

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-53-25-7
Location:	Southeast corner of Central Avenue and Broadway Road
From:	R-5 SPVTABDO, C-1 SPVTABDO, C-3 SPVTABDO, and P-1 SPVTABDO
To:	WU Code T5:6 SPVTABDO
Acreage:	5.53
Proposal:	Mixed-use, multifamily residential
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Neighborhood Services Department
Representative:	Eric Prochnow, City of Phoenix, Community and Economic Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 8/12/2025, Approval, per the staff recommendation, with a modification. Vote: 12-0.

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

Motion Discussion:

Chairwoman Busching asked staff if the proposed zoning district would allow a maximum height of 80 feet by right.

Ms. Racelle Escolar responded that there are stipulations that allow up to 80 feet in height but that is only if affordable housing and mixed use is provided.

Motion details: Commissioner Jaramillo made a MOTION to approve Z-53-25-7, per the South Mountain Village Planning Committee recommendation.

Maker: Jaramillo
Second: Gorraiz
Vote: 6-0
Absent: Odegard-Begay, Matthews
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designations and the South Central Transit Oriented Development Community Plan's vision for the site.
2. The proposal will redevelop an underutilized site with an affordable, mixed-use, multifamily residential development that will contribute to the mix of housing options in the area.

3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the South Central Transit Oriented Development Community Plan, Comprehensive Bicycle Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The maximum building height shall not exceed 56 feet, except that the maximum building height may be increased to 80 feet, subject to a minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.
2. The development shall contain a vertical mix of land uses such as residential and nonresidential uses, as approved by the Planning and Development Department. A minimum of 4,000 square feet of non-residential uses shall be provided along Central Avenue and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
3. The development shall utilize the storefront, gallery, arcade, or forecourt frontages, or a combination thereof, per the requirements of Section 1305.B. along Central Avenue.
4. The ground floor of the building at the northwestern corner of the site shall be enhanced with angled or rounded building corners, as approved by the Planning and Development Department.
5. The building height shall not exceed 30 feet within 35 feet of the east property line, as approved by the Planning and Development Department.
6. ~~The site plan and elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval.~~
THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS FOR FUTURE DEVELOPMENT OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. The required paseo shall be provided, as described below and as approved by the Planning and Development Department.
 - a. The required paseo shall be no closer than 200 feet from Central Avenue and 2nd Street.
 - b. The required paseo shall connect to the sidewalks along Broadway Road and Corona Avenue.
8. A minimum of two 1,000 square foot plazas shall be provided, as described below and as approved or modified by the Planning and Development Department.
 - a. A minimum of one plaza shall be located along the required paseo.

- b. A minimum of one plaza shall be located at the northwest corner of the site.
 - c. The plazas shall contain a minimum of one artistic enhancement.
9. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
- a. A bicycle repair station (“fix-it station”) shall be provided and maintained near secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. A minimum of 3 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
10. A minimum of 3 percent of the required parking spaces shall include EV-Capable infrastructure.
11. A minimum of four bioswales 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 and/or Street Transportation departments.
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 residential common areas, as approved by the Planning and Development Department.
13. 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.
14. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south side of Broadway Road.
15. The sidewalk along Broadway Road shall be a minimum of 8 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.

16. The sidewalk along Corona Avenue and 2nd Street shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb, and planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 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 for installing the required plants.
17. Prior to preliminary site review, a Traffic Impact Analysis shall be submitted to and accepted by the Street Transportation Department. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
18. 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.
19. 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.
20. 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.
21. The eastbound bus bay and pad on Broadway Road east of Central Avenue shall be retained.
22. 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.
23. 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.
24. 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.
25. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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.