

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 5, 2026

ITEM NO: 5	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-172-24-4 (Richman 41st & Thomas East, LLC PUD)
Location:	Approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road
From:	R-4 and PSC
To:	PUD
Acreage:	3.41
Proposal:	PUD (Planned Unit Development) to allow multifamily residential for seniors
Applicant:	Richman 41st & Thomas East, LLC
Owner:	Phoenix Manor, LLC c/o Boswell Alliance Construction Co.
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 7/9/2025 Information only.

Maryvale 1/14/2026 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-172-24-4, per the Maryvale Village Planning Committee recommendation.

Maker: Boyd
Second: Odegard-Begay
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will add to the mix of housing options, including senior housing, within proximity to an existing senior center.
3. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Housing Phoenix Plan, Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations:

1. An updated Development Narrative for the Richman 41st & Thomas East, LLC PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 22, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D.1 Development Standards table, Column 1, Row e. add the word "Minimum" in front of Open Space.
 - c. Page 10, D. Development Standards, D.8 Streetscape Standards table, Column 2, Row b. remove the word "Attached" in front of Sidewalk width.
2. 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.
3. A minimum 50 feet of right-of-way shall be dedicated for the south half of Thomas Road.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
5. 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.
6. 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.
7. 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.
8. 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.