south. Committee Member Pérez-Pawloski stated that it was tied to the variance. Mr. Allison reiterated that it has nothing to do with the site to the south and that it is a requirement of the R-O zoning district. Mr. Allison stated that the R-O zoning district requires access to either an arterial or collector street and that 17th Street is a local street. Mr. Allison stated that they would need a variance to take access from 17th Street regardless of what happens to the site to the south. Committee Member Pérez-Pawloski expressed concerns over the disposition of the property to the south and again asked if the applicant would be willing to wait to see what happens to the property to the south before moving forward. Mr. Allison stated that he did not see the logic of waiting to see what happens on the property to the south, then explained that the zoning of the property to the south was R-5 and that R-5 is a mixed-use district that will allow both commercial and residential uses. Mr. Allison again stated that the fate of the subject site was in no way tied to the fate of the property to the south and that he did not see the value in waiting. Committee Member Pérez-Pawloski stated that would alleviate heartburn with the neighbors. Mr. Allison stated that he did not understand where the heartburn is coming from.

James Russell, neighborhood resident, stated that his property is located at a higher elevation than the subject site. Mr. Russell stated that he was not adamantly opposed to the project, but that he and his neighbors want downward facing lights, desert landscaping, and would prefer the building to be an adobe buff color as opposed to a red-ish color.

Committee Member Garbarino asked for clarification as to what happens to the zoning of the site if the variance is not approved, stating that if the variance is not approved, then no one will gain access onto 17th Street and the site cannot develop in any way. Committee Member Garbarino clarified that the proposed zoning is residential-office, not commercial. Committee Member Garbarino asked if the applicant would need to re-apply to have the zoning reverted back to residential. **Mr. Allison** stated that the zoning would need to be reverted. Committee Member Garbarino stated that no one is going to get stuck with office in their neighborhood if this project does not go through. Mr. Allison stated that if the zoning is approved but the variance is denied, there would be no office development on the property. Mr.

Allison further stated that Residential-Office zoning is very limited in terms of what is allowed and was set up to provide a buffer between commercial and residential development. Committee Member Garbarino confirmed that it would not be a massage parlor, vape shop, or dispensary. **Vice Chair Joshua Matthews** stated that the proposed zoning does not include a specific site plan and provided a hypothetical scenario where the property is rezoned to Residential-Office, the variance gets denied because they created their own hardship, the property owner decides to not develop the site but to sell it, and a potential buyer comes along but decides not to purchase the site because they realize they cannot do anything with the property since the denial of the variance is already on the record. Vice Chair Matthews further stated that in that scenario they would have created a property that is not buildable without it being rezoned and could stay vacant for a long time. Vice Chair Matthews reiterated that there is no automatic reversion of zoning in Phoenix. Mr. Allison stated that in Arizona, there is no automatic reversion of zoning and that they would need to go through a process. Mr. Allison stated that in that scenario, the owner would sell the property with a zoning contingency to allow the buyer time to get the property back to residential zoning, then close escrow on the property, adding that it is a normal pattern of business.

Bramley Paulin, neighborhood resident, asked if the applicant would consider abandoning 17th Street to Griswold Road, while the developer builds a cul-de-sac and preserves the northernmost ten to fifteen feet of the site as natural desert. Mr. Paulin stated that Griswold Road would then be exclusively residential with no chance of commercial traffic. Mr. Paulin stated that the site would no longer need a variance since 17th Street would become a shared driveway between Southwest Gas, the subject site, and the site located on Northern Avenue, with no need for a sidewalk or curb. Mr. Paulin stated that he believed that everyone would be happy and that if there was a concern over the Fire Department having access, there could be a gate at the top of the cul-de-sac. Mr. Paulin stated it would be a win-win and would require another step in the process but would be less expensive. Mr. Paulin suggested that the committee include a stipulation requiring the air conditioning units be located on the south side of the building.

Committee Member Steve Pamperin stated that he lives in a very similar area and had learned that the applicant paid \$775,000 for the property, which is an extremely large amount of money for a residential property in this area. Committee Member Pamperin stated that it was not likely that the owner would be able to sell the site as residential without suffering a substantial loss. **Mr. Allison** stated that he is not a real estate transactional attorney and does not deal with property values and could not respond.

Vice Chair Matthews stated that he was confused as to where the committee was in the hearing process and wanted to get to a point where the committee could discuss the request. **Chair Stephanie Fogelson** stated that there were still questions that needed to be asked and answered.

Committee Member Massimo Sommacampagna asked about access. **Mr. Allison** stated that the initial concept was for a single access point to serve the office building and that the property owner to the south had approached them about shared access and about acquiring the southernmost portion of the parcel.

Committee Member Jennifer Harris stated that she keeps hearing that we need more housing in Phoenix and that her understanding from the applicant's presentation was that the site was not viable for residential. Committee Member Harris asked for clarification. **Mr. Allison** stated that the reason why the site was not viable as single-family residential was because of its proximity to the office building and parking lot located across the street. Mr. Allison stated that the proposed use balances out the offices across the street.

COMMITTEE DISCUSSION

Vice Chair Matthews stated that he could not get behind the request since it does not make sense from the community's perspective. Vice Chair Matthews stated that one of his criteria for a rezoning request is that it makes sense and that after seeing what the community is like, even taking into consideration the office building to the west that has been there for a very long time and is part of the community, the request does not make sense. Vice Chair Matthews stated that Residential-Office makes sense along Northern Avenue with residential behind it and that he will be interested in hearing the case involving the neighboring property next month. Vice Chair Matthews stated that he was concerned over the reliance on a future variance and that in his view a variance should be tied to a physical condition that makes the property difficult to develop as opposed to trying to get around the city's rules regarding street classification.

Committee Member Pamperin stated that he agreed with Vice Chair Matthews, further citing the unique character of the neighborhood and the impact that the proposed development would have on that character. Committee Member Pamperin stated that he was inclined to support the neighbors, who have in large part opposed the request.

Committee Member Joshua Carmona stated that he could see both sides, citing the neighborhood's desire to maintain the character of the street, native landscaping, and potentially moving the building to a different location on the site. Committee Member Carmona stated that Residential-Office allows for a typical transition from commercial to residential, which would make sense. Committee Member Carmona suggested that stipulations could be added to help the neighborhood feel more confident that the character of the neighborhood would remain intact. Committee Member Carmona stated that he wanted to hear from the other committee members.

Committee Member Pérez-Pawlowski expressed her gratitude to those who spoke regarding the case and stated that is why these meetings exist. Committee Member Pérez-Pawlowski stated that while the zoning of the two sites are not dependent upon one another, the actual construction of the building on the site depends on the

outcome of a future variance, which is cause for concern in that if the zoning of the adjacent site is approved, but variance for the subject site is not approved, the subject site could not be developed and there would be no incentive to keep the Residential-Office zoning in place, which could lead to the expansion of the commercial zoning. Committee Member Pérez-Pawlowski stated that her intent in asking about delaying the decision regarding the subject request was to determine the outcome before moving forward but felt that the applicant had expressed an unwillingness to do so, which suggested that their intent was to move forward no matter what. Committee Member Pérez-Pawlowski stated that she was concerned over the cumulative effect of both cases and wanted to have more discussion on how those effects could potentially be mitigated, including the possibility of abandoning 17th Street in favor of a shared driveway.

Committee Member Arick O'Hara stated that he has seen a number of zoning requests go through that were dependent upon a future variance and he has never seen a zoning request come back as a result of a variance being denied. Committee Member O'Hara stated that variances of this type are typically granted. Committee Member O'Hara stated that he was respectful of what the neighbors had to say but also agreed that it is not likely that a home will ever be constructed in the site due to its proximity to the Southwest Gas office building across the street. Committee Member O'Hara stated he visited the site and that he could hear the air conditioning units of the office building loud and clear. Committee Member O'Hara stated that if the intent was to leave the site vacant it will remain vacant, but he sees the project as a nice transition and that it would not include high traffic generators such as doctor offices. Committee Member O'Hara stated that a Traffic Impact Analysis was not required, presumably because it is not a high traffic generator. Committee Member O'Hara stated that the applicant was willing to work with the neighborhood regarding the color of the building and other stipulations and sees this as a great project because it was taking a vacant lot and building something that, while not community-focused, will provide a transition. Committee Member O'Hara stated that the trees will provide a noise buffer. Committee Member O'Hara stated that he, as a fire captain, would not utilize the emergency access gate due to the radiant heat that will damage the fire apparatus. Committee Member O'Hara stated that he would vote yes, that the project will provide a few jobs, and the applicant wishes to be part of the community, not against it.

Chair Fogelson stated that the community is beautiful and quaint and that there are plenty of commercial buildings to the west, but the applicant is currently looking to relocate his business that is currently a rock's throw away from the site, which gives the neighborhood some level of familiarity with the business.

Committee Member Harris stated that she agreed with Committee Member O'Hara in that the applicant is willing to work with the community.

Committee Member Nadine Alauria stated that she was torn in that as a business owner, she understands the applicant's desire to own rather than rent but understands the neighborhood's concerns.

Committee Member Sommacampagna stated that he agreed with Committee Member Alauria. Committee Member Sommacampagna stated that Residential-Office is not an intense zoning district but has concerns with the future variance although those concerns are reduced due to the applicant having retained a qualified attorney who understands the process. Committee Member Sommacampagna stated that he was supportive of the request.

Committee Member Pamperin stated that he was in favor of small businesses but asked the committee members to ask themselves if they would be willing to live across the street from the proposed development. Committee Member Pamperin stated that it is a residential area and that he is not supportive of the request. Committee Member Pamperin referenced the house that had been previously located on the site and suggested that it was possible that another house could be located on the site. **Committee Member O'Hara** stated that the house that was previously located on the property had been demolished by the city because it was an eyesore. Committee Member Pamperin stated that people tend to hold onto their properties and that it would be an assumption to try to guess at why the site had not redeveloped.

Vice Chair Matthews stated that Residential-Office zoning includes a lot of different uses including adult daycare homes, community resident homes, professional medical and dental office, and administrative uses and that zoning lives with the property until such time as it is changed. Vice Chair Matthews stated that while he did not want to restrict small business, and the subject proposal involves a use that will generate five to eight people coming to the site, the other uses that are allowed in the Residential-Office district could generate more traffic. Vice Chair Matthews stated that he was not opposed to the specific use or the specific design and that the applicant was willing to work with the neighbors on certain items, but the range of uses allowed under the proposed zoning district is not appropriate for the neighborhood. Vice Chair Matthews stated that he was also concerned over the need for a future variance and that in his experience variances are granted based on hardship not street classification. Vice Chair Matthews stated that if the city wanted to reclassify or abandon the street, that was their prerogative and not that of the adjacent property owners.

Committee Member Carmona asked if the design of the building was more residential in appearance, or the parking lot was more effectively screened, would that make a difference. **Vice Chair Matthews** asked if it was a dental office generating traffic from 7:00 a.m. to 5:00 p.m. Monday through Friday and with 35 parking spaces being filled, would that make a difference, and reiterated that the zoning district allows a range of uses, many of which generate more traffic than five people coming to work each day.

MOTION 1:

Vice Chair Joshua Matthews motioned to recommend denial Z-58-25-6. **Committee Member Elizabeth Pérez-Pawloski** seconded the motion.

DISCUSSION:

Chair Stephanie Fogelson asked staff to explain the impact of a yes vote. **Mr. Kuhfuss** stated that a yes vote would have the effect of recommending denial of the request.

VOTE 1:

3-10-1, motion to recommend denial of Z-58-25-6 fails with Committee Members Pamperin, Pérez-Pawloski, and Matthews in favor and Committee Members Carmona, Edwards, Garbarino, Harris, Hepperle, Knapp, Larson, O'Hara, Sommacampagna, and Fogelson opposed and Alauria in abstention.

MOTION 2:

Committee Member Arick O'Hara motioned to recommend approval of Z-58-25-6 per the staff recommendation. **Chair Stephanie Fogelson** seconded the motion.

Committee Member Joshua Carmona asked if Committee Member O'Hara would be amenable to a friendly amendment to add an additional stipulation regarding the use of native vegetation and direction for the applicant to work with the neighborhood on building aesthetics. **Mr. Kuhfuss** stated that he had stipulation language prepared and read the following stipulation language into the record as new Stipulation No. 22: "All vegetation planted in association with this site shall consist entirely of plant species indigenous to the Upper Sonoran Desert, as approved by the Planning and Development Department". Committee Member O'Hara agreed to the friendly amendment to add a new stipulation as read into the record by Mr. Kuhfuss and to add direction for the applicant to work with the neighbors regarding building aesthetics. **Chair Stephanie Fogelson** seconded the amended motion. **Committee Member Pamperin** asked if the motion could be amended to include 17th Street being converted to a cul-de-sac. Committee Member O'Hara stated that was outside of the committee's purview. Mr. Kuhfuss restated the motion. **Mr. Allison** acknowledged that he would be amenable to the amended motion.

VOTE 2:

10-3-1, motion to recommend approval of Z-58-25-6 per the staff recommendation, with an additional stipulation regarding the use of native vegetation and direction for the applicant to work with the neighborhood on building aesthetics passes with Committee Members Carmona, Edwards, Garbarino, Harris, Hepperle, Knapp, Larson, O'Hara, Sommacampagna, and Fogelson in favor and Committee Members Pamperin, Pérez-Pawloski, and Matthews opposed and Alauria in abstention.

VPC RECOMMENDED STIPULATIONS

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.
5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.
9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).
10. 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.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.

12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
13. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.
18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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.

21. 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.
22. **ALL VEGETATION PLANTED IN ASSOCIATION WITH THIS SITE SHALL CONSIST ENTIRELY OF PLANT SPECIES INDIGENOUS TO THE UPPER SONORAN DESERT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** August 1, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 9 (Z-58-25-6) – SOUTHEAST CORNER OF 17TH STREET
AND GRISWOLD ROAD

Rezoning Case No. Z-58-25-6 is a request to rezone 1.12 acres located on the southeast corner of 17th Street and Griswold Road from R-16 (Single-Family Residence District) to R-O (Residential Office District – Restrict Commercial) to allow for professional offices.

The North Mountain Village Planning Committee (VPC) heard this request on July 16, 2025 and recommended approval, per the staff recommendation with an additional stipulation and direction, by a vote of 10-3-1. During the VPC meeting, members of the neighborhood expressed concerns regarding the use of non-native vegetation. In response, the Village Planning Committee recommended Stipulation No. 22 requiring the use of native vegetation. The VPC also requested that the applicant work with the neighborhood to work on building aesthetics.

In addition to the aforementioned concerns over non-native vegetation, members of the public expressed concerns over site lighting and the loss of the rural character of the neighborhood. The applicant has been working with the neighborhood and staff to address these concerns. Staff recommends including two additional stipulations requested by the applicant intended to address the concerns. These are new Stipulation No. 23 regarding the use of detached sidewalks and associated vegetation, and new Stipulation No. 24 regarding site lighting.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.

5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.
9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).
10. 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.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

13. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.
18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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.
21. 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.

22. ALL VEGETATION PLANTED IN ASSOCIATION WITH THIS SITE, **INCLUDING THE STREETScape**, SHALL CONSIST ENTIRELY OF PLANT SPECIES INDIGENOUS TO THE UPPER SONORAN DESERT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. ALL SIDEWALKS ADJACENT TO THE STREETS SHALL BE DETACHED WITH A MINIMUM 5-FOOT-WIDE CONTINUOUS LANDSCAPE AREA LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK. THE LANDSCAPE AREA SHALL BE PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS.
 - B. A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS, MAINTAINED TO A MAXIMUM HEIGHT OF 24 INCHES TO PROVIDE A MINIMUM OF 75% LIVE COVERAGE.
24. THE FOLLOWING LIGHTING STANDARDS SHALL APPLY ON-SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. ALL LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY.
 - B. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1 FOOT CANDLE AT THE PROPERTY LINE.
 - C. ANY LIGHTING SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT INCLUDING LAMP, POLE, AND BASE.
 - D. THE COLOR TEMPERATURE OF ANY LIGHTING SHALL BE LIMITED TO 2,700 KELVIN.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 9	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-58-25-6
Location:	Southeast corner of 17th Street and Griswold Road
From:	R1-6
To:	R-O
Acreage:	1.12
Proposal:	Professional office
Applicant:	Evan Boxwell, Boxwell Homes
Owner:	Evan Boxwell, Sawyer Grace, LLC
Representative:	William Allison, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 7/16/2025 Approval, per the staff recommendation, with an additional stipulation and direction. Vote: 10-3-1.

Planning Commission Recommendation: Approval, per the staff memo dated August 1, 2025, with an additional stipulation.

Motion Discussion:

Commissioner Read stated that she believed there was a dedicated right turn lane off Northern Avenue that is proposed as a part of the pending rezoning case for the property directly south of the subject site. She asked whether the Street Transportation Department recommended that proposed lane.

Ms. Racelle Escolar asked if Commissioner Read was referring to a deceleration lane proposed on Northern Avenue to turn on 17th Street.

Commissioner Read responded that yes, she was referring to a possible dedicated lane for drivers who turn off Northern Avenue onto 17th Street.

Ms. Racelle Escolar responded that she had discussed that possibility with the Street Transportation team. Based on what's proposed in the application, a deceleration lane would not be warranted or required, and the Streets team had concerns that the proposed lane could have negative impacts with regards to safety. She did confirm that the development of that deceleration lane would need to be reviewed as part of the pending rezoning case for the property adjacent to the south, not the current rezoning case.

Chairperson Busching asked Ms. Escolar if the proposed rezoning case coming before the Commission next month for the property south of the current subject site included a Special Permit rezoning case to allow self-storage.

Ms. Escolar confirmed that yes, that was the case. She also stated the driveway that is shown on the site plan for this rezoning case is located on the subject property but is not located within

the boundaries of the rezoning case area. The driveway is located within the boundaries of the C-2 rezoning case coming before the committee next month, and stipulations regarding that driveway would be more appropriate to be added to that rezoning case, not the current case. However, it would still be appropriate to rephrase the stipulation to address this specific property, possibly to add signage.

Motion details: Commissioner Hu made a MOTION to approve Z-58-25-6, per the staff memo dated August 1, 2025, with an additional stipulation that a sign shall be installed at any driveway along 17th Street to discourage right turn egress on 17th Street.

Maker: Hu
Second: Gorraiz
Vote: 7-0-1 (Matthews abstaining)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposal will allow for neighborhood-scale business opportunities.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
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6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that

visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

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16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two 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.
18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

19. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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.
21. 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.
22. ALL VEGETATION PLANTED IN ASSOCIATION WITH THIS SITE, INCLUDING THE STREETScape, SHALL CONSIST ENTIRELY OF PLANT SPECIES INDIGENOUS TO THE UPPER SONORAN DESERT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. ALL SIDEWALKS ADJACENT TO THE STREETS SHALL BE DETACHED WITH A MINIMUM 5-FOOT-WIDE CONTINUOUS LANDSCAPE AREA LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK. THE LANDSCAPE AREA SHALL BE PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS.
 - B. A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS, MAINTAINED TO A MAXIMUM HEIGHT OF 24 INCHES TO PROVIDE A MINIMUM OF 75% LIVE COVERAGE.
24. THE FOLLOWING LIGHTING STANDARDS SHALL APPLY ON-SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. ALL LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY.
 - B. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1 FOOT CANDLE AT THE PROPERTY LINE.
 - C. ANY LIGHTING SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT INCLUDING LAMP, POLE, AND BASE.
 - D. THE COLOR TEMPERATURE OF ANY LIGHTING SHALL BE LIMITED TO 2,700 KELVIN.

25. A SIGN SHALL BE INSTALLED AT ANY DRIVEWAY ALONG 17TH STREET TO DISCOURAGE RIGHT TURN EGRESS ON 17TH STREET.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-58-25-6 Southeast corner of 17th Street and Griswold Road	(SIGNATURE ON ORIGINAL IN FILE)	
		opposition	X
APPEALED FROM:	PC 8/7/2025	1741 E. Griswold Road Phoenix, AZ 85018	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	James Feldhan 602-692-1216 jimfphx@gmail.com Joanne Itow 602-692-1230 joitow@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Impact of this case related to adjoining property also under rezoning for September hearing. Other issues related to traffic on Northern Avenue, 17th Street, Griswold, Las Palmaritas.			
RECEIVED BY:	8/11/2025	RECEIVED ON:	Camryn Thompson

Joshua Bednarek
Tricia Gomes
Racelle Escobar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

AUG 11 2025

Planning & Development
Department

The **PLANNING COMMISSION** agenda for **August 7, 2025** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **August 14, 2025**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **August 14, 2025**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **August 14, 2025**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **August 21, 2025**.

FORM TO REQUEST CITY COUNCIL HEARING

I **HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:**

Z-58-25-6

APPLICATION NO.

August 7, 2025

DATE APPEALED FROM

☒ **OPPOSITION**
☐ **APPLICANT**

17th Street & Griswold Rd

LOCATION OF APPLICATION SITE

Carmyn Thompson

PLANNER

(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

James Feldhan * Joanne Itow

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

1741 E. Griswold Rd

STREET ADDRESS

8/11/25

DATE OF SIGNATURE

Phoenix, AZ 85018

CITY, STATE & ZIP CODE

602-692-1216

TELEPHONE NO.

jimfphx@gmail.com

EMAIL ADDRESS

joitow@gmail.com

REASON FOR REQUEST

Impact of this case related to adjoining property also under rezoning for Sept hearing. Other issues related to traffic on North Ave, 17th St, Griswold, Los Palmaritas

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE APPLICATION NO: Z-58-25-6

PROPERTY LOCATION: Southeast corner of 17th Street and Griswold Road

PROPOSED USE: Professional Office

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: R1-6

TO: R-O

Ordinance #:

CASE TYPE: Rezoning

Ordinance Date:

DSD #:
2/3/2025

CASE STATUS: Under Appeal

GROSS ACREAGE: 1.12

VILLAGE: North Mountain

COUNCIL DISTRICT: 6

DATE FILED: 05/06/2025

ZONING MAP:

J9

Q.S. MAP:

Q25-31

APN

165-21-005A

Contact Information


Name		Address	Phone	Fax	Email
Evan Boxwell, Boxwell Homes	Applicant	1730 East Northern Avenue Suite 118 Phoenix AZ 85014	4803909994		evan@boxwellhomes.com
William Allison, Withey Morris Baugh, PLC	Representative	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	(602) 346-4615		bill@wmbattorneys.com
Evan Boxwell, Sawyer Grace, LLC	Owner	102 West Cypress Street, Phoenix AZ 85003	4803909994		evan@boxwellhomes.com
James Feldhan and Joanne Itow	Appellant	1741 East Griswold Road Phoenix AZ 85020	602-692-1216		jimfphx@gmail.com

200 W. Washington St., 2nd floor, Phoenix, AZ 85003 • 602-626-7131

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE:  DATE: 8/11/2025

POST APPLICATION 06/09/2025 3:00 PM
MEETING DATE:

Fee Information

Fee	Fee Waived	Fee Date	Purpose
4,250.00	\$0.0	05/06/2025	

ATTACHMENT G







Regarding Case Z-58-25, signed 7/6/2025

Delay or Deny

We, the neighbors of Griswold Road, petition that the zoning for property 1705 East Griswold Rd, case Z-58-25, referred to as The Property, be delayed until the approval of the property re-zoning of the adjoining lot, parcels 165-21-006 A and portion of parcel 165-21-005 A, referred to as Northern & 17th. This is due to concerns and dependencies of current plans for parking, street access, and the overall structures of The Property being dependent on the approval and consistency of plans for Northern & 17th. Thank you for your consideration.

Alyssa Krehbiel

Robert

Ar R

Mary A. Bickel

- Unable to sign, approval via King

Robert R. Kufli

Michael Kufli

Jim. H.

Joe Feldman

Laura Cohen Hogan

William Hogan

1702 E. Griswold - Alyssa Krehbiel

1724 E. GRISWOLD

1724 E. Griswold Rd.

8202 E. Griswold Rd

1728 E. Griswold

1702 E. Griswold Rd

1702 E. Griswold Rd.

1741 E. Griswold Rd

1741 E. Griswold Rd

8122 N. 18th St.

8122 N. 18th St.

From: [Thomas Kush](#)
To: george@witheymorris.com; bill@wmbattorneys.com
Cc: [Robert H Kuhfuss](#)
Subject: Proposed Landscape at Griswold
Date: Saturday, August 2, 2025 7:37:03 PM
Attachments: [Boxwell Letter.docx](#)

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

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[Report Suspicious](#)

Hello Withey and BILL,

My name is Thomas and I am a member of the Stoney Mountain Neighborhood Association Roundtable. I wrote this letter addressed to Mr. Boxwell regarding the proposed landscaped around the property along 17th St and Griswold Road and was told by Doug Banfelder to pass it along to you all. Thank you all for your time and consideration.

Sincerely,
Thomas Kush

Hello Mr. Boxwell,

I am writing as a resident of the neighborhood adjacent to the proposed rezoning site along 17th Street, from Northern Avenue to Griswold Road. I appreciate the thoughtfulness behind incorporating drought-resistant landscaping in the development plan—it is encouraging to see an effort to align with the xeric character of our region.

While I support most of the proposed plant species, I would like to share concerns about three non-native selections: *Eremophila maculata* (Valentine Emu Bush), *Pistacia x 'Red Push'* (Red Push Pistache), and *Quercus virginiana* (Southern Live Oak).

1. Valentine Emu Bush (*Eremophila maculata*)

Although drought-tolerant, this species is not native to the Sonoran Desert and offers limited ecological benefit to local wildlife. As someone with a degree in ecology and biological conservation, I've studied how native plants play critical roles across all levels of the ecosystem—from pollinators to birds.

Suggested alternatives:

- *Calliandra eriophylla* or *Calliandra californica* (Fairy Duster)
- *Justicia californica* (Chuparosa)

These native shrubs provide the same water-wise benefits while supporting local pollinators and birds with their vibrant flowers.

2. Red Push Pistache (*Pistacia x 'Red Push'*)

In addition to being non-native, this tree produces fruit that tends to attract pigeons—an issue that has been observed around the ASU campus where these trees are planted. Increased pigeon populations can lead to nesting in both the development and surrounding residential areas, creating nuisance and sanitation concerns.

3. Southern Live Oak (*Quercus virginiana*)

While a beautiful tree in its native range, this species does not blend well with the Sonoran Desert aesthetic and provides minimal support for native wildlife. Its appearance may cause the development to visually clash with the surrounding landscape.

Alternative Tree Recommendations

If shade and visual appeal are priorities, several native trees meet those needs while enriching the desert ecosystem:

- *Prosopis spp.* (Mesquite) – fast-growing, dense canopy, available in thornless varieties
- *Parkinsonia spp.* (Palo Verde) – Arizona’s state tree, drought-tolerant, native
- *Olneya tesota* (Ironwood) – hardy, elegant, with seasonal pink blooms
- *Chilopsis linearis* (Desert Willow) – minimal litter, attractive flowers, pollinator-friendly

Since trees are the most prominent elements in a landscape, choosing native varieties will help the development blend seamlessly into the surrounding desert while promoting ecological health and long-term sustainability.

Conclusion

I am encouraged by the overall plant palette, and I appreciate the effort to create a water-wise, attractive design. I respectfully ask that you reconsider the inclusion of the three non-native species listed above in favor of native alternatives that better support the ecological and aesthetic integrity of the area.

Thank you for your time and consideration.

Sincerely,
Thomas Kush

From: [EDWARD TRUMAN](#)
To: [Robert H Kuhfuss](#)
Subject: Z-58- 25 zoning application for SEC of 17th Street and Griswold Rd, Phoenix AZ 85020
Date: Sunday, August 3, 2025 3:47:48 PM

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

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[Report Suspicious](#)

Robert,

I and my husband Ed Truman live at 1728 E Griswold Rd in Phoenix, AZ 85020. We have been following the planning of the above referenced lot by Boxwell Homes for the past several months.

A neighbor of ours named Jim Feldhan had been lobbying the neighbors on Griswold Road between 17th Street and 18th Street for a gate at either end of our one block street. We think this is a TERRIBLE idea to try to cordon off traffic on our street — it will cause a hassle getting in and out of our one short block and our friends and tradespeople and delivery people will have trouble getting down our street to visit us and make repairs and deliveries.

Jim is stating in his lobbying efforts that “everybody on the block is in favor of this”. That is a complete misrepresentation of the facts. My husband and I are 100% opposed to choking off free and open access into Griswold Rd with gates. I have also spoken with other neighbors on this block who do not want a gate on either end of the block. We do not mind Boxwell's site plan having a fire access only lane in his parking area that keeps his employees from routinely entering or leaving from their Griswold exit, but we think Jim's campaign to cordon off our street is ludicrous. He left me a message today saying he is engaging the help of retired judge Arthur Anderson to pull some strings with the City of Phoenix so that these gates become a reality. I don't know how much of this is hyperbole or wishful thinking on his part but please consider this email written notice that Ruth and Ed Truman are absolutely opposed to putting a gate at each end of our one block street that we've lived in for 43 years. I have been a land development attorney for 40+ years and I have rarely run across a dumber idea. Call me if you have any questions.

Ruth C Truman
Attorney at Law
602-390-4302
Sent from my iPhone

From: [Doug Banfelder](#)
To: [Robert H Kuhfuss](#)
Subject: Z-58-25-6 Boxwell Homes
Date: Monday, August 4, 2025 1:29:15 PM

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

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[Report Suspicious](#)

Hi Robert:

Checking in on this application; could you please provide a list of the current stipulations that have been added to it?

Also, do you have any info on the garage bays shown in the East Elevation? Or any insight on possible planned operations within those bays?

The applicant's attorney said that the bays will be used for "storage". Our concerns are noise in the event the applicant is handling/storing steel sheeting there (Boxwell Homes has used this material on at least two projects that we're aware of), or any sort of light industrial use such as pre-manufacturing homebuilding components like walls or roof supports.

Please advise and thank you for your time and attention.

Sincerely -

Doug Banfelder

Facilitator - Stoney Mountains Neighborhood Association