

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 5, 2026

ITEM NO: 12	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-SP-10-25-6
Location:	Southeast corner of 48th Street and Holly Street
From:	R-3
To:	R-3 SP
Acreage:	1.94
Proposal:	Special Permit to allow a cemetery, and all underlying R-3 uses
Applicant:	Madison Leake, Burch & Cracchiolo, P.A.
Owner:	Diocese of Phoenix Catholic Cemeteries & Funeral Homes, c/o Harry Antram
Representative:	Edwin Bull, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/6/2026 Approval, per the staff recommendation. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-SP-10-25-6, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz
Second: James
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the scale and character of the surrounding area.
2. The proposal, as stipulated, has adequate development standards to mitigate negative impacts to the surrounding area.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 12, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
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. For any future building on site, bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. 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.
6. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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, schools, and residential common areas, as approved by the Planning and Development Department.
8. 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.
9. A minimum of one green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
10. 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.
11. A minimum 5-foot wide sidewalk shall be constructed on the south side of Holly Street, adjacent to the development.
12. A minimum 6-feet of right-of-way shall be dedicated for west half of the alley, adjacent to the eastern property line.
13. All existing electrical utilities within the public right-of-way on Holly Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

14. 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.
15. 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.
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.

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.