



Village Planning Committee Meeting Summary

PHO-1-25—Z-28-21-2

Date of VPC Meeting	February 12, 2026
Date of Planning Hearing Officer Hearing	February 18, 2026
Request	Modification of Stipulation 5 regarding maximum height
Location	Northeast corner of Sonoran Desert Drive and 29th Avenue
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Background Presentation:

Adrian Zambrano, staff, provided background regarding the location of the site, the entitled zoning, and the request. Mr. Zambrano stated the zoning of the site is C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) established by rezoning case Z-28-21-2, which was subject to 27 stipulations. Mr. Zambrano provided background on area plans and overlays, indicating that the subject site is located in the North Black Canyon Corridor Plan and within the Infrastructure Limit Line of the plan, within the North Black Canyon Overlay District (NBCOD), and within the North Gateway Village Core Plan area. Mr. Zambrano shared the approved stipulations of the entitled zoning and highlighted the stipulation that is requested to be modified. Mr. Zambrano displayed and discussed the original site plan and elevations of Z-28-21-2; the new proposed site plan and elevations for the west half of the C-2 zoned area; and the proposed site plan, elevations, and renderings for the subject site on the east half of the C-2 zoned area.

Applicant Presentation:

Preston Johnson, with Stewart + Reindersma Architecture, PLLC, introduced himself and provided an overview of the site. Mr. Johnson displayed and discussed the site plan for the subject site and the adjacent parcel to the west. Mr. Johnson noted that the request is to modify Stipulation 5 to allow up to 56 feet in height in accordance with the base C-2 zoning district allowances in a core area. Mr. Johnson displayed and discussed surrounding developments, noting that surrounding development is between

two to four stories in height. Mr. Johnson then displayed the proposed elevations and renderings.

Questions from Committee:

Committee Member Paul Carver asked for clarification how many stories the apartment complex is to the east. **Mr. Johnson** responded that it is two stories. Committee Member Carver asked for clarification if the adjacent property to the north is also zoned for multi-story multifamily residential. Mr. Johnson responded affirmatively, noting that it is zoned R-4. Committee Member Carver asked what the distance is between the building on the subject site and the buildings on the adjacent property to the east. Mr. Johnson responded that there is a shared driveway between the two properties, noting that there would be quite a bit of distance between the buildings on the two properties. Committee Member Carver asked if the lighting would not contribute to light pollution. Mr. Johnson responded that the lighting will comply with all City of Phoenix lighting requirements. Mr. Johnson noted that the renderings are conceptual and that the building would most likely not have any uplighting.

Chair Scott McGill asked if there is a right-in right-out between the subject site and the property to the east. **Mr. Johnson** responded that there is a median cut, so there is an option for a left-in as well. Chair McGill asked for clarification that there is a traffic signal to the west. Mr. Johnson responded affirmatively, noting that all the right-of-way work has been permitted and is already constructed.

Committee Member Paul Li asked for clarification that the development to the west for the proposed QuikTrip convenience store and gas station is not part of the request. **Mr. Zambrano** responded affirmatively, noting that the development to the west received preliminary approval in September 2025. Mr. Zambrano clarified that this request is not requesting rezoning and is only requesting a modification of an approved stipulation.

Public Comments:

None.

Applicant Response:

None.

MOTION – PHO-1-25—Z-28-21-2:

Committee Member Will Manion motioned to recommend approval of PHO-1-25—Z-28-21-2. **Committee Member Thomas Salow** seconded the motion.

VOTE – PHO-1-25—Z-28-21-2:

9-0; the motion to recommend approval of PHO-1-25—Z-28-21-2 passed with Committee members Carver, Crouch, Kennelly, Li, Manion, McCarty, Salow, Swanson, and McGill in favor.

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STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.