

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, February 5, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED February 4, 2025*****
Item Revised: 26

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=ecf238c9e8d0c337ec28d0523bea550e7>

- 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 2558 983 3578# (for English) or 2557 358 4370# (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 2557 358 4370#. 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 2557 358 4370#). 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

MINUTES OF MEETINGS

1 **For Approval or Correction, the Minutes of the Formal Meeting on September 4, 2024**

Page 10

BOARDS AND COMMISSIONS

- 2 **Mayor and Council Appointments to Boards and Commissions** Page 11

Attachments

[Attachment A - Boards and Commissions Appointments.pdf](#)

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

- 3 **Liquor License - Rob's Smoke Shop - District 2** Page 14

Attachments

[Attachment - Rob's Smoke Shop - Data.pdf](#)

[Attachment - Rob's Smoke Shop - Map.pdf](#)

- 4 **Liquor License - Beer Cave Drive Thru - District 3** Page 19

Attachments

[Attachment - Beer Cave Drive Thru - Data.pdf](#)

[Attachment - Beer Cave Drive Thru - Map.pdf](#)

- 5 **Liquor License - Tatemados - District 4** Page 25

Attachments

[Attachment - Tatemados - Data.pdf](#)

[Attachment - Tatemados - Map.pdf](#)

- 6 **Liquor License - Special Event - Grand Canyon University - District 5** Page 30

- 7 **Liquor License - Big Bear Market - District 5** Page 31

Attachments

[Attachment - Big Bear Market - Data.pdf](#)

[Attachment - Big Bear Market - Map.pdf](#)

- 8 **Liquor License - Special Event - Madison District Educational Foundation, Inc. (3/25/25) - District 6** Page 36

- 9 **Liquor License - Special Event - Madison District Educational Foundation, Inc. (4/26/25) - District 6** Page 37

- 10 **Liquor License - Special Event - Madison District Educational Foundation, Inc. (5/5/25) - District 6** Page 38

- 11 **Liquor License - Special Event - Rosie's House: A Music Academy for Children, Inc. - District 6** Page 39
- 12 **Liquor License - Special Event - The Great Arizona Puppet Theater, Inc. - District 7** Page 40
- 13 **Liquor License - Centrico - District 7** Page 41
- Attachments*
- [Attachment - Centrico - Data.pdf](#)
- [Attachment - Centrico - Map.pdf](#)
- 14 **Liquor License - Special Event - Laveen Community Council - District 8** Page 46
- 15 **Liquor License - Arizona Roadtrip #1491 - District 8** Page 47
- Attachments*
- [Attachment - Arizona Roadtrip #1491 - Data.pdf](#)
- [Attachment - Arizona Roadtrip #1491 - Map.pdf](#)
- 16 **Liquor License - Monster Brewing Company - District 7** Page 51

PAYMENT ORDINANCE (Ordinance S-51616) (Item 17)

- 17 **Maricopa County Air Quality and Environmental Regulations** Page 53

ADMINISTRATION

- 18 **Acceptance and Dedication of Easements for Sidewalk and Public Utility Purposes (Ordinance S-51624) - Districts 2 & 6** Page 54
- 19 **Vehicle Wash Services Contract - IFB-25-0500 - Request for Award (Ordinance S-51633) - Citywide** Page 56

COMMUNITY SERVICES

- 20 **Authorization to Accept 108.7 Acres of Vacant Land by Special Warranty Deed from RJT Homes - Carver Mountain LLC and to Designate as Mountain Preserve (Ordinance S-51618) - District 8** Page 58

ECONOMIC DEVELOPMENT

- 21 **Agreement with Brooksee, Inc. to Host 2025 Phoenix Marathon - (Districts 1, 3, 6 & 8)** Page 60

PUBLIC SAFETY

- 22 **Donation from DesertScape Retirement Community to Support the Phoenix Fire Department's Paramedic Training Program (Ordinance S-51629) - Citywide** Page 62
- 23 **General Police Towing Services - RFP 13-006 (Ordinance S-51631) - Citywide** Page 63
- 24 **FLIR Equipment, Parts and Services - Requirements Contract - RFA 19-011 - Amendment (Ordinance S-51632) - Citywide** Page 65

TRANSPORTATION AND INFRASTRUCTURE

- 25 **Amend Phoenix City Code Section 4-114 (Ordinance G-7358) - Citywide** Page 66
- *26 *****ITEM REVISED (SEE ATTACHED MEMO)*** Request to Extend the Intergovernmental Agreement Between the City of Phoenix and the Arizona Early Childhood Development and Health Board to Administer the Airport Worker Childcare Scholarship Program (Ordinance S-51635) - District 8** Page 67
- Attachments*
- [Item 26 - Correction Memo.pdf](#)
- 27 **Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I - Professional Services - AV16000037 (Ordinance S-51625) - District 8** Page 70

- | | | |
|----|---|---------|
| 28 | Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements - Professional Services - AV13000004 (Ordinance S-51627) - District 8 | Page 72 |
| 29 | Miscellaneous Building Repairs - Amendment (Ordinance S-51626) - Citywide | Page 74 |
| 30 | Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51621) - District 2 | Page 76 |
| 31 | Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51634) - Districts 7 & 8 | Page 78 |
| 32 | Annual Membership Agreement with Arizona State University's Southwest Pavement Technology Consortium (Ordinance S-51630) - Citywide | Page 80 |
| 33 | 5ED Water Pressure Zone Resilience - Engineering Services - WS85050056 (Ordinance S-51623) - District 2 | Page 82 |
| 34 | Water Production Wells and Aquifer Storage and Recovery Wells Phase II - Construction Manager at Risk Construction Services Amendment - WS85010054, WS85010052 and WS85010045 (Ordinance S-51617) - Citywide | Page 85 |
| 35 | Scenario 9 Transmission Main Rehabilitation - Engineering Services - WS85507006 (Ordinance S-51619) - Districts 7 & 8 | Page 87 |
| 36 | Scenario 9 Transmission Main Rehabilitation - Construction Manager at Risk Services - WS85507006 (Ordinance S-51620) - Districts 7 & 8 | Page 90 |

- 37 **Solar Services Agreement - Amendment (Ordinance S-51622) - Citywide** Page 93
- 38 **Request to Amend an Intergovernmental Agreement with City of Glendale to Provide Treated Water (Ordinance S-51628) - District 5** Page 95

PLANNING AND ZONING MATTERS

- 39 **Amend City Code - Official Supplementary Zoning Map 1275 (Ordinance G-7351) - District 2** Page 97
- Attachments*
- [Attachment A - Draft Ordinance - Supplementary Zoning Map 1275.pdf](#)
- 40 **Amend City Code - Official Supplementary Zoning Map 1276 (Ordinance G-7352) - District 2** Page 101
- Attachments*
- [Attachment A - Draft Ordinance - Supplementary Zoning Map 1276.pdf](#)
- 41 **Amend City Code - Official Supplementary Zoning Map 1277 (Ordinance G-7353) - District 6** Page 105
- Attachments*
- [Attachment A - Draft Ordinance - Supplementary Zoning Map 1277.doc](#)
- 42 **Amend City Code - Ordinance Adoption - Rezoning Application Z-117-24-1 - Northeast Corner of 17th Avenue and Happy Valley Road (Ordinance G-7354) - District 1** Page 109
- Attachments*
- [Attachment A - Draft Ordinance - Z-117-24-1.doc](#)
- 43 **Amend City Code - Ordinance Adoption - Rezoning Application Z-129-24-3 - Approximately 500 Feet North of the Northwest Corner of 25th Avenue and Dunlap Avenue (Ordinance G-7355) - District 3** Page 121
- Attachments*
- [Attachment A - Draft Ordinance - Z-129-24-3.pdf](#)

- 44 **Amend City Code - Ordinance Adoption - Rezoning** Page 134
 Application Z-151-24-5 - Northeast Corner of 39th Avenue
 and Grand Avenue (Ordinance G-7357) - District 5

Attachments

[Attachment A - Draft Ordinance - Z-151-24-5.doc](#)

- 45 **Amend City Code - Ordinance Adoption - Rezoning** Page 144
 Application Z-110-24-8 - Approximately 475 Feet South of
 the Southeast Corner of 32nd Street and Southern
 Avenue (Ordinance G-7356) - District 8

Attachments

[Attachment A - Draft Ordinance - Z-110-24-8.doc](#)

- 46 **Public Hearing and Ordinance Adoption - Rezoning** Page 152
 Application Z-119-24-2 - Southeast Corner of 56th Street
 and Shea Boulevard (Ordinance G-7359) - District 2

Attachments

[Attachment A - Draft Ordinance - Z-119-24-2.docx](#)

[Attachment B - Staff Report - Z-119-24-2.pdf](#)

[Attachment C - VPC Summary - Z-119-24-2.pdf](#)

[Attachment D - PC Summary - Z-119-24-2.pdf](#)

[Attachment E - Appeal - Z-119-24-2.pdf](#)

[Attachment F - Support - Z-119-24-2.pdf](#)

[Attachment G - Opposition - Z-119-24-2.pdf](#)

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN



For Approval or Correction, the Minutes of the Formal Meeting on September 4, 2024

Summary

This item transmits the minutes of the Formal Meeting of September 4, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 2/5/2025, Item No. 2

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: February 5, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Ahwatukee Foothills Village Planning Committee

Councilman Robinson recommends the following for appointment:

Alyson Slobodzian

Ms. Slobodzian is the Government Affairs Director of Phoenix REALTORS and a resident of District 6. She fills a vacancy for a term to expire February 5, 2027.

Alhambra Village Planning Committee

Councilwoman Guardado recommends the following for appointment:

Lance Vallo

Mr. Vallo is a retiree and a resident of District 5. He replaces Pamela Fitzgerald for a term to expire on February 5, 2027.

Maryvale Village Planning Committee

Councilwoman Guardado recommends the following for appointment:

Andrea Ramirez

Ms. Ramirez is a substitute teacher and a resident of District 5. She fills a vacancy for a term to expire February 5, 2027.

Neighborhood Block Watch Fund Oversight Committee

Councilman Galindo-Elvira recommends the following for appointment:

Renee Dominguez

Ms. Dominguez is a resident of District 7. She replaces Terry Perez for a term to expire February 5, 2027.

Francisca Yvette Madero

Ms. Yvette Madero is a case worker for the City of Phoenix and a resident of District 7. She replaces Gabriela Garza for a term to expire February 5, 2027.

Planning Commission

I recommend the following for appointment:

Andrea Odegard-Begay

Ms. Odegard-Begay is a Senior Associate at Hazen and Sawyer and a resident of District 3. She fills a vacancy for a term to expire February 5, 2029.



Liquor License - Rob's Smoke Shop - District 2

Request for a liquor license. Arizona State License Application 322935.

Summary

Applicant

Roni Shoris, Agent

License Type

Series 10 - Beer and Wine Store

Location

19401 N. Cave Creek Road, #31A

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a tobacco shop. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales and a Zoning Clearance to allow tobacco oriented retail sales.

The 60-day limit for processing this application is February 11, 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 have extensive experience as a beverage server a proven track record of responsible alcohol service. Understanding of all relevant liquor laws and regulations, and a commitment to upholding the highest standards of customer service and community safety. Also, hold basic and management alcohol certificate."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will significantly benefit the community by providing a convenient place for residents to purchase alcoholic beverages. Also, filling a gap in local options and contributing positively to the overall social environment."

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 - Rob's Smoke Shop - Data

Attachment - Rob's Smoke Shop - Map

Responsible Department

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

Liquor License Data: ROBS SMOKE SHOP

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Liquor Store	9	4	1
Beer and Wine Store	10	7	4
Restaurant	12	3	1
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	69.85	72.39
Violent Crimes	12.31	9.42	7.96

*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

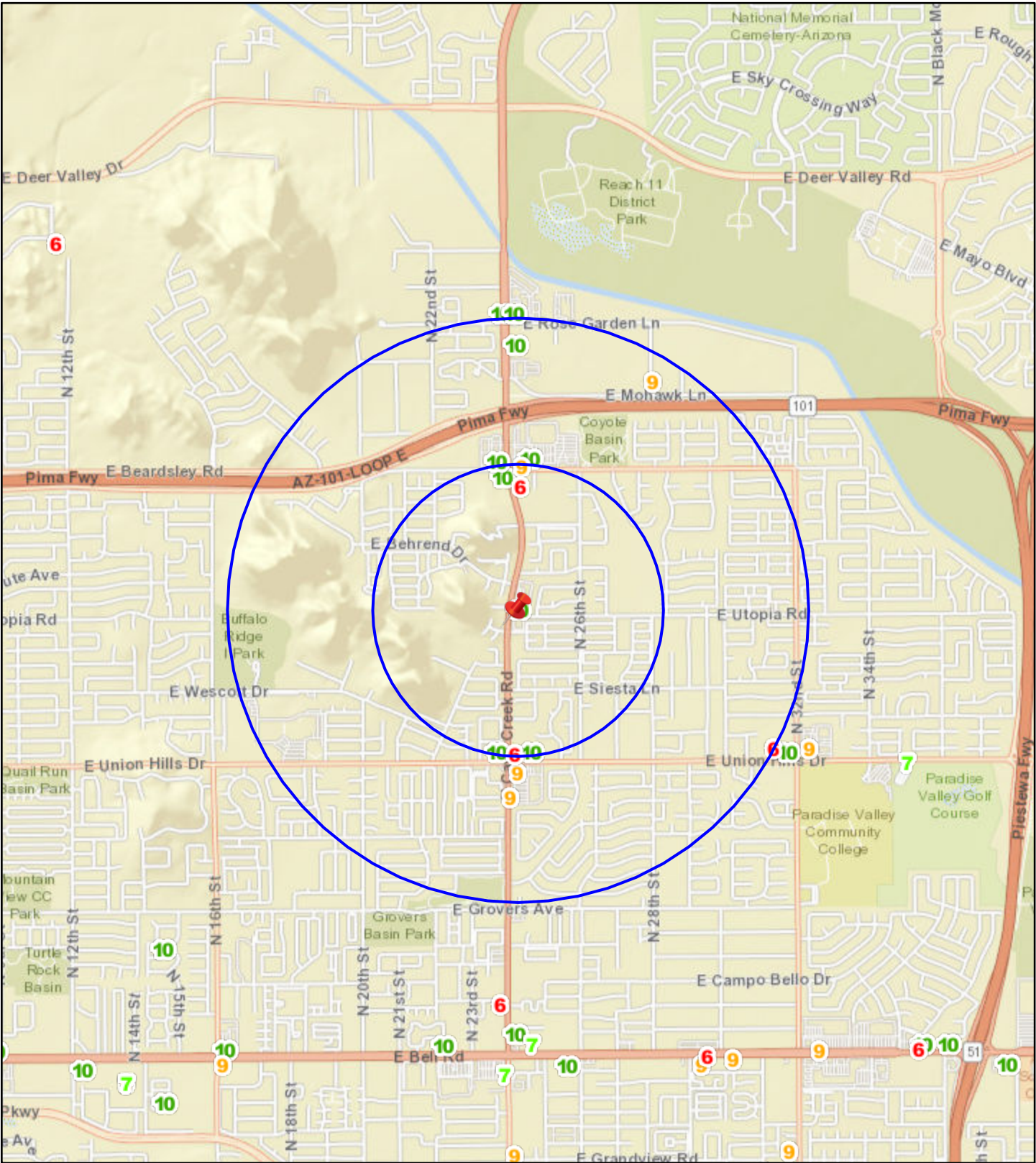
Description	Average	1/2 Mile Average
Parcels w/Violations	43	64
Total Violations	74	97

Census 2010 Data 1/2 Mile Radius

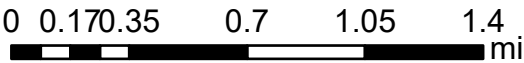
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6169001	1123	80	10	5
6169002	1495	62	4	17
6169003	1399	22	11	4
6170001	1028	73	21	3
6170003	1050	72	0	35
6170004	1193	51	22	15
6170005	817	83	14	18
Average	0	61	13	19

Liquor License Map: ROBS SMOKE SHOP

19401 N CAVE CREEK RD



Date: 1/10/2025





Liquor License - Beer Cave Drive Thru - District 3

Request for a liquor license. Arizona State License Application 323310.

Summary

Applicant

Abdelhamid Abdelkarim, Agent

License Type

Series 10 - Beer and Wine Store

Location

14875 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. 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 February 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:
"I have managed liquor stores along with beer & wine stores over the years. My family has been in this business for over 30 years and we always put the community first. I have completed a DLLC-approved Title 4 Basic and Management Training Courses to comply with all state rules and regulations and have no felony convictions. I am also a bona fide Arizona resident and do not have plans of leaving anytime soon. Running a business is not for everyone but rest assured that we will enforce all Liquor rules strictly."

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

"We are community people and care about our neighborhood and its wellbeing. We are very aware that there are stores in the areas who do not check ID for minors especially when servicing them at the drive thru. Rest assure we are VERY strict when it comes to IDing and do not tolerate any sort of minors attempting to purchase alcohol. We are also very aware of minors saying they have pictures of their ID on their phones but we know how easy it is to edit the year on a phone therefore we do not accept digital IDs, only physical state IDs."

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 - Beer Cave Drive Thru - Data

Attachment - Beer Cave Drive Thru - Map

Responsible Department

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

Liquor License Data: BEER CAVE DRIVE THRU

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Liquor Store	9	3	1
Beer and Wine Store	10	8	3
Restaurant	12	3	1
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	80.04	81.84
Violent Crimes	12.31	17.91	16.24

*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

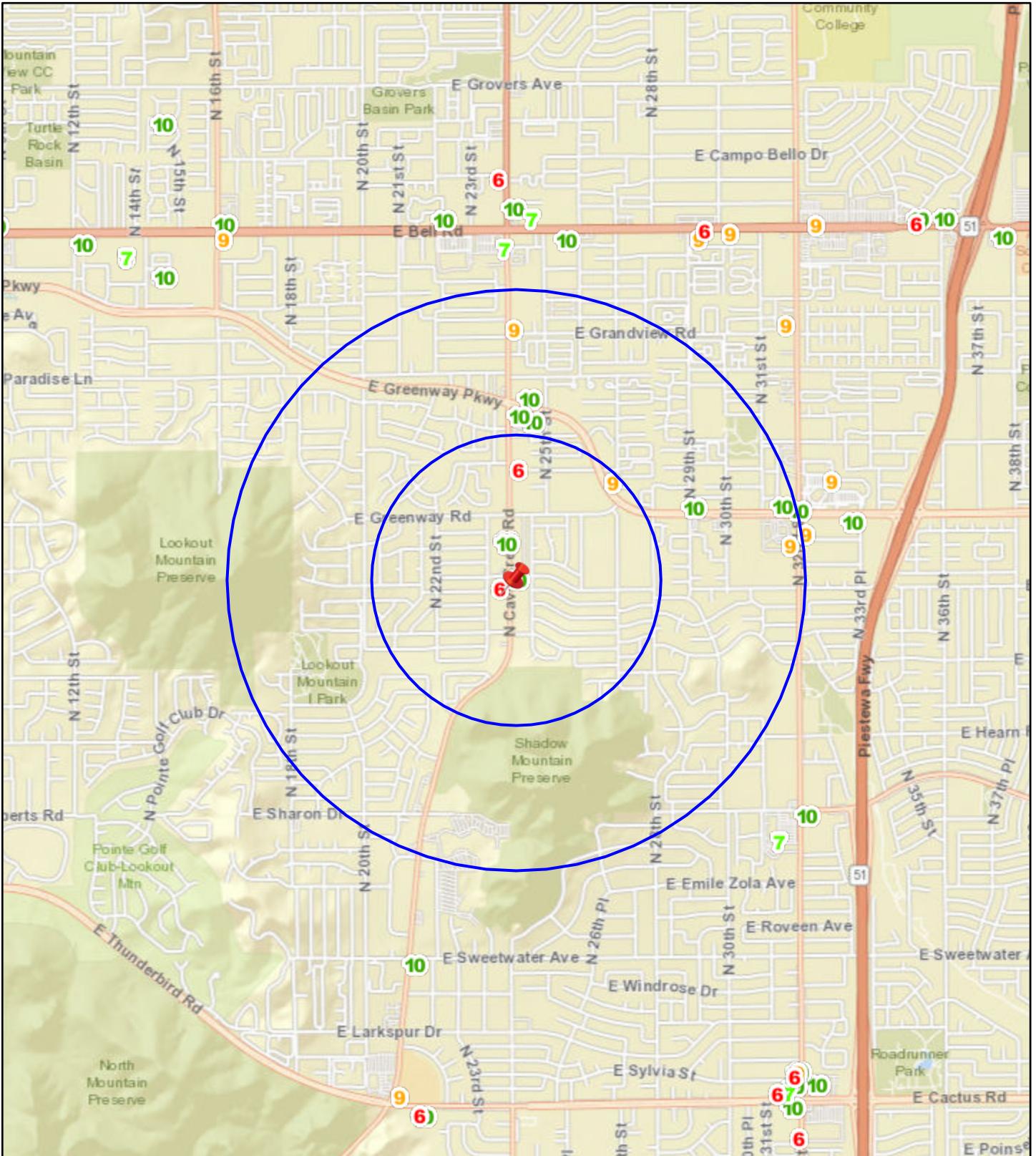
Description	Average	1/2 Mile Average
Parcels w/Violations	43	69
Total Violations	74	120

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033061	921	18	28	32
1033062	2272	17	22	37
1035011	1381	67	5	23
1035012	999	80	8	26
1035024	884	66	13	5
1036061	1067	84	15	13
1036071	1285	83	3	18
1036072	1084	97	0	2
1036074	1299	89	0	3
Average	0	61	13	19

Liquor License Map: BEER CAVE DRIVE THRU

14875 N CAVE CREEK RD



Date: 12/5/2024

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Tatemados - District 4

Request for a liquor license. Arizona State License Application 324035.

Summary

Applicant

Alan Delgado, Agent

License Type

Series 12 - Restaurant

Location

2333 N. 7th Street

Zoning Classification: C-2 CNSPD

Council District: 4

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 February 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

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.

Tatemados (Series 12)
2919 N. 59th Avenue, Phoenix
Calls for police service: 11
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 own one restaurant with liquor license I have a clean record with no violations. We are committed to the responsible sales of alcoholic beverages under Arizona liquor laws our employees are trained in responsible liquor sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Many of our loyal clientele at our current location request to have alcoholic beverages, at our new location, in order to please our locals, we ask to be granted a liquor license."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment - Tatemados - Data
Attachment - Tatemados - Map

Responsible Department

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

Liquor License Data: TATEMADOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Government	5	1	0
Bar	6	9	3
Beer and Wine Bar	7	8	0
Liquor Store	9	6	2
Beer and Wine Store	10	9	2
Hotel	11	1	0
Restaurant	12	38	8
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	147.69	98.83
Violent Crimes	12.31	32.45	17.72

*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

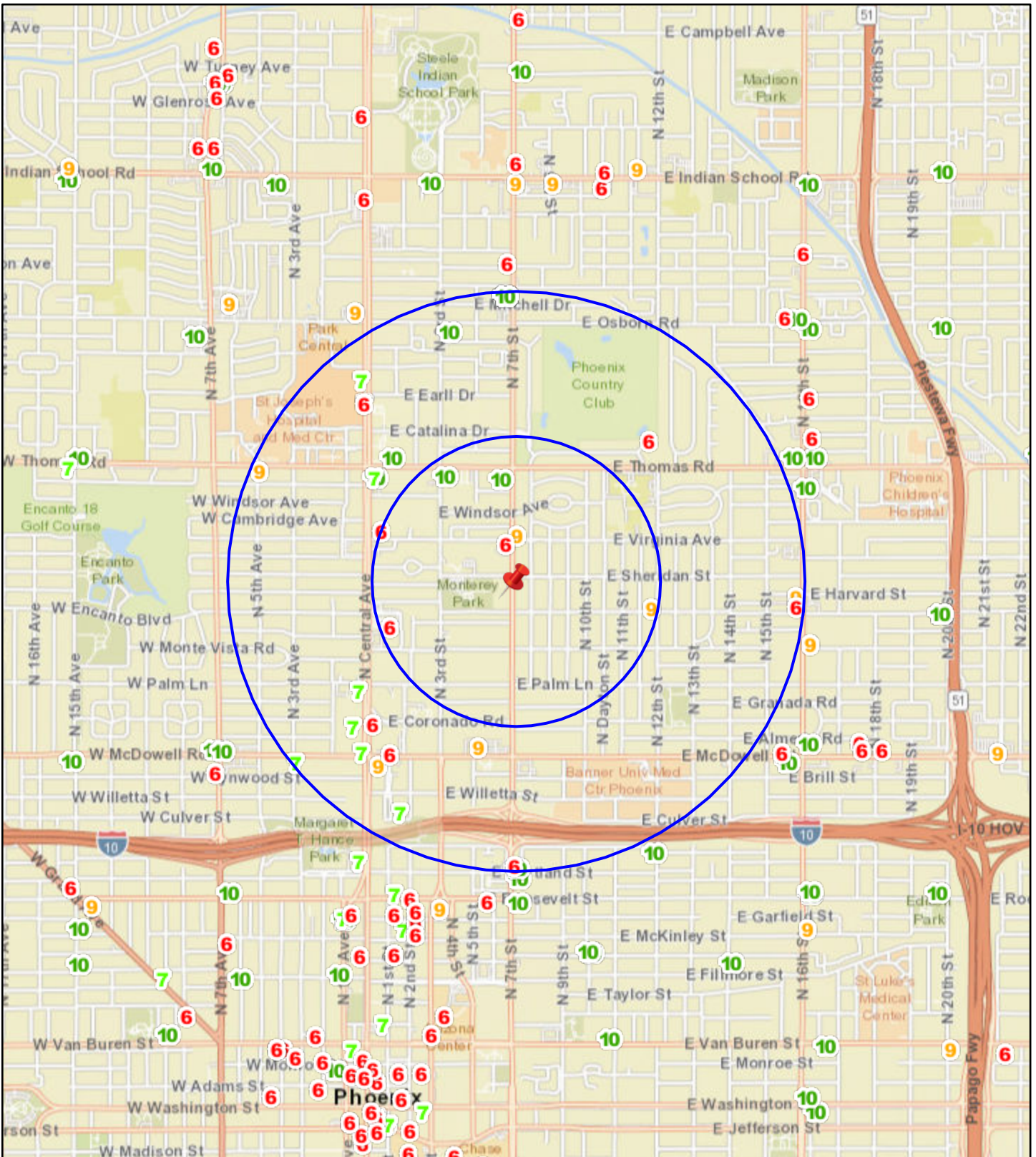
Description	Average	1/2 Mile Average
Parcels w/Violations	43	94
Total Violations	74	143

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105022	1216	28	19	23
1106004	1456	47	27	3
1117001	1792	45	32	41
1117003	1057	64	2	10
1117004	1227	75	20	21
1118001	742	44	28	5
1118004	671	62	6	6
Average	0	61	13	19

Liquor License Map: TATEMADOS

2333 N 7TH ST



Date: 1/23/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Special Event - Grand Canyon University - District 5

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

Summary

Applicant

Jennifer Duschek-Ross

Location

5346 N. 29th Avenue
Council District: 5

Function

Gala

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

February 21, 2025 - 4 p.m. to 11 p.m. / 1,200 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Big Bear Market - District 5

Request for a liquor license. Arizona State License Application 323340.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 10 - Beer and Wine Store

Location

7144 N. 35th Avenue, Ste. B

Zoning Classification: C-1

Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is February 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

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:
“The applicant and manager are trained in Title 4 liquor laws, and will ensure all staff is also Title 4 trained. The applicant and managers will ensure all laws are abided by, including all a”

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 serving the community as a local convenience store with a series 10 License. The applicant would like to continue providing the community and long time customers the same product options that have been available at this location.”

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 - Big Bear Market - Data

Attachment - Big Bear Market - Map

Responsible Department

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

Liquor License Data: BIG BEAR MARKET

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	159.12	210.82
Violent Crimes	12.31	33.59	44.79

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

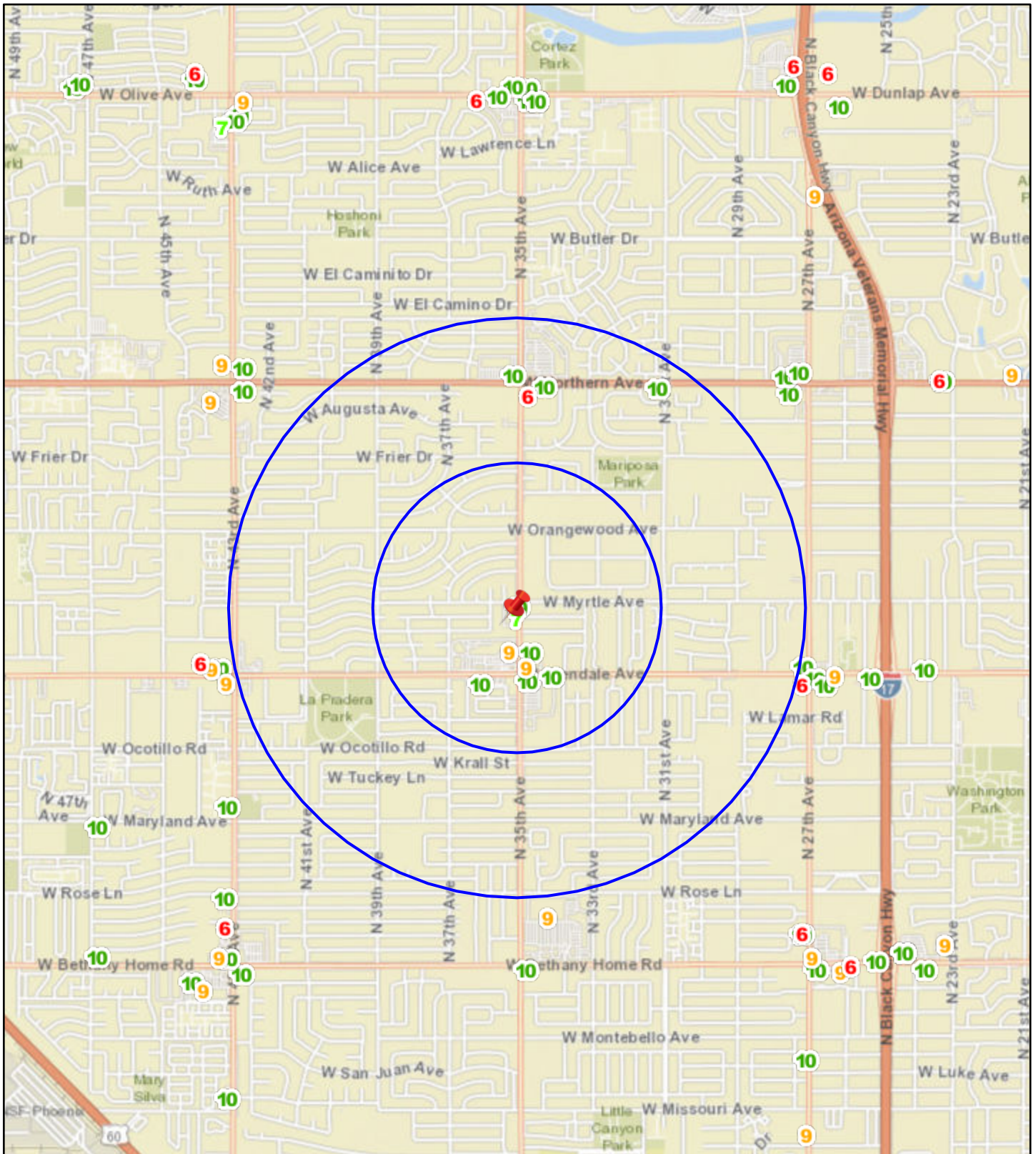
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	43	162
Total Violations	74	290

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1058001	1575	74	8	13
1058002	1458	81	9	36
1058003	1156	78	20	11
1059001	1697	50	0	42
1059002	2227	70	11	22
1069004	2444	60	3	27
1070001	1623	80	6	32
Average	0	61	13	19

7144 N 35TH AVE



Date: 12/20/2024



A scale bar labeled 'mi' with tick marks at 0, 0.17, 0.35, 0.7, 1.05, and 1.4.

City Clerk Department



**Liquor License - Special Event - Madison District Educational Foundation, Inc.
(3/25/25) - District 6**

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

Summary

Applicant

Matthew Gerber

Location

5601 N. 16th Street

Council District: 6

Function

Music Performance

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

March 25, 2025 - 3 p.m. to 10 p.m. / 904 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Report

Agenda Date: 2/5/2025, Item No. 9

**Liquor License - Special Event - Madison District Educational Foundation, Inc.
(4/26/25) - District 6**

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

Summary

Applicant

Matthew Gerber

Location

5601 N. 16th Street

Council District: 6

Function

Gala

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

April 26, 2025 - 3 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 Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - Madison District Educational Foundation, Inc.
(5/5/25) - District 6**

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

Summary

Applicant

Matthew Gerber

Location

5601 N. 16th Street

Council District: 6

Function

Music Performance

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

May 5, 2025 - 3 p.m. to 10 p.m. / 904 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - Rosie's House: A Music Academy for Children, Inc. - District 6

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

Summary

Applicant

Kevin Gorman

Location

7344 N. 22nd Place

Council District: 6

Function

Dinner

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

March 1, 2025 - 5:30 p.m. to 10 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - The Great Arizona Puppet Theater, Inc. - District 7

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

Summary

Applicant

Lisa Pirro

Location

302 W. Latham Street

Council District: 7

Function

Theater Performance

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

February 14, 2025 - 5 p.m. to 10 p.m. / 120 attendees

February 15, 2025 - 5 p.m. to 10 p.m. / 120 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Centrico - District 7

Request for a liquor license. Arizona State License Application 315749.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

101 N. 1st Avenue, Ste. 110

Zoning Classification: DTC - Business Core

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 business is currently being remodeled with plans to open in September 2025.

The 60-day limit for processing this application is February 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.

Centrico (Series 12)
202 N. Central Avenue, Phoenix
Calls for police service: 14
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:
"The owners have owned and operated Centrico on Central Ave for the last several years. We ensure our employees attend the Title 4 basic liquor law class."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Centrico has operated in the downtown area for several years. We are moving locations to a bigger suite on 1st Ave. We would like to continue to offer our patrons the amazing food and atmosphere of Centrico."

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 - Centrico - Data
Attachment - Centrico - Map

Responsible Department

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

Liquor License Data: CENTRICO

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	5	1
Wholesaler	4	1	0
Government	5	7	4
Bar	6	47	33
Beer and Wine Bar	7	11	5
Liquor Store	9	4	2
Beer and Wine Store	10	15	2
Hotel	11	7	7
Restaurant	12	110	51
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	251.67	383.65
Violent Crimes	12.31	70.67	90.12

*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

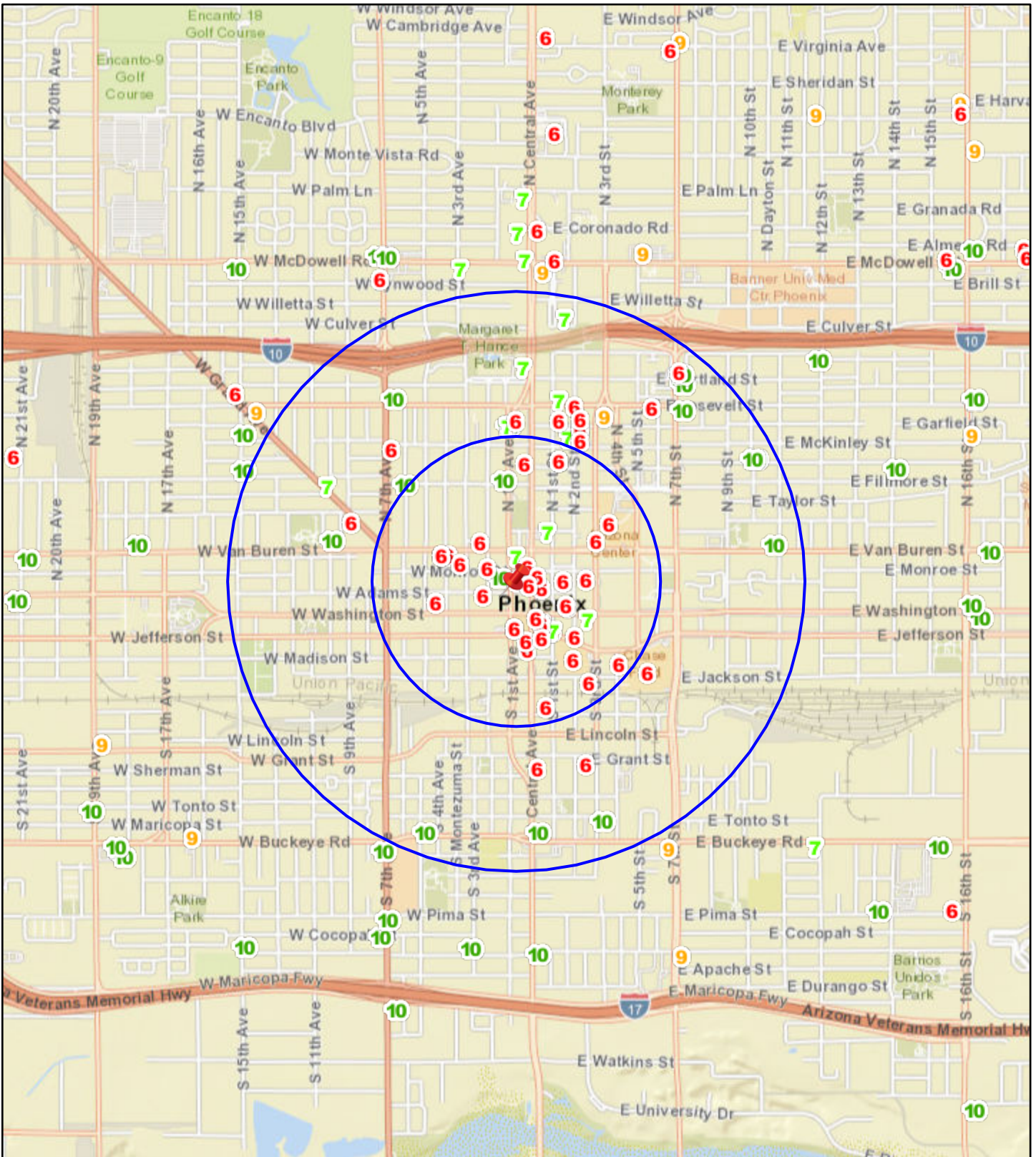
Description	Average	1/2 Mile Average
Parcels w/Violations	43	34
Total Violations	74	55

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	815	37	22	24
1129003	1372	4	18	40
1131001	1015	7	8	28
1131002	1242	3	7	33
1141001	2299	16	37	44
1142001	1321	36	22	50
1143011	1389	22	15	57
Average	0	61	13	19

Liquor License Map: CENTRICO

101 N 1ST AVE



Date: 1/23/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Special Event - Laveen Community Council - District 8

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

Summary

Applicant

Shamarr Lane

Location

8440 S. 35th Avenue

Council District: 8

Function

Festival

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

February 22, 2025 - 11 a.m. to 5 p.m. / 5,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Arizona Roadtrip #1491 - District 8

Request for a liquor license. Arizona State License Application 313345.

Summary

Applicant

Camila Alarcon, Agent

License Type

Series 10 - Beer and Wine Store

Location

3800 E. Sky Harbor Boulevard, Terminal 4, Concourse D

Zoning Classification: A-1

Council District: 8

This request is for a new liquor license for a beer and wine store. 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 February 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 or its commonly-controlled entities have operated with retail liquor licenses across United States for several years. Applicant is committed to adhering to all applicable 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:
"The business will increase options for beer and wine purchases for all travelers at Phoenix's Sky Harbor International Airport. A liquor license is instrumental for the business to prosper."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment - Arizona Roadtrip #1491 - Data

Attachment - Arizona Roadtrip #1491 - Map

Responsible Department

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

Liquor License Data: ARIZONA ROADTRIP #1491

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	4	2
Beer and Wine Bar	7	2	0
Conveyance	8	9	1
Beer and Wine Store	10	3	1
Restaurant	12	21	13
Club	14	6	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	65.15	105.83
Violent Crimes	12.31	3.6	4.35

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

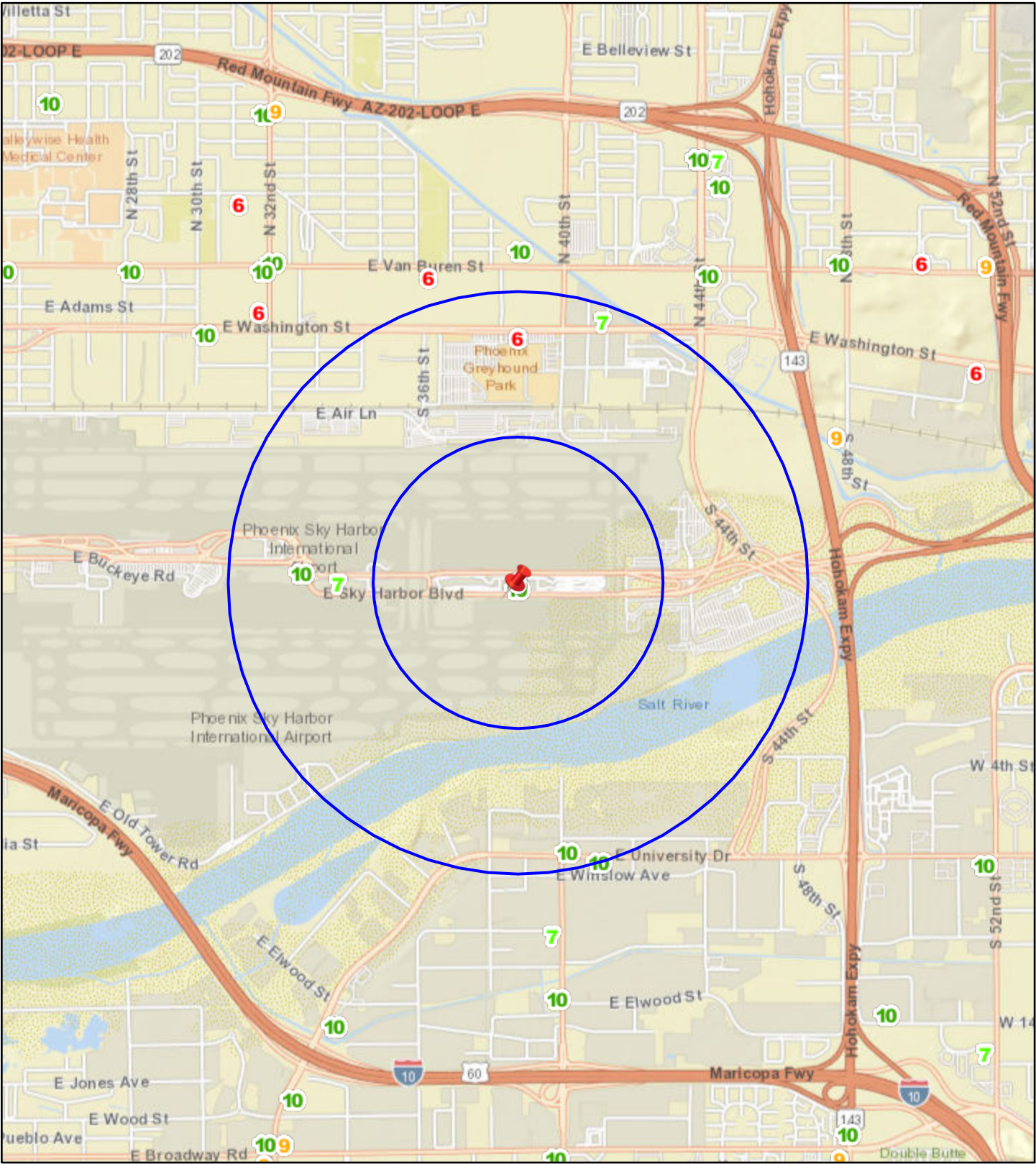
Description	Average	1/2 Mile Average
Parcels w/Violations	43	0
Total Violations	74	0

Census 2010 Data 1/2 Mile Radius

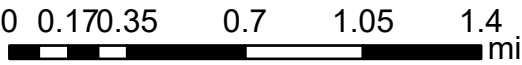
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138021	0	0	0	0
Average	0	61	13	19

Liquor License Map: ARIZONA ROADTRIP #1491

3800 E SKY HARBOR BLVD



Date: 1/24/2025





Liquor License - Monster Brewing Company - District 7

Request for a liquor license. Arizona State License Application 316808.

Summary

Applicant

Justin Stevens, Agent

License Type

Series 1 - In-State Producer

Location

1635 S. 43rd Avenue

Zoning Classification: A-1

Council District: 7

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

The 60-day limit for processing this application is February 16, 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

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:
“The company meets all Federal, State, County, and City requirements to hold an alcohol permit.”

Staff Recommendation

Staff recommends disapproval of this application based on a Finance Department recommendation for disapproval.

Responsible Department

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



Maricopa County Air Quality and Environmental Regulations

For \$222,450 in annual payment authority for various mandated regulatory fees and permits for the Public Works Department. The Public Works Department manages fuel sites, Citywide fleet and facilities, open and closed landfills, transfer stations, solid waste collections, and other mandated entities that require various permits and fees to maintain compliance with Maricopa County air quality and environmental health regulations. The permits that Public Works maintain include Refuse Hauler, Authority to Operate, Title V, Non-Title V, Recycle Variance, permitted fuel burning equipment, and permitted fuel dispensing.



Acceptance and Dedication of Easements for Sidewalk and Public Utility Purposes (Ordinance S-51624) - Districts 2 & 6

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

Summary

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

Easement (a)

MCR: 20240671266

Applicant and Grantor: Vaso Danilovic and Vidosava Danilovic; its successor and assigns

Date: December 18, 2024

Purpose: Sidewalk

Location: 17825 N. 40th Place

APN: 215-16-074

File: 240055

Council District: 2

Easement (b)

MCR: 20240681890

Applicant and Grantor: RubyLee, L.L.C.; its successor and assigns

Date: December 23, 2024

Purpose: Public Utility

Location: 3019 E. Hartford Avenue

APN: 214-03-040

File: 240083

Council District: 2

Easement (c)

MCR: 20250000252

Applicant and Grantor: 8220 N 14th Phoenix LLC.; its successor and assigns

Date: January 2, 2025

Purpose: Public Utility

Location: 8220 N. 14th Street

APN: 160-11-004R

File: 240105

Council District: 6

Responsible Department

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



Vehicle Wash Services Contract - IFB-25-0500 - Request for Award (Ordinance S-51633) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Circle K Stores Inc.; PacWest Energy, LLC dba Jacksons Carwash; Quickie Car Wash 3 LLC dba Super Shine Car Wash; SSCW Arizona, LLC dba Super Star Car Wash; Thunder Shine, LLC; and US Metro Center Phoenix, LLC dba Ultra Suds Car Wash to provide vehicle wash services for the Aviation, Police, and Public Works 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 \$1,125,000.

Summary

These contracts will provide vehicle wash services, including all labor, cleaning supplies, materials, and equipment necessary to wash City cars, trucks, cargo and passenger vans, and Police Department mobile command and specialty vehicles. Services include automated and hand wash services.

Procurement Information

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

Seven vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required services. Following an evaluation based on price, the Procurement Officer recommends awards to the following vendors:

Selected Bidders

- Circle K Stores Inc.
- PacWest Energy, LLC dba Jacksons Carwash
- Quickie Car Wash 3 LLC dba Super Shine Car Wash
- SSCW Arizona, LLC dba Super Star Car Wash
- Thunder Shine, LLC
- US Metro Center Phoenix, LLC dba Ultra Suds Car Wash

Contract Term

The contracts will begin on or about February 17, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed \$1,125,000. Funding is available in various departments' operating budgets.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Mario Paniagua and the Aviation, Police, and Public Works departments.



Authorization to Accept 108.7 Acres of Vacant Land by Special Warranty Deed from RJT Homes - Carver Mountain LLC and to Designate as Mountain Preserve (Ordinance S-51618) - District 8

Request authorization for the City Manager, or his designee, to accept approximately 108.7 acres of vacant undeveloped land located north of W. Carver Road, between 43rd and 51st avenues, by special warranty deed from RJT Homes - Carver Mountain LLC, its successors, and assigns, and to designate as "Mountain Preserve" in accordance with the provisions of Chapter XXVI of the City Charter.

Summary

In 2012, the Parks and Recreation Board approved to accept a land donation on the north side of Carver Road between 43rd and 51st avenues, as part of a rezoning stipulation granted to Carver Mountain Vistas, LLC to provide a natural space for a desert park or mountain preserve land for future trailhead and user amenities. Subsequently, the development suffered setbacks and was ultimately not constructed. In 2022, the current owner, RJT Homes - Carver Mountain LLC (RJT), re-initiated the development process of the project including the stipulation to donate the land. The Parks and Recreation Department provided an update to the Parks and Recreation Board on November 16, 2023. A condition of the acceptance is for RJT to construct and build edge protection fencing parallel to Carver Road. The property will be conveyed by a special warranty deed at no cost to the City with RJT responsible for expenses related to the donation.

The real property to be accepted is approximately 108.7 acres of vacant land identified by Maricopa County Assessor parcel numbers 300-08-011A, 300-08-012K, 300-11-817, 300-11-818, and 300-11-821.

Concurrence/Previous Council Action

The Parks and Recreation Board approved to accept the land donation on December 13, 2012.

Location

North side of W. Carver Road, between the alignment of S. 49th and 45th avenues, if extended, and east of W. Elliot Road, if extended.

Council District: 8

Responsible Department

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



Agreement with Brooksee, Inc. to Host 2025 Phoenix Marathon - (Districts 1, 3, 6 & 8)

Request to authorize the City Manager, or his designee, to enter into an agreement with Brooksee, Inc. (Brooksee) to produce the Phoenix Marathon in December 2025. There is no financial impact as a result of this request.

Summary

Brooksee, an event producer of marathons and other running races across the country, has been producing race events in the greater Phoenix market since 2022. Brooksee is planning the 2025 Phoenix Marathon with support from Visit Phoenix and the Phoenix Sports & Events Commission. The events are scheduled to take place in Phoenix in December 2025. Brooksee will produce a 26.2 mile full marathon, half marathon and 10K race in the City of Phoenix on December 13, 2025. In addition, a Health and Wellness Expo will take place on December 12, 2025, at the Phoenix Convention Center where all race participants will pick up race credentials and visit exhibitor booths from the running and fitness industry. Phoenix is the largest city in the nation without a signature full marathon running event and Brooksee intends to grow the inaugural Phoenix Marathon to an annual event.

The Phoenix Marathon will have USA Track & Field (USATF) certified courses. USATF is a national governing body for the sports of track and field, cross country running, road running and race walking. As a USATF certified course, the Phoenix Marathon can qualify runners for the prestigious Boston and New York City marathons as well as the upcoming Los Angeles Olympics in 2028. Brooksee is also committed to giving back to the local community. They have a demonstrated history of donating back to local non-profit community organizations in the cities where they operate events. The Phoenix Marathon welcomes athletes of all abilities to their races. All facilities at the event, including start and finish lines, will be Americans with Disabilities Act accessible. They will also look to partner with groups such as Team Hoyt and 2Gether We Live to have athletes of all abilities join in this inaugural event.

Contract Term

The term of the agreement is for one-year.

Financial Impact

This first year event is expected to draw more than 5,000 total participants including 4,000 out-of-town visitors consuming at least 600-800 hotel room nights with an anticipated economic impact of \$1.7-\$2 million from visitor spending and operations. All official race hotel room blocks will be coordinated through Visit Phoenix and located within the City of Phoenix. The event organizer will be responsible for event-related costs including barricades, Phoenix Police staffing and clean-up along the route so there is no impact to City budget.

Concurrence/Previous Council Action

The Parks and Recreation Board approved this item on November 21, 2024, by a vote of 5-0.

Location

Race courses for the full marathon, half marathon and 10K will traverse through various parts of Phoenix including Districts 1, 3 and 6. The full marathon will start at Deer Valley Towne Center and finish in the area near Papago Park. The proposed race course will utilize city streets and a significant portion of the course will utilize existing trails along the Arizona Canal. In association with the races, a Health and Wellness Expo will take place at the Phoenix Convention Center South Building in District 8.
Council Districts: 1, 3, 6 and 8

Responsible Department

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



Donation from Desertscape Retirement Community to Support the Phoenix Fire Department's Paramedic Training Program (Ordinance S-51629) - Citywide

Request authorization for the City Manager, or his designee, to accept a donation valued at approximately \$1,119 from Desertscape Retirement Community to support the Phoenix Fire Department's Paramedic Training Program. Further request authorization for the City Treasurer to accept all funds related to this donation.

Summary

The Desertscape Retirement Community wishes to express their appreciation for the Phoenix Fire Department's service by donating \$1,119 to the Department. The donation will be used to fund training, equipment, and/or conferences related to paramedic certification.

This request adheres to the Fire Department's charitable donations process.

Financial Impact

This donation does not require any matching funds. The funds will be used in accordance with City policies.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



General Police Towing Services - RFP 13-006 (Ordinance S-51631) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under the following four contracts for the purchase of general police towing services for the Police Department: Contract 135124 with Western Towing of Phoenix, Inc.; Contract 135125 with DVT Enterprises, LLC dba DV Towing; and Contracts 135126 and 135191 with ACT Towing, dba All City Towing. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$300,000.

Summary

The Police Department requires general towing services to remove vehicles for citizens involved in vehicle crashes, towing abandoned vehicles, vehicles left in roadways, illegally parked vehicles and other law enforcement impounds. Towing services are essential to the Police Department and are mandated by Arizona Revised Statutes, Phoenix City Codes and Police Department policies. These contracts also provide auctioneering services of lawfully impounded vehicles that have been determined to be abandoned vehicles as defined by the Arizona Department of Transportation Motor Vehicle Division. The additional funds will allow for uninterrupted service through the end of the contract term.

Contract Term

The contract term remains unchanged, ending on December 31, 2026.

Financial Impact

Upon approval of \$300,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,629,832. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-39460) on December 19, 2012;
- General Police Towing Services - Contracts 135124, 135125, 135126 and 135191

- (Ordinance S-44209) on January 24, 2018;
- General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-44333) on March 21, 2018;
 - General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-45345) on February 6, 2019;
 - General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-45759) on June 5, 2019;
 - General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-47246) on January 20, 2021; and
 - General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-50583) on February 21, 2024.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



FLIR Equipment, Parts and Services - Requirements Contract - RFA 19-011 - Amendment (Ordinance S-51632) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152013 with Teledyne FLIR Surveillance, Inc. to extend the 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-46426.

Summary

This contract provides the Star SAFIRE 380-HD U-8000 System, Single LRU EO/IR Imaging System, U-800 with parts, accessories, warranties, labor and repairs for the Phoenix Police Department Air Support Unit Astar Helicopter and PC12 Pilatus Airplane. This equipment assists pilots in detecting warm objects against cooler backgrounds when searching for suspects involved in criminal activity during poor or obstructed visibility. This two-year extension allows for the contract to be aligned with the warranty for the equipment which expires in 2027.

Contract Term

Upon approval, the term of the contract will be extended through February 28, 2027.

Financial Impact

The aggregate value of the contract will not exceed \$1,740,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- FLIR Equipment, Parts and Services - Requirements Contract 152013 (Ordinance S -46426) on March 18, 2020;
- FLIR Equipment, Parts and Services - Requirements Contract 152013 (Ordinance S -47595) on June 2, 2021; and
- FLIR Equipment, Parts and Services - Requirements Contract 152013 (Ordinance S -48183) on December 15, 2021.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Amend Phoenix City Code Section 4-114 (Ordinance G-7358) - Citywide

Request authorization to amend Phoenix City Code section 4-114 (Fueling and defueling aircraft; fueling ground service equipment; flowage fee) to authorize the City Manager, or his designee, to issue a fuel dispenser permit to Aircraft Storage Operators operating under a Specialized Aviation Service Operator permit.

Summary

Phoenix City Code section 4-149 authorizes the Aviation Director "to establish and enforce minimum standards for persons seeking to provide aeronautical services or to engage in aeronautical activities at an airport." The Aviation Department has established minimum standard regulations for persons seeking to provide aeronautical services known as Specialized Aviation Service Operators (SASOs). Aircraft Storage Operators are one of the SASOs. The minimum standard regulation for Aircraft Storage Operators was amended to authorize Aircraft Storage Operators to dispense fuel in accordance with the limitations and requirements in the regulation.

Phoenix City Code section 4-114 authorizes the Aviation Director to issue a fuel dispenser permit to certain operators to dispense fuel at the airport. The fuel dispenser permit includes important operational and safety requirements. This amendment will add Aircraft Storage Operators operating under a SASO permit as an operator to whom the Aviation Director may issue a fuel dispenser permit.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



*****ITEM REVISED (SEE ATTACHED MEMO)*** Request to Extend the Intergovernmental Agreement Between the City of Phoenix and the Arizona Early Childhood Development and Health Board to Administer the Airport Worker Childcare Scholarship Program (Ordinance S-51635) - District 8**

Request to authorize the City Manager, or his designee, to extend the Intergovernmental Agreement between the City of Phoenix Aviation Department and the Arizona Early Childhood Development and Health Board (known as First Things First) to administer the Airport Worker Childcare Scholarship Program. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funds, as part of the Aviation childcare program of the City's ARPA strategic plan.

Summary

The Aviation Department is requesting to extend its Intergovernmental Agreement with First Things First to administer the Airport Worker Childcare Scholarship Program (Program). The Program was created as part of the City's ARPA strategic plan to support essential workers who are key to the safe and efficient operation of Phoenix Sky Harbor International Airport. The Program is administered by First Things First through a partnership with Valley of the Sun United Way, using the established framework of the First Things First Quality First scholarship program and childcare star rating system. The Program provides scholarships to households making 400 percent or less of the federal poverty level. As part of administering the Program, First Things First verifies household income eligibility for the Program, distributes funds to eligible families, and reports on Program participation.

Contract Term

If approved, the Intergovernmental Agreement will be extended to December 31, 2025, with no options to extend.

Financial Impact

No additional funds are being requested.

Concurrence/Previous Council Action

City Council approved the ARPA Strategic Plan Update, which included the childcare scholarship program, on September 21, 2021.

City Council approved the Intergovernmental Agreement with First Things First on April 6, 2022.

Location

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



City of Phoenix
OFFICE OF THE CITY ATTORNEY

To: Jeffrey J. Barton
City Manager

Date: February 3, 2025

From: Sarah A. Asta *SAA*
Assistant City Attorney

Subject: **CORRECTION MEMO – Legistar File 25-0069 on the February 5, 2025
Formal Agenda – Intergovernmental Agreement between the City of
Phoenix and the Arizona Early Childhood Development and Health
Board – Extension Request**

This correction memo requests that changes be made to Legistar file 25-0069 –
Request to Extend the Intergovernmental Agreement between the City of Phoenix and
the Arizona Early Childhood Development and Health Board on the February 5, 2025
Agenda.

This Legistar file should be amended to require an S ordinance rather than a Formal
Action.

APPROVED:

A handwritten signature in black ink, appearing to be "Jeffrey J. Barton", written over a horizontal line.

Jeffrey J. Barton
City Manager

SAA:jm:4902-1016-2710



Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I - Professional Services - AV16000037 (Ordinance S-51625) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I 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 fee for services will not exceed \$1.9 million.

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: 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 Section 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 Section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to develop a campus for the Facilities and Services Division as identified by the Comprehensive Asset Management Plan at Phoenix Sky Harbor International Airport. This multi-building campus is proposed as a phased development. The first phase includes a facility to accommodate both permanent and temporary functions as well as master plan the overall campus site.

M. Arthur Gensler Jr. & Associates, Inc.'s services include: general project administration, schematic design/pre-design phase (30 percent), design development phase (60 percent, 90 percent, and 100 percent), commissioning, cost analysis, construction documents and specifications, and possible 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. Four firms submitted proposals and are listed below.

Selected Firm

Rank 1: M. Arthur Gensler Jr. & Associates, Inc.

Additional Proposers

Rank 2: SmithGroup, Inc.

Rank 3: Stantec Consulting Services, Inc.

Rank 4: Architekton, 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 M. Arthur Gensler Jr. & Associates, Inc. will not exceed \$1.9 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. 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 end of the term of the agreement.

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.



Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements - Professional Services - AV13000004 (Ordinance S-51627) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements project. Further request to authorize the City Manager, or his designee, to execute 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 fee for services will not exceed \$2 million.

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: 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 Section 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 Section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to improve the Terminal Processor and Baggage Handling System at Phoenix Sky Harbor International Airport Terminal 3. This project consists of modifications to the passenger check-in process and improvements to baggage handling system operations.

M. Arthur Gensler Jr. & Associates, Inc.'s services include: general project administration, schematic design/pre-design (30 percent), design development phase (60 percent, 90 percent, and 100 percent), commissioning, cost analysis, construction documents and specifications, and possible 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. Five firms submitted proposals and are listed below.

Selected Firm

Rank 1: M. Arthur Gensler Jr. & Associates, Inc.

Additional Proposers

Rank 2: Corgan Associates, Inc.

Rank 3: Stantec Consulting Services, Inc.

Rank 4: Architekton, Inc. + Grimshaw

Rank 5: Introba, 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 M. Arthur Gensler Jr. & Associates, Inc. will not exceed \$2 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. 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 termination of the agreement.

Location

2485 E. Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.



Miscellaneous Building Repairs - Amendment (Ordinance S-51626) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157102 with BWC Enterprises, Inc. dba Woodruff Construction for additional funding to provide miscellaneous building repairs. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in the amendment will not exceed \$1,750,000.

Summary

The purpose of this amendment is to request additional payment authority due to the Americans with Disabilities Act (ADA) related General Obligation Bond (GO Bond) requirements to provide miscellaneous building repairs at multiple City properties including Fire, Police, Library, Human Services, Neighborhood Services, Public Works, and the Parks and Recreation departments.

The Contractor is responsible for general building maintenance and repairs at City properties such as plumbing, painting, general rough and finished carpentry, small flooring repairs, slot drain cleaning, minor asphalt work, minor concrete repairs, exterior wall texturing, drywall repair, tape and texture, acoustical ceiling work, and caulking services.

Contract Term

The contract expiration date is September 30, 2025 and has no option years remaining.

Financial Impact

The initial authorization for the contract was for an amount not-to-exceed \$1,350,000. The additional funds approved by previous City Council action increased the not-to-exceed amount to \$1,600,000. This amendment will increase the authorization for the contract by an additional \$1,750,000, for a new amount not-to-exceed \$3,350,000. Funding for this amendment is available in the Public Works Department's Capital Improvement Program budget.

Concurrence/Previous Council Action

The City Council previously approved Miscellaneous Building Repairs Contract 157102

(Ordinance S-48966) on September 21, 2022. The City Council approved additional funding (Ordinance S-51061) on June 26, 2024.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51621) - District 2

Request to retroactively authorize the City Manager, or his designee, to apply for, accept, and if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2024-25 Better Utilizing Investments to Leverage Development (BUILD) grant opportunity. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed \$25 million. The City's local match would not exceed \$11 million. Additionally request, if awarded, to enter into separate agreements with Arizona State University and Mayo Clinic regarding their financial commitments.

Summary

The Street Transportation Department is submitting a capital construction application grant to advance the detailed design of a new 1.2-mile multi-lane roadway on 64th Street from Bell Road to Mayo Boulevard. It would also provide the funding to construct the new roadway, including a new roadway bridge across the Central Arizona Project (CAP) Canal that would connect Phoenix residents south of the canal to a growing educational, medical, and commercial area north of the canal to Mayo Boulevard. In addition to the new roadway connection, the project would include multi-modal amenities, including bike lanes and pedestrian facilities, streetlights, traffic signals, and drainage improvements. The project will include a public-private partnership with both Arizona State University and Mayo Clinic with a combined financial commitment of approximately \$4 million.

USDOT issued a Notice of Funding Opportunity (NOFO) for the FFY 2024-25 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program on November 1, 2024 and an amended NOFO on January 24, 2025, re-naming the program from RAISE to BUILD. The deadline for application submittal is January 30, 2025. BUILD grants are awarded on a competitive basis considering these evaluative criteria:

- Safety.
- Environmental sustainability.
- Quality of life.
- Mobility and community connectivity.
- Economic competitiveness and opportunity.
- State of good repair.
- Partnership and collaboration.
- Innovation.

The FFY 2024-25 BUILD planning grant specifies no minimum award amount for urban projects and no greater than \$25 million.

Financial Impact

The estimated total cost for the project is approximately \$40 million. The maximum federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the Federal match would not exceed \$25 million (62.5 percent), and the City's cost would be approximately \$11 million (27.5 percent) for the local match. A separate public-private partnership agreement with Arizona State University and Mayo Clinic would be required for their participation of approximately \$4 million combined (10 percent) toward the capital construction grant.

Funding for the local match is available in the Street Transportation Department's budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2024-25 BUILD grant opportunity.

Location

Council District: 2

Responsible Department

This item is submitted by Deputy City Managers Inger Erickson and Mario Paniagua, and the Street Transportation Department.



Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51634) - Districts 7 & 8

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2024-25 Better Utilizing Investments to Leverage Development (BUILD) grant opportunity. If awarded, the funding will be used to evaluate and update the design of the Laveen Area Conveyance Channel. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed \$1.75 million, and the City's local match would not exceed \$350,000.

Summary

The Parks and Recreation and Street Transportation departments are collaborating on a planning grant submittal for the Laveen Area Conveyance Channel. The purpose of the planning grant is to evaluate and update the design of a dual-purpose amenity channel that extends 5.8 miles in the Laveen Village of Phoenix, serving to capture and convey local regional drainage while also serving the community as an active transportation corridor. The goal of the planning grant will be to evaluate and make recommendations that would best serve the existing transportation amenity, including but not limited to improvements to the existing channel design, and to design a 10-foot multi-use path on the north side, including landscaping, updated irrigation, turf improvements, exercise equipment, improved drainage system equipment, a booster pump and well, path lighting and other transportation or green infrastructure appropriate for the surrounding corridor. This planning project will meet the grant criteria for competitiveness.

USDOT issued a Notice of Funding Opportunity (NOFO) for the FFY 2024-25 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program on November 1, 2024 and an amended NOFO on January 24, 2025, re-naming the program from RAISE to BUILD. The deadline for application submittal was

January 30, 2025. BUILD grants are awarded on a competitive basis considering these evaluative criteria:

- Safety
- Environmental sustainability
- Quality of life
- Mobility and community connectivity
- Economic competitiveness and opportunity
- State of good repair
- Partnership and collaboration
- Innovation

The FFY 2024-25 BUILD planning grant specifies no minimum award amount for urban projects and no greater than \$25 million.

Financial Impact

The estimated total cost for the project is approximately \$1.75 million. The maximum Federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the Federal match would not exceed \$1.4 million (80 percent) and the City's cost would be approximately \$350,000 (20 percent) for the local match.

Funding for the local match is available in the Parks and Recreation Department's Capital Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2024-25 BUILD grant opportunity.

Location

Council Districts: 7 and 8

Responsible Department

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



Annual Membership Agreement with Arizona State University's Southwest Pavement Technology Consortium (Ordinance S-51630) - Citywide

Request authorization for the City Manager, or his designee, to enter into an agreement for an annual membership with Arizona State University's (ASU) Southwest Pavement Technology Consortium. Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20.

Summary

The Street Transportation Department (Streets) requests annual membership with ASU's Southwest Pavement Technology Consortium. The consortium is an alliance between academic, agency, and industry members, whereby the parties strategically advance fundamental research activities and training in pavement science and engineering.

Roads are among the most critical assets of the City of Phoenix. Streets is responsible for maintaining over 4,800 street miles with an annual consumption of over 500,000 tons of asphalt material, with an equivalent market value of approximately \$100 million. Lack of consistent funding and increasing construction costs have been a challenge for many state and local agencies, including the City. Phoenix's street infrastructure is also challenged by the changing climate, with extreme heat and intensifying flooding events.

Membership with the consortium will allow Streets to partner with ASU and take part in innovative and advanced technologies, primarily focused on areas of pavement materials (asphalt and concrete mixes, base, and subgrade components), construction, preservation and rehabilitation, design, sustainable practices, and life-cycle management. By participating in the consortium, the City will be able to access cutting-edge research and solutions tailored to its transportation needs, potentially saving millions of dollars on pavement projects by staying current with modern practices. In addition, the consortium offers a unique opportunity to support sustainability efforts, particularly in mitigating heat through effective pavement solutions, while maintaining resilient infrastructure. The partnership also aids workforce development by connecting the City with well-trained students and providing high-

quality training for inspectors and contractors. Finally, joining the consortium enhances the City's legacy by partnering with a globally recognized university, fostering public trust, and contributing to the nation's only pavement consortium, which bridges academia, industry, and government agencies.

Contract Term

This request is for a one-year membership with ASU's Southwest Pavement Technology Consortium.

Financial Impact

The annual membership fee is \$50,000 for ASU's Southwest Pavement Technology Consortium. Funding is available in the Street Transportation Department's Capital Improvement Program budget.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.



**5ED Water Pressure Zone Resilience - Engineering Services - WS85050056
(Ordinance S-51623) - District 2**

Request to authorize the City Manager, or his designee, to enter into an agreement with Carollo Engineers, Inc. to provide Engineering Services that include study, design, and possible construction administration and inspection services for the 5ED Water Pressure Zone Resilience 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 fee for all services will not exceed \$4 million.

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 study the 5ED and surrounding pressure zones to recommend future projects to add resilience to the 5ED zone. The project will also include design of the proposed improvements.

Carollo Engineers, Inc.'s services include, but are not limited to: Study services include: demand analysis, hydraulic modeling, storage analysis, water quality modeling and operational modeling to consider extreme drought conditions with no Central Arizona Project water available. Design services include: provide construction documents and specifications for the construction of the selected alternative, provide a construction schedule and opinion of probable cost to construct and complete the selected alternative, develop preliminary Maintenance of Plant Operations plans for pipeline or facility shutdown/recharge, coordinate with the Street Transportation and

other City departments as required on right-of-way and/or City owned property, identify all utility locations both vertically and horizontally in conflict with the project, conduct geotechnical evaluations to develop construction requirements, and obtain all applicable permits. Possible construction administration and inspection services include: general project administration, construction inspections, resident engineering services during construction, daily interaction with contractors to clarify job requirements, administration of contractor's contract, decision making regarding technical project issues, monitoring of job progress, review and certification of progress payments and job orders, preparation of record drawings, and public information and public relations services.

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. Five firms submitted proposals and are listed below:

Selected Firm

Rank 1: Carollo Engineers, Inc.

Additional Proposers

Rank 2: Wilson Engineers, LLC

Rank 3: Black & Veatch Corporation

Rank 4: Entellus, Inc.

Rank 5: Coe and Van Loo L.L.C.

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 Carollo Engineers, Inc. will not exceed \$4 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. 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

General Location: Area bounded by Central Arizona Project Canal to the south, Carefree Highway to the north, I-17 to the west, and Cave Creek Road to the east.
Council District: 2

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, the Water Services Department and the City Engineer.



Water Production Wells and Aquifer Storage and Recovery Wells Phase II - Construction Manager at Risk Construction Services Amendment - WS85010054, WS85010052 and WS85010045 (Ordinance S-51617) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 151455 with Felix Construction Company to provide additional Construction Manager at Risk Construction Services for the Water Production Wells and Aquifer Storage and Recovery Wells Phase II 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 additional fee for services included in this amendment will not exceed \$17,360,000.

Summary

The purpose of this project is to augment Phoenix's potable water resources during times of long-term water shortages, emergency outages, and meeting potable system demand balancing.

This amendment is necessary because of increased scope of work to meet agency requirements and higher than anticipated budgeted cost due to the escalation in materials and labor cost for the project. This amendment will provide additional funds and time to the agreement.

Contract Term

The term of the agreement amendment 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 initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed \$225,000, including all subcontractor and reimbursable costs.
- An amendment increased the agreement by \$3,150,000, for a new total amount not to exceed \$3,375,000.

- This amendment will increase the agreement by an additional \$17,360,000 for a new total amount not to exceed \$20,735,000, including all subcontractor and reimbursable costs.

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

Concurrence/Previous Council Action

The City Council approved:

- Construction Manager at Risk Preconstruction Services Agreement 151454 and Construction Services Agreement 151455 (Ordinance S-46273) on January 8, 2020; and
- Construction Manager at Risk Construction Services Agreement 151455 Amendment (Ordinance S-46428) on March 18, 2020.

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, the Water Services Department and the City Engineer.



**Scenario 9 Transmission Main Rehabilitation - Engineering Services -
WS85507006 (Ordinance S-51619) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include assessment, design, and possible construction administration and inspection services for the Scenario 9 Transmission Main Rehabilitation 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 fee for services will not exceed \$1,500,000.

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 rehabilitate steel slip-line of 2,700 linear feet of the 48-inch diameter Pre-stressed Concrete Cylinder Pipe Transmission Main Scenario 9.

Wilson Engineers, LLC's services include, but are not limited to: Design Services: provide steel slip lining rehabilitation recommendations and complete steel slip lining rehabilitation design for Scenario 9, provide construction documents and specifications for the rehabilitation design, provide a construction schedule and engineer's estimate of cost to construct and complete the main rehabilitation, develop preliminary Maintenance of Plant Operations plans for pipeline shutdown and recharge, coordinate with the Street Transportation and other City departments as required on right-of-way and/or City owned property, identify all utility locations both vertically and horizontally in conflict with proposed access pits, coordinate with the City's potholing contractor as

necessary to establish utility locations, coordinate with other design consultants on adjacent projects, as needed, conduct geotechnical evaluations to develop construction requirements, investigate and identify traffic control impacts and costs using the City's Right-of-Way Management Program, and obtain all applicable permits. Construction Administration and Inspection Services: general project administration and construction inspections, resident engineering services during construction, daily interaction with contractors to clarify job requirements, administration of contractor's contract, decision making regarding technical project issues, monitoring of job progress, review and certification of progress payments and job orders, and preparation of record drawings.

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. One firm submitted a proposal and is listed below:

Selected Firm

Rank 1: Wilson Engineers, LLC

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 Wilson Engineers, LLC will not exceed \$1,500,000, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. 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

Roeser Road from 4th Street to 9th Street

Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, the Water Services Department and the City Engineer.



Scenario 9 Transmission Main Rehabilitation - Construction Manager at Risk Services - WS85507006 (Ordinance S-51620) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to enter into an agreement with Achen-Gardner Construction, L.L.C. to provide Construction Manager at Risk Preconstruction and Construction Services for the Scenario 9 Transmission Main Rehabilitation 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 fee for services will not exceed \$9,620,000.

Summary

The purpose of this project is to rehabilitate steel slip-line of 2,700 linear feet of the 48-inch diameter Pre-stressed Concrete Cylinder Pipe Transmission Main Scenario 9.

Achen-Gardner Construction, L.L.C. will begin in an agency support role for Construction Manager at Risk Preconstruction Services. Achen-Gardner Construction, L.L.C. will assume the risk of delivering the project through a Guaranteed Maximum Price agreement.

Achen-Gardner Construction, L.L.C.'s Preconstruction Services include, but are not limited to: provide detailed cost estimating and knowledge of marketplace conditions, provide project planning and planning and scheduling, provide for construction phasing and scheduling that will minimize interruption to City operations, provide alternate systems evaluation and constructability studies, advise City on ways to gain efficiencies in project delivery, provide long-lead procurement studies and initiate procurement of long-lead items, assist in the permitting processes, and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

Achen-Gardner Construction, L.L.C.'s initial Construction Services will include preparation of a Guaranteed Maximum Price proposal provided under the agreement. Achen-Gardner Construction, L.L.C. will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. Achen-Gardner Construction, L.L.C. will be required to solicit bids from prequalified

subcontractors and to perform the work using the City's subcontractor selection process. Achen-Gardner Construction, L.L.C. may also compete to self-perform limited amounts of work.

Achen-Gardner Construction, L.L.C.'s additional Construction Services include construction per final plans and specifications, select subcontractors and suppliers for this project, prepare a Guaranteed Maximum Price proposal that meets the approval of the City, coordinate with various City of Phoenix departments, other agencies, and utility companies, arrange for procurement of materials and equipment, schedule and manage site operations, bid, award, and manage all construction related contracts while meeting City bid requirements including the local and SBE participation goal, provide quality controls, bond and insure the construction, address all federal, state and local permitting requirements and deal with City issues.

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: Achen-Gardner Construction, L.L.C.

Additional Proposers

Rank 2: Kiewit Infrastructure West Co.

Rank 3: Garney Companies, Inc.

Contract Term

The term of the agreement is five years from 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 Achen-Gardner Construction, L.L.C. will not exceed \$9,620,000, including all subcontractor and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. 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

Roeser Road from 4th Street to 9th Street
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, the Water Services Department and the City Engineer.



Solar Services Agreement - Amendment (Ordinance S-51622) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 132993 with Solar Star Arizona III, LLC for the delivery of electrical energy for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$7,000,000.

Summary

This agreement will provide the delivery of electrical energy generated by the solar system located at the Lake Pleasant Water Treatment Plant. The 7.5 megawatt solar facility produces approximately 75 percent of the Plant's power needs. The amendment allows for additional expenditures to procure the energy to necessary for the continuation of the Plant operations.

Contract Term

The contract term remains unchanged, ending on January 31, 2032.

Financial Impact

Upon approval of \$7,000,000 in additional funds, the revised aggregate value of the contract will not exceed \$20,000,000. Funds are available in the Water Services Department's Operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

Solar Services Agreement 132993 (Ordinance S-38171) on February 1, 2012;
Solar Services Agreement 132993 (Ordinance S-39879) on June 5, 2013;
Solar Services Agreement 132993 (Ordinance S-40931) on June 4, 2014;
Solar Services Agreement 132993 (Ordinance S-41780) on June 3, 2015;
Solar Services Agreement 132993 (Ordinance S-42566) on June 1, 2016;
Solar Services Agreement 132993 (Ordinance S-43770) on June 28, 2017;
Solar Services Agreement 132993 (Ordinance S-44629) on June 6, 2018;
Solar Services Agreement 132993 (Ordinance S-45845) on June 26, 2019;
Solar Services Agreement 132993 (Ordinance S-46647) on June 3, 2020;
Solar Services Agreement 132993 (Ordinance S-47658) on June 16, 2021; and

Solar Services Agreement 132993 (Ordinance S-49701) on May 31, 2023.

Responsible Department

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



Request to Amend an Intergovernmental Agreement with City of Glendale to Provide Treated Water (Ordinance S-51628) - District 5

Request authorization for the City Manager, or his designee, to amend an existing Intergovernmental Agreement with the City of Glendale (referred to herein as the "Glendale"), to allow Glendale to continue providing treated water to the Camelback Ranch service area within the City, through an established inter-connect location. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

City of Phoenix (Phoenix) entered into an Intergovernmental Agreement (IGA) (Agreement Number 123273) with Glendale on March 31, 2008 to establish a water-delivery location allowing Glendale to provide treated water to Phoenix, to serve the spring training sports complex facility near Phoenix's Camelback Ranch area.

The IGA initial contract term was 10 years with an additional five-years of renewal option that automatically renewed and expired on March 30, 2023. The IGA also had a clause stating that "the agreement will remain in effect so long as treated water is necessary for customers located within the (Sports Facility Development) area, unless Phoenix or Glendale, or both, decide to terminate the agreement."

This request is to reinstate and extend the original contract term for an additional 20 years through an IGA amendment, starting from the effective date of the amendment. All other original agreement terms remain the same.

Under this IGA, Glendale will provide treated water through an established "Point of Delivery" to Phoenix, utilizing Phoenix's Salt River Project's (SRP) water allocation. Phoenix will provide retail water services to the customers in the Camelback Ranch service area and collect the City's standard retail water services fees. Phoenix will pay Glendale for the delivered treated water at Glendale's commercial retail customer rate, based on the metered amount at the Point of Delivery minus two percent as a credit for Phoenix supplying SRP's water. If Glendale establishes a wholesale water delivery rate, the treated water delivered to Phoenix may be charged at Glendale's wholesale rate as long as the wholesale rate is less than Glendale's commercial retail customer

rate.

Contract Term

The contract term will be for 20 years starting from the effective date of the IGA amendment.

Financial Impact

There is no additional financial impact to the City. The City is currently paying Glendale for the treated water in the Camelback Ranch area and recovers the cost through collecting retail water services fees from the customers in this area.

Location

Camelback Ranch service area
Council District: 5

Responsible Department

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



**Amend City Code - Official Supplementary Zoning Map 1275 (Ordinance G-7351)
- District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1275. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-87-03-2 and the entitlements are fully vested.

Summary

To rezone the southwest corners of 66th Street and Mayo Boulevard, and 68th Street and Princess Drive.

Application No.: Z-87-03-2

Zoning: R-3A PCD

Owner: Paradise Ridge HOA, Cachet-Monterey Ridge, LLC, et al

Acreage: 81.83

Location

Southwest corners of 66th Street and Mayo Boulevard, and 68th Street and Princess Drive

Address: 18420 and 18424 N. 66th Street; 17850 N. 68th Street; 6585 and 6755 E. Mayo Boulevard; and various others.

Council District: 2

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 SECTION 601 OF THE CITY OF
PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL
SUPPLEMENTARY ZONING MAP 1275.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is
hereby amended by adopting Official Supplementary Zoning Map 1275, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 5th day of February,
2025.

MAYOR

ATTEST:

City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI: arm: LF24-2915:2-5-2025

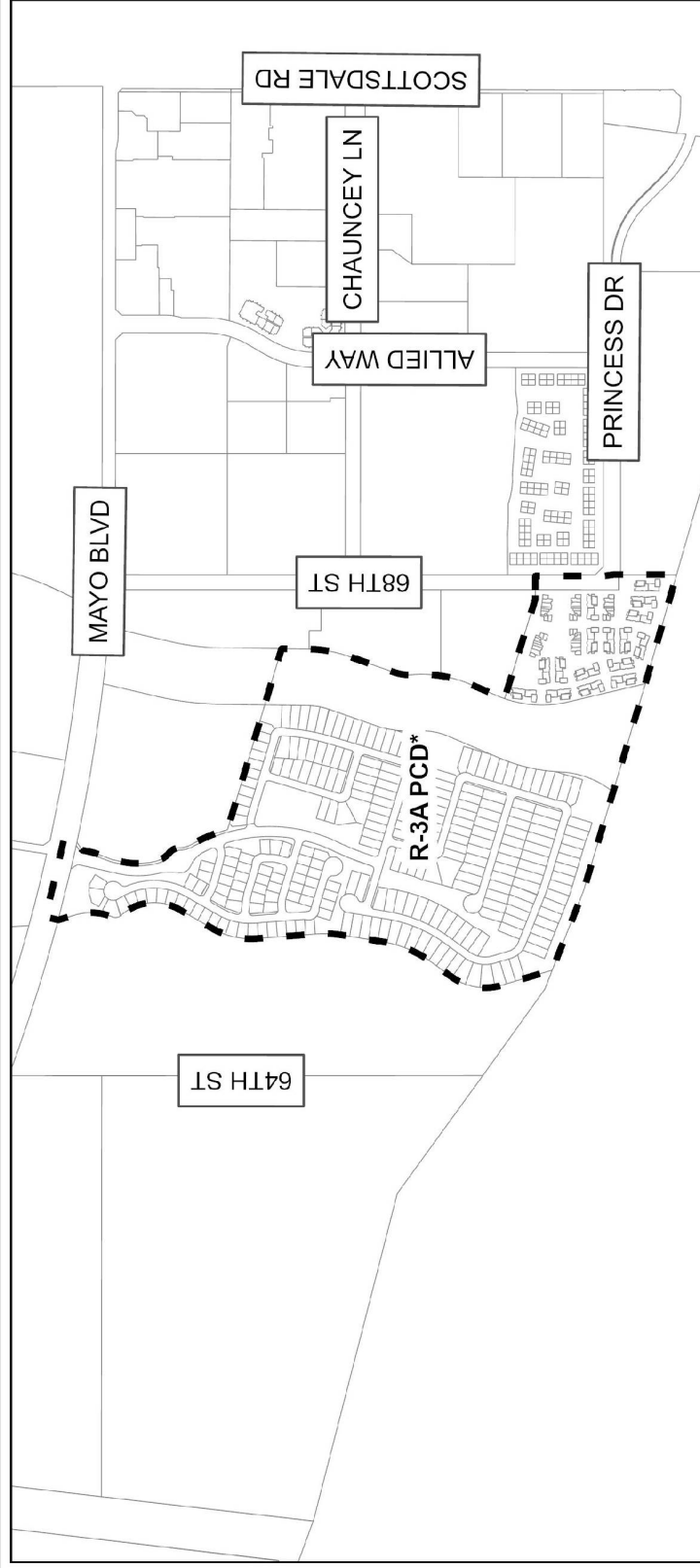
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1275

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 5th day of February 2025.



A Portion of Z-87-03



Drawn by: KS

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■



**Amend City Code - Official Supplementary Zoning Map 1276 (Ordinance G-7352)
- District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1276. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-87-A-03-2 and the entitlements are fully vested.

Summary

To rezone an area located approximately 243 feet west of the northwest corner of Scottsdale Road and Princess Drive.

Application No.: Z-87-A-03-2

Zoning: C-2 SP PCD

Owner: United Auto Scottsdale P H, LLC LS 03-109548 c/o UAG Realty, LLC and the Arizona State Land Department

Acreage: 3.79

Location

Approximately 243 feet west of the northwest corner of Scottsdale Road and Princess Drive

Address: 7150 E. Princess Drive

Council District: 2

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 SECTION 601 OF THE CITY OF
PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL
SUPPLEMENTARY ZONING MAP 1276.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is
hereby amended by adopting Official Supplementary Zoning Map 1276, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 5th day of February,
2025.

MAYOR

ATTEST:

City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI: arm: LF24-2920:2-5-2025

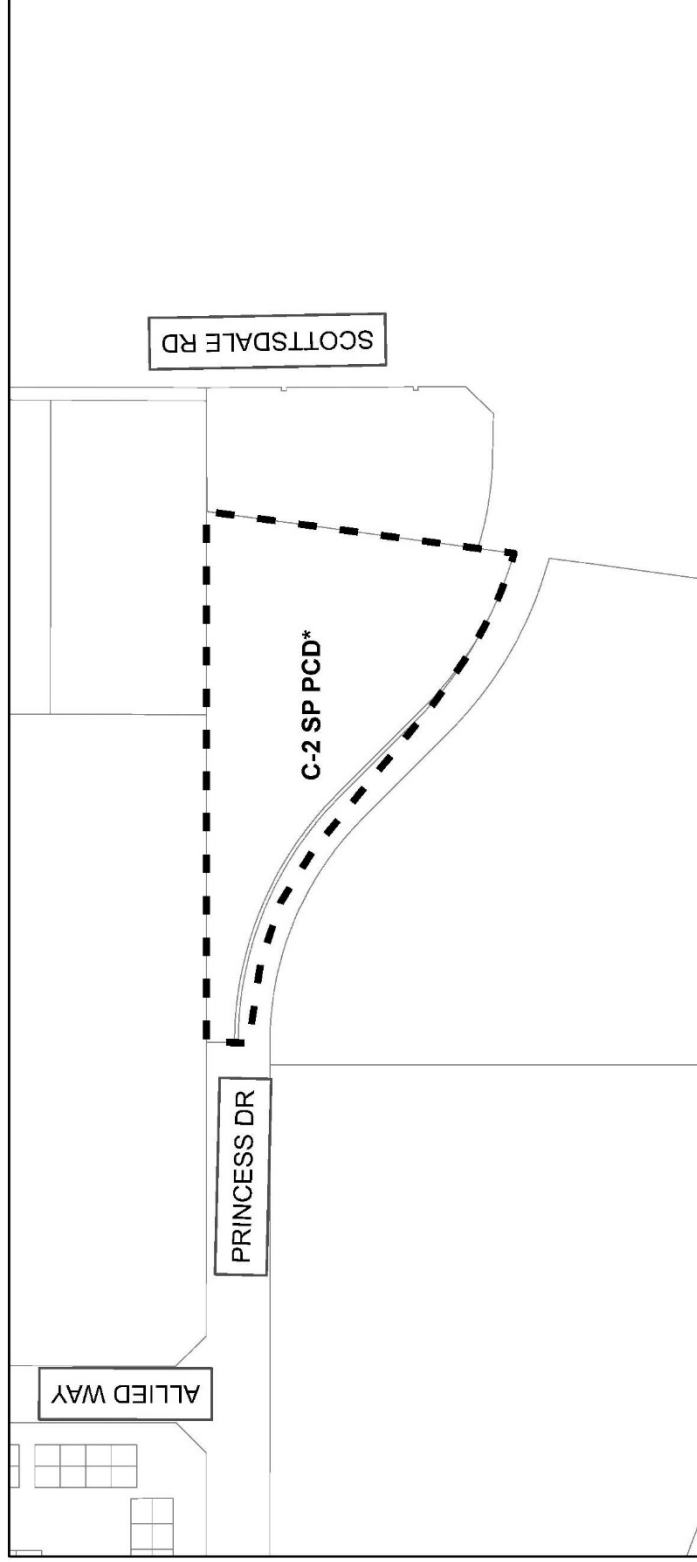
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1276

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 5th day of February 2025.



Z-87-A-03

Drawn by: KS



ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■



**Amend City Code - Official Supplementary Zoning Map 1277 (Ordinance G-7353)
- District 6**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1277. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-86-06 and the entitlements are fully vested.

Summary

To rezone a parcel on the northeast corner of 24th Street and Camelback Road.

Application No.: Z-86-06-6

Zoning: C-2 H-R

Owner: Biltmore Shopping Center Partners, et al.

Acreage: 27.33

Location

Northeast corner of 24th Street and Camelback Road

Address: 5025 N. 24th Street; and 2402, 2410, 2442, 2446, 2450, 2462, 2470, 2502, 2580, 2590 and 2608 E. Camelback Road

Council District: 6

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 SECTION 601 OF THE CITY OF
PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL
SUPPLEMENTARY ZONING MAP 1277.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is
hereby amended by adopting Official Supplementary Zoning Map 1277, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 5th day of February,
2025.

MAYOR

ATTEST:

City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI:arm:LF24-2950:02-05-2025

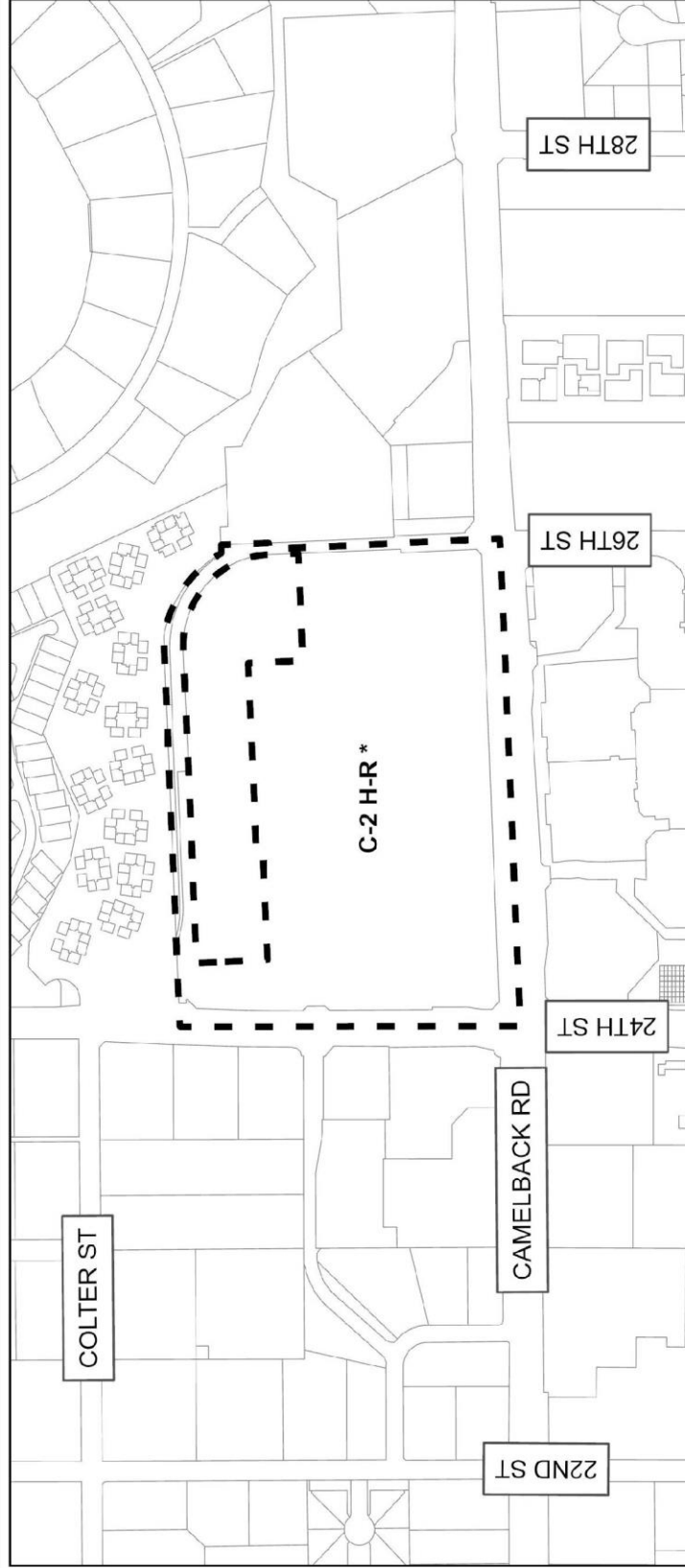
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1277

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 5th day of February 2025.



Z-86-06

N



ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: - - - - -

Drawn by: KS _____



Amend City Code - Ordinance Adoption - Rezoning Application Z-117-24-1 - Northeast Corner of 17th Avenue and Happy Valley Road (Ordinance G-7354) - District 1

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-117-24-1 and rezone the site from S-1 (Ranch or Farm Residence) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow multifamily residential with a height and density waiver.

Summary

Current Zoning: S-1

Proposed Zoning: C-2 HGT/WVR DNS/WVR

Acreage: 13.17

Proposal: Multifamily residential with a height and density waiver

Owner: Robert Kater, Katman, LLC, et al.

Applicant: Dennis Newcombe, Gammage & Burnham, PLC

Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this item on December 17, 2024, and recommended approval, per the staff recommendation, by a vote of 10-1.

PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 8-0.

Location

Northeast corner of 17th Avenue and Happy Valley Road

Council District: 1

Parcel Address: 25051 N. 17th Avenue and 1600 W. Happy Valley 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-117-24-1) FROM S-1 (RANCH OR FARM RESIDENCE) TO C-2 HGT/WVR DNS/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER).

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

SECTION 1. The zoning of a 13.17-acre site located at the northeast corner of 17th Avenue and Happy Valley Road in a portion of Section 6, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence) to “C-2 HGT/WVR DNS/WVR” (Intermediate Commercial, Height Waiver, Density Waiver).

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 September 24, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped September 3, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
3. The R-5 Planned Residential Development Option shall be used for the development.
4. The site shall be limited to a maximum of 400 units.
5. The landscape setback along 17th Avenue shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
6. Trees located within the landscape area along Happy Valley Road, outside the utility easement area, shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
7. The applicant shall utilize the Sonoran Boulevard Development Standards for Happy Valley Road for development both within and adjacent to the right-of-way for Happy Valley Road, except that sidewalks shall not meander as approved by the Planning and Development Department.
8. All bicycle infrastructure 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.
9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Happy Valley Road 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.
10. 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.

11. The developer shall submit a Traffic Impact Analysis (TIA) prior to City Council action and receive final acknowledgement of receipt prior to preliminary site plan approval. The developer shall comply with their determined proportionate share of street improvements or stipulations pursuant to the final TIA, as agreed to by the Street Transportation Department.
12. An updated Traffic Impact Analysis shall be required for proposals of commercial development, as required by the Street Transportation Department.
13. A minimum 70 feet of right-of-way shall be dedicated and constructed for the north half of Happy Valley Road. Right-of-way construction shall include a 24-foot wide median, as approved by the Street Transportation Department.
14. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the north side of Happy Valley Road, adjacent to the development. The landscape area shall be planted to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

15. A total of 30 feet of right-of-way shall be dedicated for the east half of 17th Avenue, or as approved by the Planning and Development Department.
16. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape area shall be constructed on the east side of 17th Avenue, adjacent to the development, or as otherwise approved by the Planning and Development Department. The landscape area shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

17. A minimum of two pedestrian connections shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Happy Valley Road multi-use trail. Each pedestrian connection shall include an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or an alternative material, as approved by the Planning and Development Department.
18. All existing electrical utilities 12 kv and smaller within the public right-of-way shall

be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

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. 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.
21. 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.
22. 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.
23. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
24. 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.
25. 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, as approved by the Planning and Development Department.
26. A leak detection device shall be installed for the irrigation system in landscape/open space areas larger than 10,000 square feet.
27. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

28. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
29. 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.
30. 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.
31. 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.
32. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
33. 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.
34. 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 5th day of February,
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 Z-117-24-1

15TH AVENUE AND HAPPY VALLEY ROAD

THE GENERAL BOUNDARIES OF THIS AREA INCLUDE APN 210-10-028C LOCATED IN THE VICINITY OF 15TH AVE AND HAPPY VALLEY ROAD AND ALL OF THE AREA ENCOMPASSED BY THE LINES DESCRIBED HEREIN BEING WITHIN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 40, FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER (CITY OF PHOENIX BRASS CAP IN HANDHOLD) OF SAID SECTION 6, FROM WHICH THE SOUTH QUARTER CORNER (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH) OF SAID SECTION 6 BEARS NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST A DISTANCE OF 2647.18 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1948.76 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF;

THENCE NORTH 01 DEGREES 16 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID WEST HALF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 16 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF A DISTANCE OF 620.36 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF;

THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID WEST HALF A DISTANCE OF 346.70 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF;

THENCE SOUTH 01 DEGREES 29 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF A DISTANCE OF 620.22 FEET TO SAID NORTH LINE OF THE SOUTH 40.00 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST ALONG SAID LAST NORTH LINE A DISTANCE OF 349.06 FEET TO THE POINT OF BEGINNING

17TH AVENUE AND HAPPY VALLEY ROAD

THE GENERAL BOUNDARIES OF THIS AREA INCLUDE APNS 210-10-005 & 210-10-013B LOCATED IN THE VICINITY OF 17TH AVE AND HAPPY VALLEY ROAD AND ALL OF THE AREA ENCOMPASSED BY THE LINES DESCRIBED HEREIN BEING WITHIN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 40 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER (CITY OF PHOENIX BRASS CAP IN HANDHOLE) OF SAID SECTION 6, FROM WHICH THE SOUTH QUARTER (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH) OF SAID SECTION 6 BEARS NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST A DISTANCE 2647.18 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1250.34 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF;

THENCE NORTH 00 DEGREES 50 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTH HALF A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTH HALF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 50 MINUTES 04 SECONDS EAST ALONG THE WEST LINE A DISTANCE OF 290.33 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF;

THENCE NORTH 89 DEGREES 19 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 347.96 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 01 DEGREES 03 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 330.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 346.78 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 01 DEGREES 16 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND SAID SOUTH HALF A DISTANCE OF 620.36 FEET TO SAID NORTH LINE OF THE SOUTH 40.00 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST ALONG LAST SAID SOUTH NORTH LINE A DISTANCE OF 698.12 FEET TO THE POINT OF BEGINNING.

DRAFT

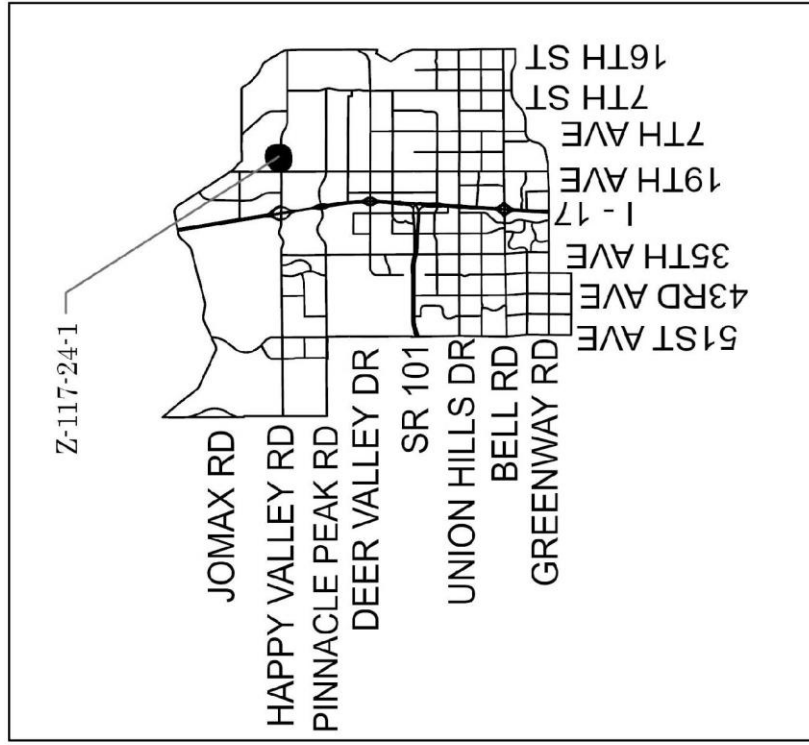
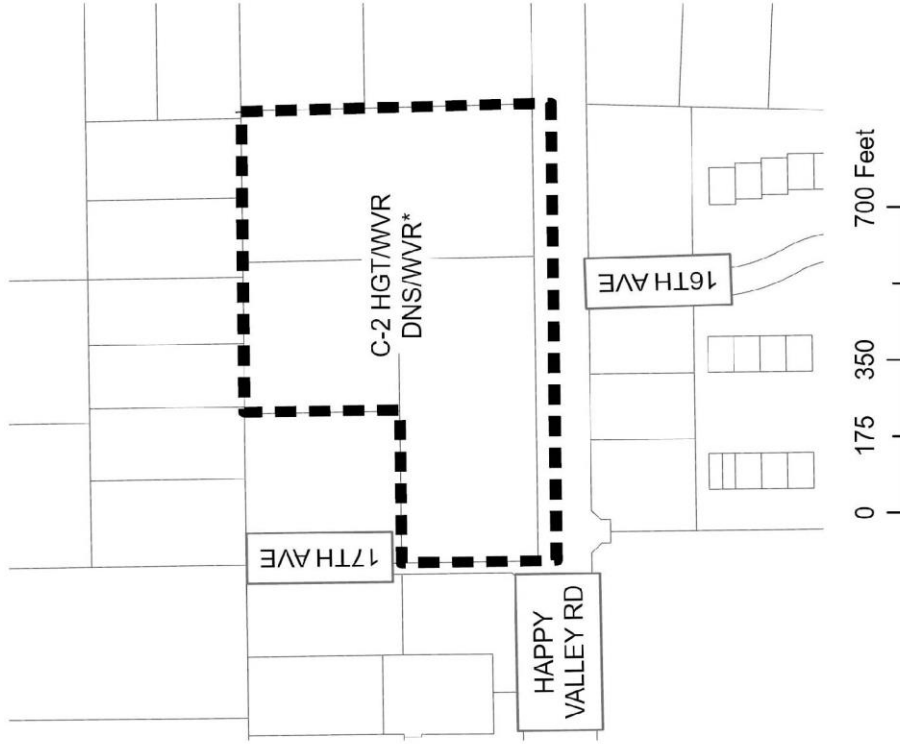
EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-117-24-1
 Zoning Overlay: N/A
 Planning Village: Deer Valley

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 1/6/2025



Amend City Code - Ordinance Adoption - Rezoning Application Z-129-24-3 - Approximately 500 Feet North of the Northwest Corner of 25th Avenue and Dunlap Avenue (Ordinance G-7355) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-129-24-3 and rezone the site from C-2 M-R (Approved C-2 M-R PKG/WVR) (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), C-2 M-R (Approved C-2 M-R SP and C-2 M-R PKG/WVR) (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Special Permit and Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), and C-2 M-R DNS/WVR (Intermediate Commercial, Mid-Rise District, Density Waiver) to C-2 M-R DNS/WVR (Intermediate Commercial, Mid-Rise District, Density Waiver) for multifamily residential with a density waiver.

Summary

Current Zoning: C-2 M-R (Approved C-2 M-R PKG/WVR) (11.76 acres), C-2 M-R (Approved C-2 M-R SP and C-2 M-R PKG/WVR) (0.56 acres), and C-2 M-R DNS/WVR (0.14 acres)

Proposed Zoning: C-2 M-R DNS/WVR

Acreage: 12.46

Proposal: Multifamily residential with a density waiver

Owner: Canyon Corporate Partners, LLC a Delaware LLC Attn: Brian Snider

Applicant: Ricardo Toris, Earl & Curley, P.C.

Representative: Taylor C. Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Mountain Village Planning Committee heard this item on December 18, 2024, and recommended approval, per the staff recommendation, by a vote of 16-0.

PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the North Mountain Village Planning Committee, by a vote of 8-0.

Location

Approximately 500 feet north of the northwest corner of 25th Avenue and Dunlap Avenue

Council District: 3

Parcel Address: 2510 and 2512 W. Dunlap 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-129-24-3) FROM C-2 M-R (APPROVED C-2 M-R PKG/WVR) (INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, APPROVED INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, PARKING WAIVER), C-2 M-R (APPROVED C-2 M-R SP AND C-2 M-R PKG/WVR) (INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, APPROVED INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, SPECIAL PERMIT AND APPROVED INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, PARKING WAIVER), AND C-2 M-R DNS/WVR (INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, DENSITY WAIVER) TO C-2 M-R DNS/WVR (INTERMEDIATE COMMERCIAL, MID-RISE DISTRICT, DENSITY WAIVER).

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

SECTION 1. The zoning of a 12.46-acre site located approximately 500 feet north of the northwest corner of 25th Avenue and Dunlap Avenue in a portion of Section 25, Township 3 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 11.76 acres of “C-2 M-R (Approved C-2 M-R PKG/WVR)” (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), 0.56-acres of “C-2 M-R (Approved C-2 M-R SP and C-2

M-R PKG/WVR)” (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Special Permit and Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), and 0.14-acres of “C-2 M-R DNS/WVR” (Intermediate Commercial, Mid-Rise District, Density Waiver) to “C-2 M-R DNS/WVR”(Intermediate Commercial, Mid-Rise District, Density Waiver).

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 new structures along the Arizona Canal and 25th Avenue, not depicted on the site plan dated September 16, 2024, shall provide frontages or alternative frontages per Phoenix Zoning Ordinance Section 1305.B, for a minimum 70% of each new structure’s frontage oriented toward these areas (the Arizona Canal and 25th Avenue), as approved by the Planning and Development Department.
2. The ground level exterior of the North Parking Structure, as depicted on the site plan date stamped September 16, 2024, shall contain architectural embellishments or detailing that will create visual interest for adjoining properties and enhance the public right-of-way, as approved by the Planning and Development Department.
3. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. The developer shall provide secure bicycle parking 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. 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:
 - 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.
4. A minimum 6-foot-wide pedestrian pathway shall be provided within the site, connecting to the Arizona Canal at the northwest corner of the site, 25th Avenue, and the "existing asphalt accessway" (at the south), as depicted on the site plan date stamped September 16, 2024, containing the following standards, and as approved or modified by the Planning and Development Department.
- a. The internal pedestrian pathway is permitted to remain private and access-controlled for residents and visitors until such time that the City of Phoenix installs each of the following:
 - i. A bicycle/pedestrian bridge over the Arizona Canal Trail between 25th Avenue and the I-17 Freeway;
 - ii. A public park space over the Arizona Canal Diversion channel between 25th Avenue and the I-17 Freeway;
 - iii. A bicycle/pedestrian bridge over the I-17 Freeway between the Arizona Canal and the Light Rail line.
 - b. Following the installation of the three items referenced in Stipulation 4.a and the City notifying the property owner in writing of such completed installations, the owner shall within 90 days submit to the City for recordation an easement permitting public access over an internal pedestrian pathway between the hours of 7:00 a.m. and 9:00 p.m. daily.

- c. The pedestrian pathway shall incorporate lighting as described below.
 - i. Fifteen-foot maximum height of lighting fixtures.
 - ii. A minimum of one foot candle illumination should be maintained throughout the pathway.
 - iii. Uniform lighting should be placed along entire pathway to avoid bright high glare areas and low visibility dark areas.
 - d. The pathway shall be a minimum of 6 feet in width and shall include a minimum 5-foot-wide landscape strip along one side, with additional enhancements chosen from the following options:
 - i. A minimum 5-foot-wide landscape strip on both sides of the pathway, planted with a minimum of 2-inch caliper, single-trunk, large canopy, shade trees placed 20 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department; or
 - ii. A structure, landscaping, or a combination of the two to provide a minimum of 75% shade coverage along one side of the pathway, as approved or modified by the Planning and Development Department; or
 - iii. An activated frontage on one side of the pathway that includes pedestrian-oriented design elements such as seating areas, art, water features, Walkable Urban Code Frontage Types (per Phoenix Zoning Ordinance, Table 1305.1 Frontage Types), and community gathering spaces to enhance pedestrian engagement and activity, as approved or modified by the Planning and Development Department.
5. A minimum 10,500-square foot area shall be provided as publicly accessible open space, located in the northwest corner of the subject site as depicted on the site plan date stamped September 16, 2024, as approved or modified by the Planning and Development Department. This area shall be open for public access daily between the hours of 7:00 a.m. to 9:00 p.m. but need not be open for public access beyond those hours.
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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, except as otherwise approved per Stipulation No. 4.d., 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 5% of the required parking spaces shall include EV Capable infrastructure.
10. The landscape setback along 25th Avenue shall be planted to include native cacti or similar plants, as approved by the Planning and Development Department.
11. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
12. 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.
13. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing plants retained on-site, as approved or modified by the Planning and Development Department.
14. All new 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, as approved by the Planning and Development Department.
15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
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. Upon modification of the buildings adjacent to 25th Avenue that modifies the cumulative footprint of both buildings, including demolition, by more than 15% from that which is depicted on the site plan date stamped September 16, 2024, a 6-foot detached sidewalk shall be required to be installed along 25th Avenue, with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb that is planted to the following standards, as approved or modified by the Planning and Development Department:
 - 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 vegetation 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.

19. 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.
20. 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.
21. 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.
22. 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 5th day of February, 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 Z-129-24-3

PARCEL NO. 2:

A PORTION OF LOT 2, OF CANYON CORPORATE PLAZA, RECORDED IN BOOK 461, PAGE 20, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE EAST BOUNDARY OF LOT 2, SOUTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 475.64 FEET;
THENCE DEPARTING SAID EAST BOUNDARY, NORTH 89 DEGREES 40 MINUTES 34 SECONDS WEST, A DISTANCE OF 431.00 FEET;
THENCE NORTH 1 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 68.53 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 83.64 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 410.87 FEET TO A POINT
ON THE NORTH BOUNDARY OF SAID LOT 2;
THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89 DEGREES 18 MINUTES 24 SECONDS EAST, 443.06 FEET;
THENCE ALONG SAID NORTH BOUNDARY SOUTH 89 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 69.63 FEET TO THE POINT OF BEGINNING.
EXCEPT 1 /2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN BOOK 337 OF DEEDS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PORTION OF LOT 2, OF CANYON CORPORATE PLAZA, RECORDED IN BOOK 461, PAGE 20, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE EAST BOUNDARY OF LOT 2, SOUTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A
DISTANCE OF 475.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST BOUNDARY, SOUTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 280.73 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 285.08 FEET;
THENCE SOUTH 45 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 168.55 FEET TO THE

BEGINNING OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 54.50 FEET;
THENCE SOUTHWESTERLY 40.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42 DEGREES 45 MINUTES 05 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 29.50 FEET;
THENCE SOUTHWESTERLY 45.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87 DEGREES 45 MINUTES 05 SECONDS;
THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 54.69 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 151.30 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 41.50 FEET;
THENCE NORTHWESTERLY 32.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44 DEGREES 55 MINUTES 19 SECONDS;
THENCE NORTH 44 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE OF 259.56 FEET;
THENCE NORTH 45 DEGREES 09 MINUTES 16 SECONDS EAST, A DISTANCE OF 182.98 FEET;
THENCE NORTH 46 DEGREES 34 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.61 FEET;
THENCE NORTH 44 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 75.62 FEET;
THENCE SOUTH 45 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.15 FEET;
THENCE NORTH 43 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 28.13 FEET;
THENCE NORTH 1 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 73.37 FEET;
THENCE NORTH 44 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF 76.85 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 27.14 FEET;
THENCE SOUTH 00 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.27 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 83.64 FEET;
THENCE SOUTH 1 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 68.53 FEET;
THENCE SOUTH 89 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 431.00 FEET TO THE POINT OF BEGINNING.
EXCEPT 1 / 2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN BOOK 337 OF DEEDS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PER CHICAGO TITLE AGENCY, INC., COMMITMENT FOR
TITLE INSURANCE WITH FILE NO. CT347240041, HAVING AN EFFECTIVE DATE
OF MARCH 4, 2024.

DRAFT

EXHIBIT B

Zoning Case Number: Z-129-24-3
Zoning Overlay: N/A
Planning Village: North Mountain





Amend City Code - Ordinance Adoption - Rezoning Application Z-151-24-5 - Northeast Corner of 39th Avenue and Grand Avenue (Ordinance G-7357) - District 5

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-151-24-5 and rezone the site from R-3 (Multifamily Residence District) and R1-6 (Single-Family Residence District) to R-4A (Multifamily Residence - General) for multifamily residential.

Summary

Current Zoning: R-3 (1.62 acres) and R1-6 (5.27 acres)

Proposed Zoning: R-4A

Acreage: 6.89

Proposal: Multifamily residential

Owner: School District No. 68

Applicant: UMOM Housing 11, LLC

Representative: Benjamin Graff, Quarles & Brady LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Alhambra Village Planning Committee heard this item on December 17, 2024, and recommended approval, per the staff recommendation, with a modification, by a vote of 11-0.

PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the Alhambra Village Planning Committee recommendation, by a vote of 8-0.

Location

Northeast corner of 39th Avenue and Grand Avenue

Council District: 5

Parcel Address: 4510 N. 37th Avenue, 3800 Grand Avenue, and 3781 W. 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-151-24-5) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-4A (MULTIFAMILY RESIDENCE – GENERAL).

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

SECTION 1. The zoning of a 6.89-acre site located at northeast corner of 39th Avenue and Grand Avenue in a portion of Section 22, Township 2 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 1.62 acres of “R-3” (Multifamily Residence District) and 5.27 acres of “R1-6” (Single-Family Residence District) to “R-4A” (Multifamily Residence – General).

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. 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.
2. A minimum of one pedestrian access point connecting directly to Grand Avenue shall be provided at the southwestern corner of the site, as approved by the Planning and Development Department.
3. 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.
4. 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.

5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
6. 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.
7. 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.
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, shade trees, or a combination thereof.
9. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
10. 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, as approved by the Planning and Development Department.
11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
12. 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.
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. The sidewalk along Grand Avenue, exclusive of the sidewalk adjacent to the westbound right-turn deceleration lane, shall be a minimum of 5 feet in width and detached with a minimum 4-foot-wide landscape strip located between the

sidewalk and back of curb and planted to the following standards, or as approved by the Arizona Department of Transportation.

- a. 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.

15. The sidewalk along 39th Avenue shall be a minimum of 6 feet in width and detached with a minimum 8-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. A minimum 30 feet of right-of-way shall be dedicated and constructed for the east side of 39th Avenue.
17. Existing SRP facilities along 39th Avenue 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.
18. The Traffic Impact Analysis (TIA) must be submitted to both the City of Phoenix and the Arizona Department of Transportation. Development shall adhere to the recommendations of the TIA for the improvements to the 39th Avenue and Grand Avenue intersection, before preliminary site plan approval is granted, as accepted by the City of Phoenix and the Arizona Department of Transportation.
19. All access control for the site shall be determined through the accepted recommendations of the TIA by the City of Phoenix and the Arizona Department of Transportation.
20. 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.

21. 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.
22. 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.
23. 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 5th day of February, 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-151-24-5

DESCRIPTION OF 3832 GRAND A VENUE
AND PORTION OF 4510 N. 37TH A VENUE
PHOENIX, AZ 85019

THAT PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE
(DOWN 0.7 FEET) MARKING THE SOUTH QUARTER CORNER OF SAID
SECTION 22, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN
HANDHOLE (DOWN 0.5 FEET) MARKING THE NORTH QUARTER CORNER OF
SAID SECTION 22 BEARS NORTH 00 DEGREES 22 MINUTES 43 SECONDS
EAST 5,260.86 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS
FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 22 MINUTES 43 SECONDS EAST 2,622.33
FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION
22 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 22 MINUTES 43 SECONDS EAST
238.21 FEET ALONG SAID WEST LINE;

THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 284.97 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 42 SECONDS WEST 125.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 95.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 42 SECONDS WEST 109.81 FEET
TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 292.65 FEET
ALONG SAID NORTH LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 09 SECONDS WEST 185.33 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 51 SECONDS WEST 10.02 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECOND WEST 407.49 FEET
TO A NAIL WITH NO IDENTIFICATION ON THE NORTHEAST RIGHT OF WAY
LINE OF GRAND A VENUE (U.S. 60);

THENCE SOUTH 45 DEGREES 12 MINUTES 10 SECONDS WEST 52.00 FEET
TO THE CENTERLINE OF GRAND A VENUE (U.S. 60);

THENCE NORTH 44 DEGREES 47 MINUTES 50 SECONDS WEST 882.66 FEET
ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

COMPRISING 6.879 ACRES OR 299,630 FEET MORE OR LESS.

EXHIBIT B

Zoning Case Number: Z-151-24-5
Zoning Overlay: N/A
Planning Village: Alhambra





Amend City Code - Ordinance Adoption - Rezoning Application Z-110-24-8 - Approximately 475 Feet South of the Southeast Corner of 32nd Street and Southern Avenue (Ordinance G-7356) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-110-24-8 and rezone the site from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to P-1 BAOD (Passenger Automobile Parking, Limited, Baseline Area Overlay District) for a parking lot.

Summary

Current Zoning: S-1 BAOD

Proposed Zoning: P-1 BAOD

Acreage: 1.00

Proposal: Parking lot

Owner: Patricia Christofolo, 32nd St Property, LLC

Applicant/Representative: Kay Shepard

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this item on December 10, 2024, and recommended approval, per the staff recommendation, with modified stipulations and an additional stipulation, by a vote of 10-0-1.

PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the staff memo dated December 27, 2024, with a modification, by a vote of 8-0.

Location

Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue

Council District: 8

Parcel Address: 6075 S. 32nd 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-110-24-8) FROM S-1 BAOD (RANCH OR FARM RESIDENCE, BASELINE AREA OVERLAY DISTRICT) TO P-1 BAOD (PASSENGER AUTOMOBILE PARKING, LIMITED, BASELINE AREA OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 1.00 acre site located approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue in a portion of Section 36, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1 BAOD” (Ranch or Farm Residence, Baseline Area Overlay District) to “P-1 BAOD” (Passenger Automobile Parking, Limited, Baseline Area 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. A minimum 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site, excluding a driveway to the north, and 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.
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. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. All 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.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. Landscaping shall be maintained by permanent and automatic/water efficient

WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
11. 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.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the current location of the existing RFB, as approved by the Street Transportation Department.
13. 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.
14. 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.
15. 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.
16. 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.
17. Prior to preliminary site plan approval, the applicant shall apply to use alternative dustproofing materials on the site.

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 5th day of February, 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-110-24-8

The South 170.80 feet of the following described parcels:

Parcel No. 1:

The North half of Lot 40, Bartlett-Heard Lands, according to Book 13 of Maps, page 35, records of Maricopa County, Arizona;

Except the East 402.50 feet thereof
and; Except the North 33 feet
thereof, and;

Except the road way as created under deed recorded 90-227090 and under deed recorded 04-824562. Parcel No. 2:

The North half of the West 82.50 feet of the East 402.50 feet of Lot 40, Bartlett-Heard Lands, according to Book 13 of Maps, page 35, records of Maricopa County, Arizona;

Except the North 33 feet thereof, and;

Except road way as created under deed recorded 90-227090 and under deed recorded 04-824562.

Section: 36 Township: 1N Range: 3E

APN # 122-81-022-D

Gross Acres 1

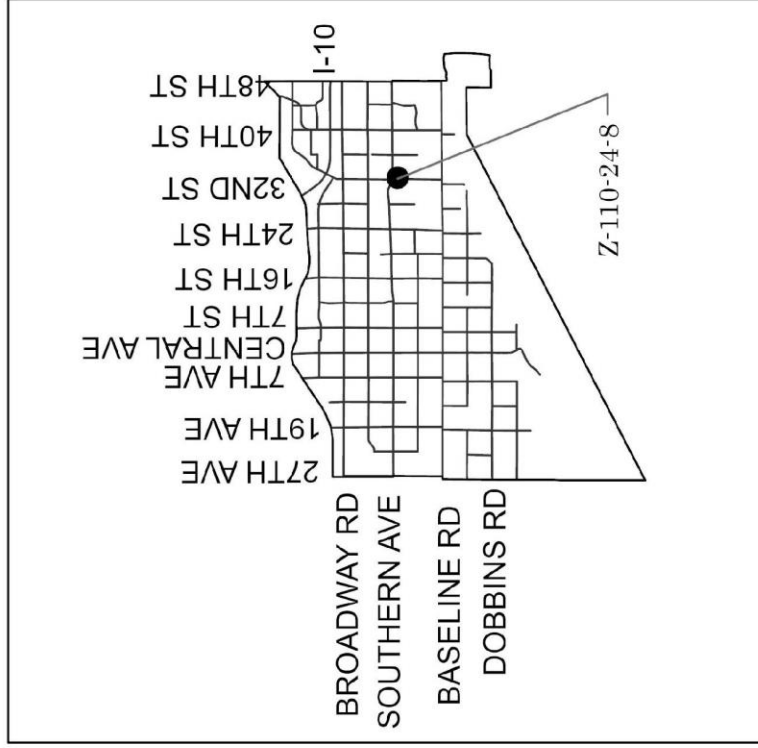
ORDINANCE LOCATION MAP

EXHIBIT B

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



Zoning Case Number: Z-110-24-8
Zoning Overlay: Baseline Area Plan and Overlay District
Planning Village: South Mountain



NOT TO SCALE



Drawn Date: 1/6/2025



Public Hearing and Ordinance Adoption - Rezoning Application Z-119-24-2 - Southeast Corner of 56th Street and Shea Boulevard (Ordinance G-7359) - District 2

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-119-24-2 and rezone the site from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office.

Summary

Current Zoning: RE-43

Proposed Zoning: C-O/G-O

Acreage: 2.59

Proposal: Office

Owner: Ronald Urman, 56 & Shea Holdings, LLC

Applicant/Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee was scheduled to hear this item on December 2, 2024, for recommendation; however, there was no quorum.

PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the staff recommendation, with two additional stipulations, by a vote of 6-2.

Location

Southeast corner of 56th Street and Shea Boulevard

Council District: 2

Parcel Address: 10425, 10433, 10437, and 10455 N. 56th 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-119-24-2) FROM RE-43 (ONE-FAMILY RESIDENCE) TO C-O/G-O (RESTRICTED COMMERCIAL, GENERAL OFFICE OPTION).

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

SECTION 1. The zoning of a 2.59-acre property located at the southeast corner of 56th Street and Shea Boulevard in a portion of Section 28, Township 3 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “RE-43” (One-Family Residence) to “C-O/G-O” (Restricted Commercial, 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 elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.
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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops 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.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and 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. Artistic racks shall adhere

to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. 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.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. 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.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in 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. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. 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.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.

19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and 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, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and 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 an alternative design solution consistent with a pedestrian environment.

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded 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. 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.
27. 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.
28. The location(s) of any driveway accessing the property from 56th Street shall be per the accepted Traffic Impact Analysis by the Street Transportation Department.
29. A traffic control device and signage shall be provided to discourage left-out turning movements from the property on to 56th 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 5th day of February, 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-119-24-2

A PORTION OF COUNTRY CLUB ACRES RECORDED IN BOOK 70, PAGE 21 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY LOCATED IN SECTION 28, TOWNSHIP 3 NORTH AND RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 337.59 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 09 WEST, A DISTANCE OF 337.46' TO THE SOUTHEAST CORNER OF LOT 37 OF SAID COUNTRY CLUB ACRES;

THENCE NORTH 87 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 337.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 337.66 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINING, 2.6141 ACRES.

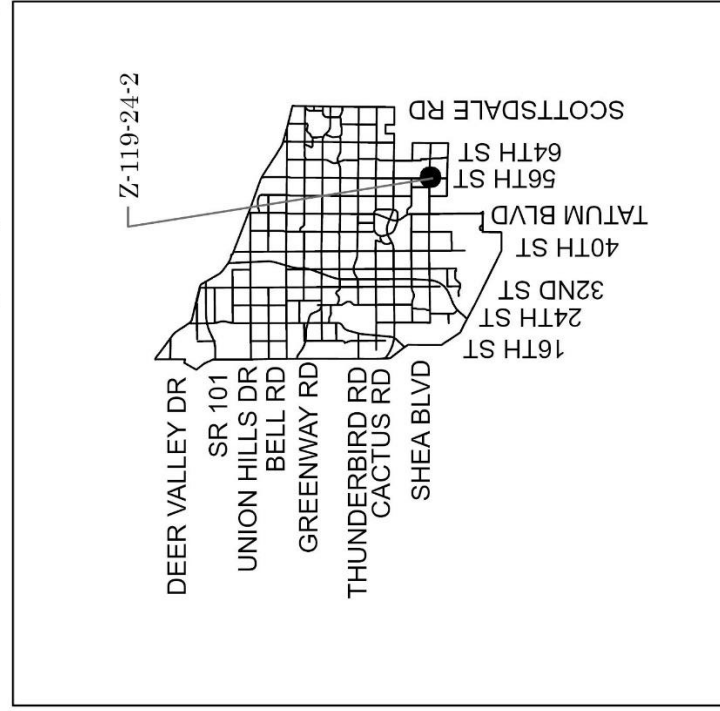
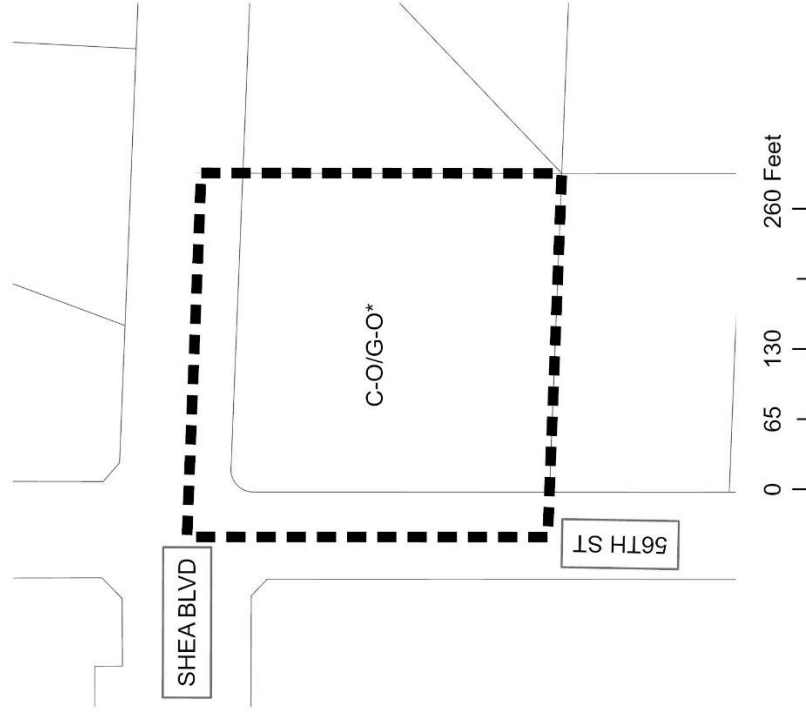
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Zoning Case Number: Z-119-24-2
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 1/6/2025

\\nrc\pdd\Shared\Department Share\Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\Supp\Maps_Ord\2-5-2025\2-5-2025.aprx

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-119-24-2
November 22, 2024

[Paradise Valley Village Planning Committee Meeting Date:](#) December 2, 2024
[Planning Commission Hearing Date:](#) January 2, 2025

Request From: RE-43 (One-Family Residence) (2.59 acres)
Request To: C-O/G-O (Restricted Commercial, General Office Option) (2.59 acres)
Proposal: Office
Location: Southeast corner of 56th Street and Shea Boulevard
Owner: Ronald Urman, 56 & Shea Holdings, LLC
Applicant/Representative: Jason Morris, Withey Morris Baugh, PLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Classification Map Designation</u>	Shea Boulevard	Major Arterial	40-foot south half street
	56th Street	Minor Collector	40-foot east half street
<i>CONNET PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i> The proposal for an office use is a reasonable level of increased intensity and as stipulated, will be respectful of local conditions and surrounding neighborhoods. The building elevations will be residential in character, and there will be an enhanced buffer adjacent to the single-family residentially zoned properties.			
<i>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i> As stipulated, the proposal will provide bicycle parking. This bicycle parking will provide employees and visitors with an alternative mode of transportation to the site.			

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.

As stipulated, the proposal will provide tree-shaded sidewalks along both street frontages, will plant trees within perimeter landscape setbacks and surface parking areas, and will shade bicycle parking, pedestrian walkways, the transit stop along Shea Boulevard, and surface parking areas.

Applicable Plan, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

[Transportation Electrification Action Plan](#): See Background Item No. 10.

[Phoenix Climate Action Plan](#): See Background Item No. 11.

[Conservation Measures for New Development](#): See Background Item No. 12.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Sports field, basketball court, and playground	RE-43
North (across Shea Boulevard)	Golf resort and single-family residence	RH and RE-35
South	Vacant	RE-43
East	Church and monopalm	RE-43
West (across 56th Street)	Church and private school	RE-43

C-O/G-O (Restricted Commercial, General Office Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Gross Lot Area	1 acre	2.59 acres (Met)
Maximum Lot Coverage	40%, exclusive of carports; 10% for open carports, not counted towards lot coverage	39.56% (Met)
Maximum Building Height	25 feet	25 feet (Met)
<i>Minimum Building Setbacks</i>		
Front Yard (North, Shea Boulevard)	20 feet	20 feet – approx. 27 feet (Met)
Street Side Yard (West, 56th Street)	10 feet	10 feet (Met)
Side Yard (East)	10 feet	80 feet, 6 inches – approx. 156 feet (Met)
Rear Yard (South)	25 feet	Approx. 29 feet – approx. 34 feet (Met)
Minimum Parking	136 spaces required 1 space per 200 square feet of gross floor area between exterior walls 27,107 square feet gross floor area proposed	136 spaces (Met)

**Site plan modification or variance required*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.59 acres located at the southeast corner of 56th Street and Shea Boulevard from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office uses.

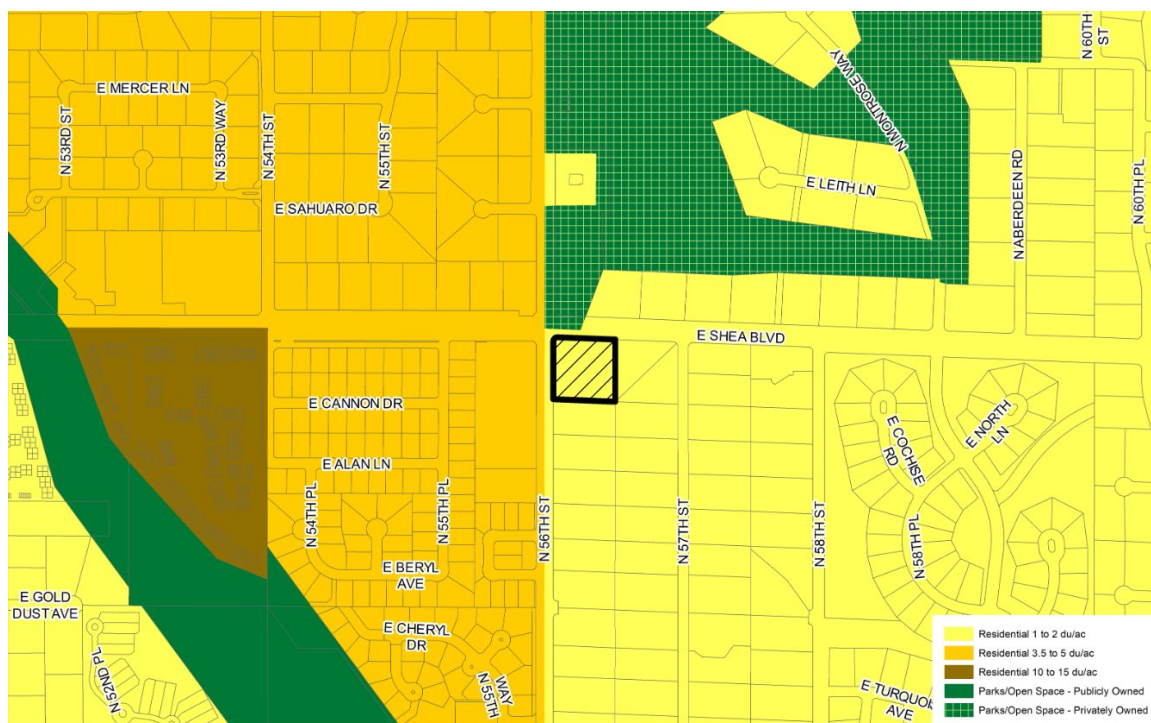
GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The proposal is inconsistent with the General Plan Land Use Map designation; however, a minor General Plan Amendment is not required since the site is less than 10 gross acres in size.

The General Plan Land Use Map designation is also Residential 1 to 2 dwelling units per acre to the north, east, and south of the subject site.

The General Plan Land Use Map designation for a portion to the north of the subject site, across Shea Boulevard, is designated as Parks/Open Space – Privately Owned.

The General Plan Land Use Map designation to the west of the subject site, across 56th Street, is designated as Residential 3.5 to 5 dwelling units per acre.



General Plan Land Use Map

Source: Planning and Development Department

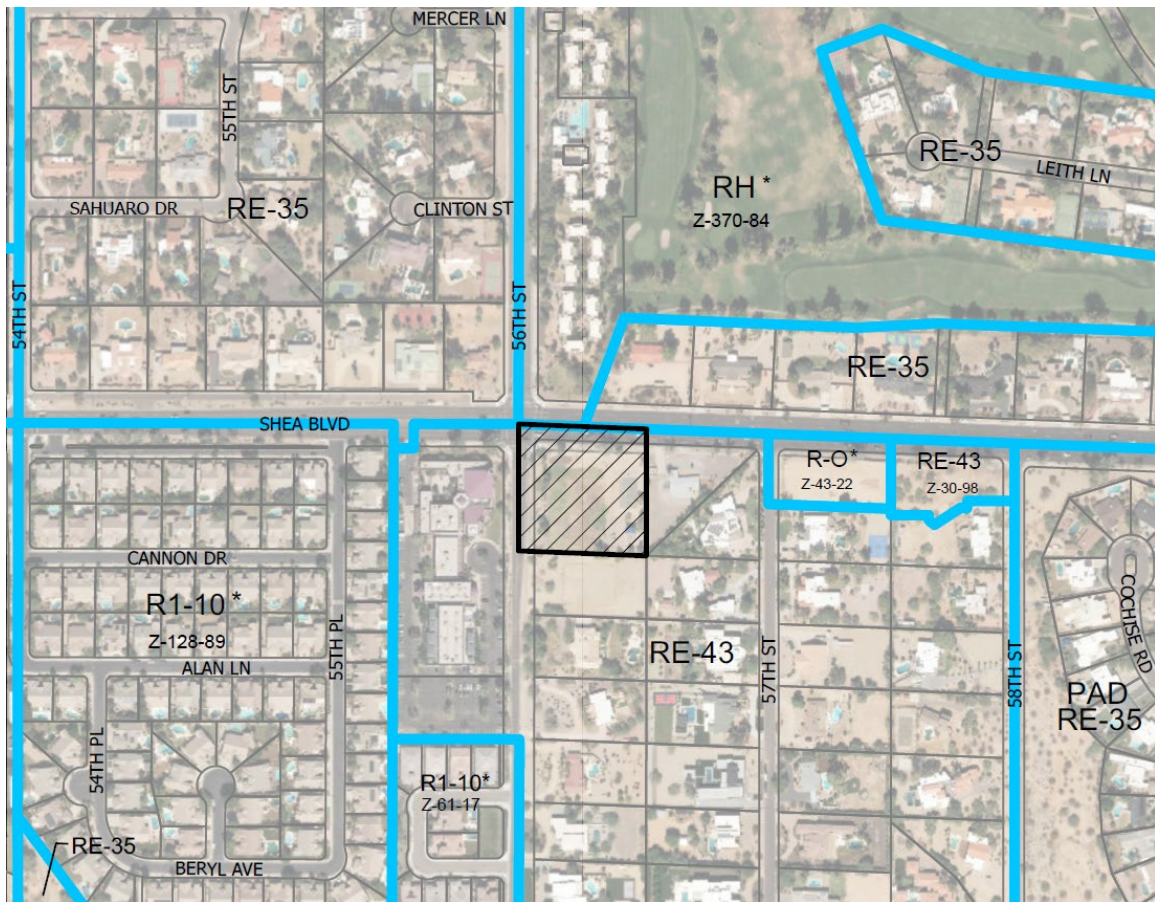
SURROUNDING LAND USES AND ZONING

3. To the north of the subject site, across Shea Boulevard, is a golf resort and a single-family residence, zoned RH (Resort District) and RE-35 (Single-Family Residence District), respectively.

To the south of the subject site is vacant land zoned RE-43 (One-Family Residence).

To the east of the subject site is a church and monopalm zoned RE-43.

To the west of the subject site, across 56th Street, is a church and private school zoned RE-43.



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes two medical office buildings with a total building footprint of 34,957 square feet. Vehicular access is proposed along 56th Street and Shea Boulevard. A total of 136 parking spaces are proposed, including six accessible parking spaces and 44 underground parking spaces. Two pedestrian pathways are proposed to connect to the sidewalk along 56th Street and one pedestrian pathway to connect to the sidewalk along Shea Boulevard. An 18-foot-wide pedestrian walkway is proposed to connect the north and south buildings across the drive aisle. Bicycle parking is proposed near the north building.

To enhance the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that a minimum 20-foot landscape setback be provided along the north property line, adjacent to Shea Boulevard, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 2.

To enhance the streetscape along 56th Street to be consistent with the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that the west 25 feet of the property measured from the west property line (the 25-foot right-of-way easement) be landscaped with minimum two-inch caliper shade trees 20 feet on center and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 3.

To provide an enhanced buffer adjacent to single-family residentially zoned properties to the east and south, staff recommends that a minimum 10-foot landscape setback be provided along the south and east property lines, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 4.

To enhance surface parking lot area landscaping and shading, staff recommends that a minimum of 10 percent of surface parking areas, exclusive of landscape required/stipulated setbacks, be landscaped and achieve a minimum of 25 percent shade with minimum two-inch caliper shade trees. This is addressed in Stipulation No. 5.

To enhance pedestrian safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed with a material or pavement treatment that visually contrasts the pathway with the parking and drive aisle surfaces. This is addressed in Stipulation No. 6.

To enhance bicyclist, pedestrian, and transit rider comfort, staff recommends that all bicycle parking spaces, pedestrian pathways, and transit stops be shaded a minimum of 75 percent. This is addressed in Stipulation No. 7.

Since the existing landscape strip between the back of curb and detached sidewalk along Shea Boulevard has missing landscape plantings, staff recommends the streetscape be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage, in order to increase pedestrian comfort and safety. This is addressed in Stipulation No. 20.

5. **Elevations**

The building elevations and renderings, attached as an exhibit, proposes a contemporary building design with a maximum building height of 25 feet.

To ensure the proposal remains in character with the surrounding residentially zoned area, staff recommends that the elevations contain design elements of residential character. This is addressed in Stipulation No. 1.

PLANS, OVERLAYS, AND INITIATIVES

6. [Tree and Shade Master 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 is recommending robust tree planting standards, including perimeter landscape setbacks with minimum two-inch caliper shade trees 20 feet on center, surface parking lot areas to be planted with minimum two-inch caliper shade trees to achieve 25 percent shade, bicycle parking spaces, pedestrian pathways, and transit stops to be shaded a minimum of 75 percent, and detached tree-shaded sidewalks along both street frontages. These are addressed in Stipulation Nos. 2 through 5, 7, 20, and 21.

7. [Complete Streets Guiding Principles](#)

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. To support these principles and to enhance the streetscape, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces.
- All bicycle parking, pedestrian pathways (including sidewalks) and transit stops shall be shaded a minimum of 75 percent.
- The streetscape along the south side of Shea Boulevard be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip be constructed on the east side of 56th Street, adjacent to the development, planted with minimum two-inch caliper shade trees 20 feet on center and 75 percent live coverage.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.

These are addressed in Stipulation Nos. 6, 7, and 20 through 22.

8. [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 bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, located near building entrances and installed per the requirements in the City's Walkable Urban (WU) Code. This is addressed in Stipulation No. 8.

9. **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 provide dedicated recycling containers in each refuse enclosure throughout the site and dedicated recycling bins in all common areas.

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. The 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. To enforce the goals of the Plan, staff recommends a minimum of 10 percent of the required bicycle parking spaces include electrical receptacles for electric bicycle charging capabilities, that a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure, and that a minimum of 20 percent of the vehicle parking spaces within the underground parking garage include EV Capable infrastructure. This is addressed in Stipulation Nos. 9 and 10.

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 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 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. 11, which requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented in this development.

12. **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. 11 through 17, which addresses the following:

- A minimum of two green stormwater infrastructure (GSI) elements to be implemented.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List are to be utilized.
- Natural turf is to only be utilized in required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization) and functional turf areas.
- Pressure regulating sprinkler heads and drip lines are to be utilized in any turf areas to reduce water waste.
- Landscaping is to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- A landscape irrigation plan to be provided that includes zoned to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation to be applied efficiently based on the maturity and need for the vegetation.
- Prior to final site plan approval, documentation is to be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff had not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

14. **Public Transit Department**

The Public Transit Department commented that the bus pad on eastbound Shea Boulevard shall be retained. This is addressed in Stipulation No. 18.

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- A minimum of 65 feet of right-of way be dedicated and constructed for the south half of Shea Boulevard.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape area be constructed on the east side of 56th Street, adjacent to the development.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.
- That all existing overhead utilities within the public right-of-way, adjacent to the development, and on-site be undergrounded.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced, and that all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 19 and 21 through 25.

OTHER

16. 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. 26.
17. 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. 27.
18. 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 increases shade tree canopy coverage along public sidewalks, bicycle parking, pedestrian pathways, and transit stops.
2. As stipulated, the proposal is compatible with adjacent land uses and zoning and provides an increased buffer adjacent to single-family residential zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.

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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops 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.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and 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. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. 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.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. 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.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in 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. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. 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.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and 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, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and 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 an alternative design solution consistent with a pedestrian environment.

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded 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. 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.
27. 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

Adrian Zambrano

November 22, 2024

Team Leader

Racelle Escobar

Exhibits

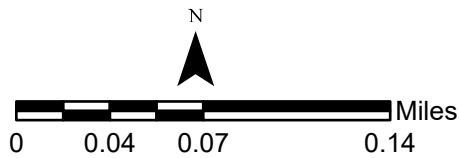
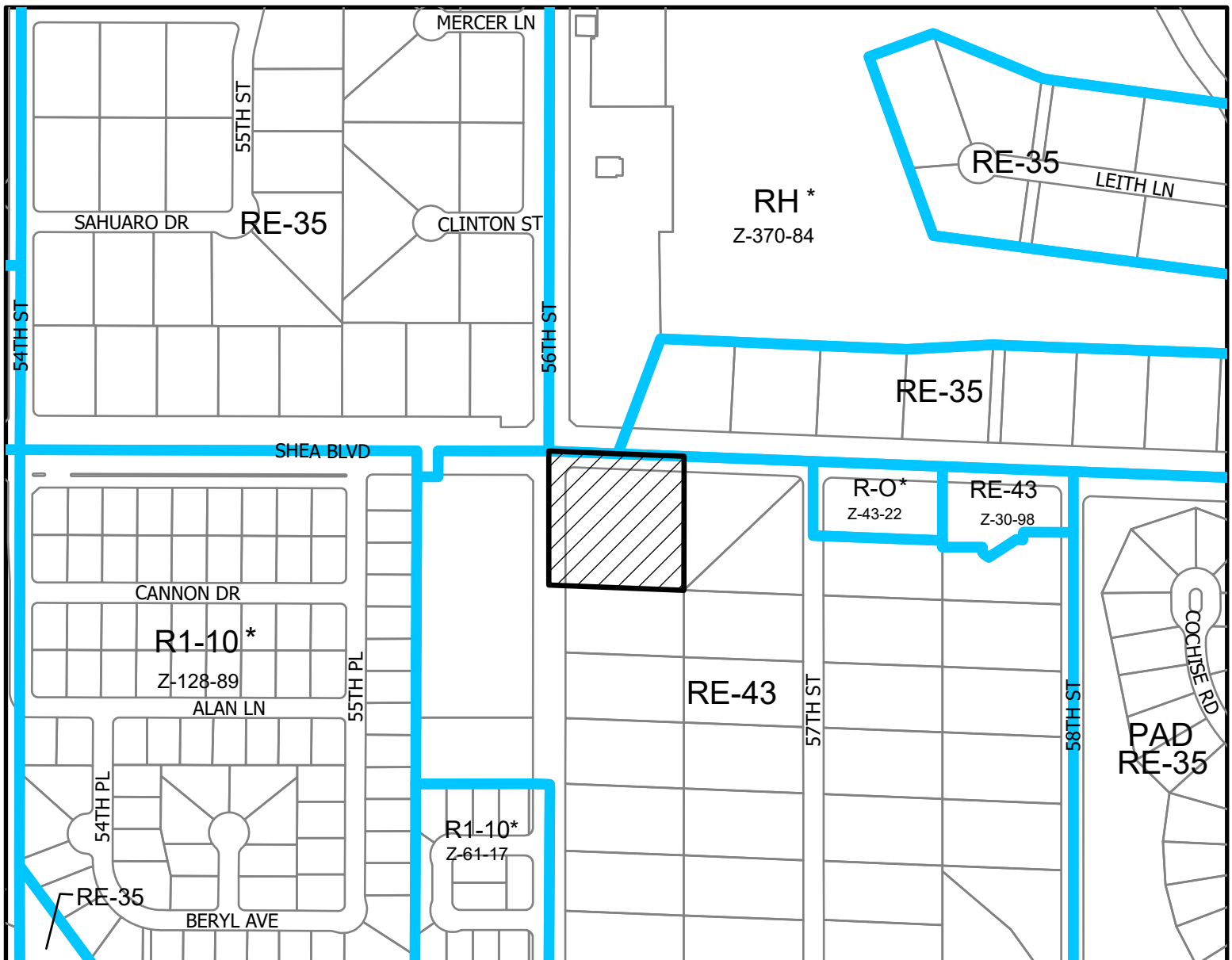
Zoning Sketch Map

Aerial Sketch Map

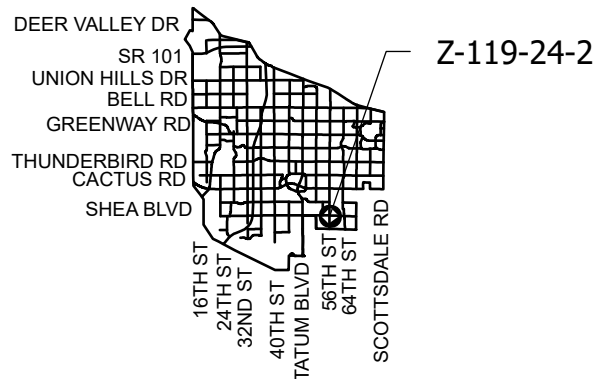
Site Plan date stamped November 8, 2024

Elevations date stamped November 7, 2024 (3 pages)

Rendering date stamped November 7, 2024

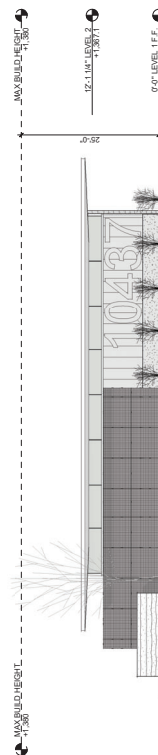
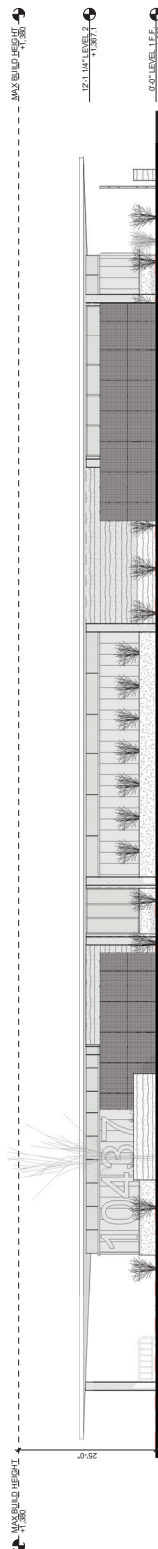
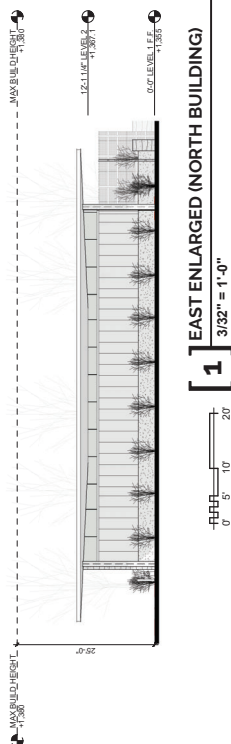


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-119-24-2		FROM: RE-43 (2.59 ac.)	
DATE: 8/28/2024		TO: C-O/G-O (2.59 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 28-41			
ZONING MAP K-11			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.59 Acres			
MULTIPLES PERMITTED RE-43 C-O/G-O		CONVENTIONAL OPTION 2 N/A	
		* UNITS P.R.D OPTION N/A N/A	

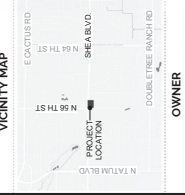
* Maximum Units Allowed with P.R.D. Bonus



5"X5" APPROVAL COP STAMP AREA

CITY OF PHOENIX
NOV 07 2024
Planning & Development
Department

MATERIAL LEGEND	
	MECH PANEL
	GLASS
	TRANSLUCENT GLASS PANEL
	STEEL
	VENEER MATERIAL
	ARCHITECTURAL CONCRETE

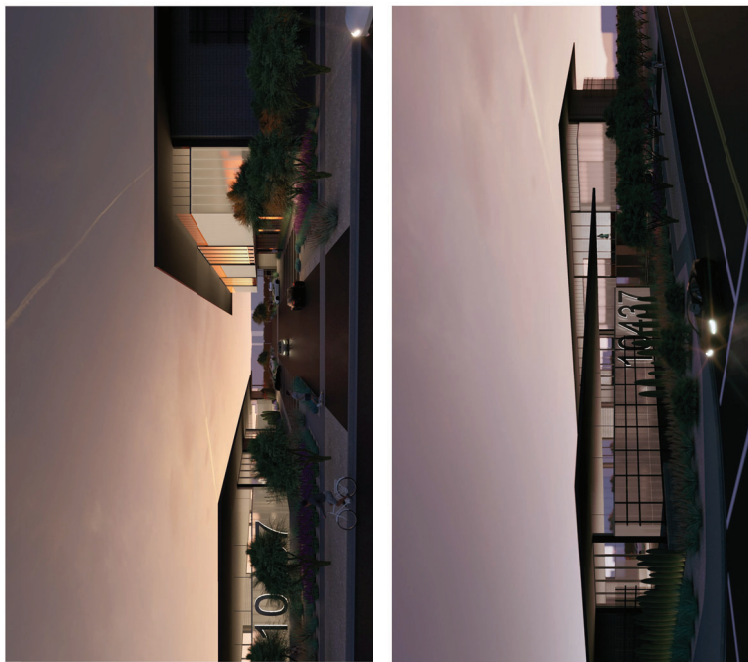


OWNER
 56TH & SHEA HOLDINGS LLC
 7900 GOLFVIEW AVENUE, SUITE 207
 SCOTTSDALE, AZ 85260
 (602) 952-0488

DESIGN
 DREWETT WORKS ARCHITECTURE
 7144 E CENTER DR., SUITE 104
 SCOTTSDALE, AZ 85261
 (602) 375-8888

PROJECT NARRATIVE
 PROPOSED PROJECT CONSISTS OF ONE (1) 10,000 SQ. FT. 2-STORY MEDICAL OFFICE WITH LUXURY SPACES AND MATERIALS.

LEGAL DESCRIPTION
 A PORTION OF COUNTRY CLUB ACRES
 DESCRIBED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY
 AND TRACTS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 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CITY OF PHOENIX
NOV 07 2024
Planning & Development
Department

[illegible]



Village Planning Committee Meeting Summary

Z-119-24-2

Date of VPC Meeting	December 2, 2024
Request From	RE-43
Request To	C-O/G-O
Proposal	Office
Location	Southeast corner of 56th Street and Shea Boulevard
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No quorum.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 2, 2025

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-119-24-2
Location:	Southeast corner of 56th Street and Shea Boulevard
From:	RE-43
To:	C-O/G-O
Acreage:	2.59
Proposal:	Office
Applicant:	Jason Morris, Withey Morris Baugh, PLC
Owner:	Ronald Urman, 56 & Shea Holdings, LLC
Representative:	Jason Morris, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 12/2/2024 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation with two additional stipulations.

Motion Discussion:

There was discussion amongst the commissioners regarding the appropriateness of including two new additional stipulations, requested by the applicant, without a recommendation from the Village Planning Committee and whether the case should be remanded back to the Village Planning Committee.

Motion details: Commissioner Matthews made a MOTION to approve Z-119-24-2, per the staff recommendation, with two additional stipulations as follows:

1. The location(s) of any driveway accessing the property from 56th Street shall be per the accepted Traffic Impact Analysis by the Street Transportation Department.
2. A traffic control device and signage shall be provided to discourage left-out turning movements from the property on to 56th Street.

Maker: Matthews

Second: James

Vote: 6-2 (Busching, Jaramillo)

Absent: None

Opposition Present: Yes

Findings:

1. As stipulated, the proposal increases shade tree canopy coverage along public sidewalks, bicycle parking, pedestrian pathways, and transit stops.

2. As stipulated, the proposal is compatible with adjacent land uses and zoning and provides an increased buffer adjacent to single-family residential zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations:

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and 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 area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.
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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops 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.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and 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. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. 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.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. 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.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in 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. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. 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.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and 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, as approved by the Planning and Development Department.

21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and 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 an alternative design solution consistent with a pedestrian environment.

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded 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. 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.
27. 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.
28. **THE LOCATION(S) OF ANY DRIVEWAY ACCESSING THE PROPERTY FROM 56TH STREET SHALL BE PER THE ACCEPTED TRAFFIC IMPACT ANALYSIS BY THE STREET TRANSPORTATION DEPARTMENT.**
29. **A TRAFFIC CONTROL DEVICE AND SIGNAGE SHALL BE PROVIDED TO DISCOURAGE LEFT-OUT TURNING MOVEMENTS FROM THE PROPERTY ON TO 56TH STREET.**

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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: 2/5/2025							
APPLICATION NO/ LOCATION	Z-119-24-2 (Southeast corner of 56th Street and Shea Boulevard)	(SIGNATURE ON ORIGINAL IN FILE) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none; text-align: center;">opposition</td> <td style="width: 10%; border: none; text-align: center;">X</td> <td style="width: 33%; border: none; text-align: center;">applicant</td> <td style="width: 24%; border: none;"></td> </tr> </table>		opposition	X	applicant	
opposition	X	applicant					
APPEALED FROM:	PC 01/02/2025	10210 North 57th Street Phoenix, AZ 85253					
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>					
TO PC/CC HEARING	CC 02/02/2025	Richard A. Pasquale 480-699-5683 Littlepegasus1@gmail.com					
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>					
REASON FOR REQUEST: Seeking a single modest stipulation on signage, see attached.							
RECEIVED BY:	Camryn Thompson	RECEIVED ON:	1/9/2025				

Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Sarah Stockham
 Adam Stranieri
 Stephanie Vasquez
 Heather Klotz
 Dalia Adams

Camryn Thompson
 Danny J. Inglese
 GIS
 Byron Easton (for PHO appeals only)
 Village Planner
 Applicant



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX

JAN 09 2025

**Planning & Development
Department**

The **PLANNING COMMISSION** agenda for January 2, 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. January 9, 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., January 9, 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. January 9, 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. January 16, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

2-119-24-2

APPLICATION NO.

SE corner 56th St & Shea Blvd

LOCATION OF APPLICATION SITE

Jan 9, 2025 (Hearing Date 1/2/25 over)

DATE APPEALED FROM

☒ **OPPOSITION**
☐ **APPLICANT**

Camryn Thompson

PLANNER

(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Richard A. Pasquale

PRINTED NAME OF PERSON APPEALING

Richard A. Pasquale

SIGNATURE

10210 N. 57th St

STREET ADDRESS

Jan 9, 2025

DATE OF SIGNATURE

Phoenix, AZ 85253

CITY, STATE & ZIP CODE

480-699-5683

TELEPHONE NO.

Little Pegasus1@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Seeking a single modest stipulation on signage, see attached.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Z-119-24-2 appeal continued.

I am appealing rezoning case Z-119-24-2 for the sole purpose of seeking a single modest stipulation, a stipulation to limit signage.

This rezoning case is for the parcel at 56th St and Shea Blvd, within the residential subdivision Country Club Acres. The requested stipulation is identical to the stipulation for the closeby parcel at 57th St and Shea Blvd. It reads, ***“Signage shall be limited to one non-internally lit sign not to exceed 48 square feet, as approved by the Planning and Development Department”*** (see Ordinance G-7068, section 3, # 21).

Without a stipulation, the City of Phoenix sign ordinance 705 would allow ground signs, wall signs, awning signs, window signs, nearly a dozen different kinds of signs. However, for the nearly two miles from 54th Street eastward to 68th Street, Shea Blvd has been all residential, along with indistinguishable senior living facilities in homes with no signs, and several places of worship.

As these Country Club Acres parcels facing Shea are considered for medical, dental, and other offices, this signage stipulation is a modest limit ~~that~~ so that this increased intensity of land use is respectful of local conditions as opposed to the broad commercialization permitted under §705.

I would also point out that in considering the 57th and Shea rezoning, Councilman Waring urged similar signage limitations on future non-residential development in this neighborhood. See City Council Formal Meeting minutes of January 4, 2023 at page 89.

Richard Pasquale

NOV 26 2024**Planning & Development
Department**

Adrian Zambrano
Paradise Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

October 29, 2024

RE: Case Z-119-24 – Support for Rezoning at 56th Street and Shea Boulevard

Dear Members of the Zoning Board,

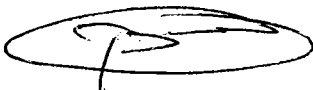
As a nearby resident of the property at the southeast corner of 56th Street and Shea Boulevard, I am writing to express my support for the proposed rezoning to allow medical office development at this location. After discussing the project with the developer and reviewing the plans, I believe this project is an excellent fit for the site. Given the property's location at a busy intersection, single-family residential development seems unlikely, making this proposed use a logical and compatible choice for the neighborhood.

I am especially impressed by the quality of the architectural and site design, particularly the thoughtful attention to building height and mass, which is respectful of the surrounding properties. The project renderings illustrate an appealing design that will bring both aesthetic value to the intersection and practical benefit to the community.

I also appreciate the developer's proactive outreach, which allowed me, as an impacted resident, to learn about and understand the project in advance. I fully support the approval of this rezoning request.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Weiss', enclosed within a hand-drawn oval.

Todd Weiss
10405 N 56th Street
Paradise Valley, AZ 85253



Stephen I. Kahn
Senior Rabbi

Sara Mason-Barkin
Rabbi and Executive Educator

Robin Roeder
Chief Communal & Executive Officer

Board of Directors

Wendy Carriere, President
Allison Kierman, Vice President
Will Koslow, Treasurer
Brian Weinberger, Secretary
Steve Bandler, Immed Past President
Alison Betts
Richard Feldheim
Daniel Fischpan
Lynn Frazin-Lerner
Doug Leventhal
Helene Harty Miracle
Syd Saperstein
Richard Schneider
Ian Schulder
Laszlo Vaszar

Honorary Life Board Members

Fran Frazin
Carol Reynolds

Tina Bailey
Program and Events Manager

Shaleen Hill
Director, Chanan Preschool

Jackie Huber
Director, Music

Rachael Kaplan-VanLandingham
Director, Jewish Learning and Youth
Engagement

Amy Kessel
Member and Administrative Services
Manager

Stefani Rozen
Director, Camp Daisy and Harry Stein

Jennifer Walker
Associate Director, Camp Daisy and
Harry Stein

Catherine Walls
Controller

Terry R. Taubman
Executive Director Emeritus

Adrian Zambrano
Paradise Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

October 29, 2024

*RE: Support for Rezoning case Z-119-24 Proposed Rezoning for Medical Office
Development at 56th Street and Shea Boulevard*

Dear Members of the Zoning Board,

*On behalf of Congregation Beth Israel, I am writing to express our support for the
proposed rezoning at the southeast corner of 56th Street and Shea Boulevard,
intended to allow for a medical office development. As a longstanding member of
this community, we believe this project would provide a valuable and
complementary addition to our neighborhood.*

*The property's current residential zoning appears less suited to its prominent
location at a signalized intersection. A medical office would bring a beneficial,
low-impact use to the area, enhancing the site's purpose while maintaining the
neighborhood's character. We are impressed by the proposed architectural
design and landscaping, which promise a high-quality development that will serve
as an effective buffer between our community and the traffic along Shea
Boulevard.*

*Additionally, we appreciate the property owner's ongoing support of our
congregation, especially in providing additional parking during peak times. We
welcome this development and respectfully offer our full support for its approval.*

Thank you for your time and consideration.

Sincerely,


Steven Bandler

Immediate Past President and Board Member
Congregation Beth Israel

CITY OF PHOENIX

NOV 26 2024

**Planning & Development
Department**

10460 North 56th Street, Scottsdale, AZ 85253 480.951.0323 cbiaz.org



NOV 26 2024

**Planning & Development
Department**

Adrian Zambrano
Paradise Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

October 29, 2024

RE: Support for Rezoning case Z-119-24 Proposed Medical Office Development at 56th Street and Shea Boulevard

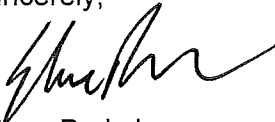
Dear Members of the Zoning Board,

On behalf of Scottsdale Country Day School, I am writing to express our support for the proposed medical office development at the southeast corner of 56th Street and Shea Boulevard. We believe that this development will be a compatible and beneficial addition to our school's surrounding neighborhood.

We appreciate the thoughtful attention given to the architecture and design of this project. It is clear that this will be a quality development, enhancing the visual appeal of the area. We are confident that this project will positively contribute to the community, and we respectfully offer our support.

Thank you for your consideration.

Sincerely,



Steve Prahcharov
Co-Founder and Head of School
Scottsdale Country Day School

ATTACHMENT G

From: [Carol Dries](#)
To: [Adrian G Zambrano](#)
Cc: [Carol Dries](#)
Subject: Application No Z-119-24-2
Date: Sunday, November 24, 2024 3:00:35 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](#)

To Adrian Zambrano and the Paradise Valley Village Planning Committee,
I do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56th Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56th Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

To allow the rezoning and the project to move forward would be a great injustice to us homeowners who have bought in this area with the intent to live and see our homes appreciate in value.

If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56th Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43.

This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!!

We vote NO to the rezoning and new development!

Carol and Charlie Dries



[\[russlyon.com\]](http://russlyon.com)

Carol Dries

REALTOR®

Russ Lyon Sotheby's International Realty

[6900 E Camelback Road, Suite 110, Scottsdale, AZ 85251](#) [\[goo.gl\]](#)

[\(602\) 618-6999](#) | carol.dries@russlyon.com | [LinkedIn](#) [\[linkedin.com\]](#) |

caroldries.com [\[caroldries.com\]](#)

From: [ROBERT GEORGE](#)
To: [Adrian G Zambrano](#)
Subject: Case No. Z-119-24-2
Date: Tuesday, November 26, 2024 12:32:12 PM

CAUTION: This email originated outside of the City of Phoenix.

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[Report Suspicious](#)

To Mr. Zambrano and the Paradise Valley Village Planning Committee.
We are opposed to the rezoning for the property located at the Southwest Corner of Shea Blvd. and 56th St., Phoenix (Case No. Z-119-24-2) for several reasons.

1. It will devalue our property for resale significantly according to my sources. All properties south of Shea Blvd on 56th St except for the Jewish Synagogue are residential thus affecting a significant number of properties currently zoned I believe like Paradise Valley. One plus acre lots. We have lived here for 24 years and many other residents on 56th St. have been here many years.

2. It will increase traffic on 56th Street as well as Shea Blvd. There are already a number of accidents that occur at that intersection every year. The map provided by the lawyers for the zoning change request indicate the entrance to the medical building would be off of Shea Blvd east of the intersection. I am fairly certain cars approaching from the east on Shea will make a U-turn at 56th St to get to the entrance for the medical facility.

3. Why not use one of the vacated buildings on the north side of Shea Blvd. further to the west of 56th St. For example, the Honorhealth facility at 50th St and Shea I presume is vacant since they built the new Urgent Care and ER next to Mountainside Fitness. The urgent care facility that was at Tatum and Shea near the Chase Bank was vacated. Or how about the building where Whole Foods is vacating at Tatum and Shea, which all have traffic signals and multiple lanes in each direction to handle more traffic.

Please don't approve the rezoning request. Our neighborhood has already been degraded by allowing Mountainside Fitness and the ER/UC facility to build on Shea. A new medical facility will just make it worse and there are other options nearby.

Robert and Victoria George
10227 N 56th St, Paradise Valley

From: [Doug Leventhal](#)
To: [Adrian G Zambrano](#)
Cc: [Racelle Escobar](#); [Council District 3 PCC](#)
Subject: Re: Z-119-24-2 Objection
Date: Monday, December 2, 2024 1:17:21 PM

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[Report Suspicious](#)

Hi Adrian,

I wanted to clarify one aspect of my letter of opposition that I'd like you to share with the respective parties.

I am in no way speaking on behalf of Congregation Beth Israel or Scottsdale Country Day School. My opposition to the project is solely as a resident of the community and the neighborhood south of it. The views expressed are mine only and do not represent any views of the Board of Directors of CBI or the school. I added the detail of my board seat solely to illustrate my involvement in the community and proximity to the project.

Thank you,
Doug Leventhal

On Mon, Dec 2, 2024 at 9:04 AM Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Doug,

Thank you for your email. I have saved it to the case file and have shared it with the applicant and the Paradise Valley VPC.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department



Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Doug Leventhal <doug.leventhal@gmail.com>
Sent: Sunday, December 1, 2024 9:19 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar
<racelle.escolar@phoenix.gov>
Cc: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Z-119-24-2 Objection

Hello Adrian and Racelle,

I am writing to express our objection to the proposed modification to the general plan amendment to allow a non-conforming commercial use on the currently residentially zoned and planned property. As a 21-year homeowner in Singletree Ranch (to the south) and a board member of Congregation Beth Israel (CBI) (immediately to the west) of this project, I am concerned about the proposed use on a number of levels and would ask the commission to recommend a denial of the proposed zone change. Those objections include traffic, incompatibility of the proposed use and pedestrian and cyclist safety. I will address each of these separately:

Traffic: The intersection of 56th St and Shea in its current design is most likely not configured to handle an additional commercial use that requires 160+ parking spaces. I would ask the applicant to produce a traffic study to demonstrate the on peak and off peak impact this use will add to this intersection. As it currently stands, when parents are dropping off students at both the Channen Preschool and Scottsdale Country Day School

(which operates out of CBI), northbound 56th Street traffic backs up to where all the cars cannot proceed through the intersection on one cycle. The cars invariably will also stack up past the proposed 56th Street curb cut entrance to the proposed project creating a conflict.

Keep in mind, all westbound and southbound traffic exiting the proposed project will have to funnel on to 56th Street since a left-out turning movement onto Shea is prohibited from the project's Shea curb cut due to the raised median (and proximity to the intersection).

Recommendation to Mitigate Traffic: We recommend that if this project is to proceed, to mitigate the northbound and southbound 56th Street congestion created, that the project's access to 56th Street is eliminated all-together and all traffic is directed to use the Shea Blvd access.

Use: The use is directly in violation of the existing zoning and General Plan. While a General Plan amendment is not required because the property is under 10 acres, that doesn't discredit or diminish the fact that a 2-story medical office building is inconsistent with the neighboring churches, schools and residences. We object to the proposed zone change because the use itself is not currently approved or allowed without this zoning action and would incorporate an incompatible use to the surrounding area. 56th Street is a quiet street that ends at Mountain View to the South (then heads east to Invergordon). This use does not contribute anything to the immediate and surrounding neighborhoods, nor bring amenities or add any value. While it's not the purview of the City process to restrict uses within permitted zones, *it is* in the purview to take actions that are *consistent* with the voter approved General Plan and uphold the existing residential zoning on this property.

Recommendation to Mitigate Use: We assume there is no control over what specific uses go into the medical office subject to C-O, but would propose a condition of approval prohibiting pain management clinics from the development due to concerns about the proximity to children in the school at CBI as well as the students of Scottsdale Country Day school which uses the CBI facility and the playground immediately south of the subject property.

Pedestrian & Cyclist Safety: 56th Street is a relatively quiet residential street used daily by many cyclist groups and pedestrian walkers and joggers. There is no dedicated bicycle lane on 56th street south of Shea like the one that exists immediately north of Shea, so the cyclists and joggers share the road with vehicular traffic. Congestion of the two builds at the crosswalk with the peak times of school and CBI functions. Adding more traffic to the intersection as a result of this use will create additional opportunities for conflict between those users, particularly the cyclists who do not, and cannot, use the sidewalk. Additionally, children cross 56th Street from CBI, Channen and the Scottsdale Country Day to go to the school's playground across the street. The additional traffic generated should not be

dismissed as an additional traffic risk for visitors not expecting the medical offices to be situated in a neighborhood setting. *Again, eliminating the 56th Street access would alleviate this concern.*

This proposed use is incompatible to the surrounding neighborhood (and existing General Plan and Zoning). It conflicts with existing community uses, creates an additional vehicular strain on the intersection, creates a potential conflict with the adjacent school's playground and compounds to an already unsafe condition for cyclists. Therefore, we respectfully request that the recommendation of the Village Planning Committee be to deny this zone change. Barring that recommendation, we request the Committee make the recommendations mentioned above.

Respectfully submitted,

Doug (and Stephanie) Leventhal

10021 N 55th Place

11-24-24

To: Adrian Zambrano and the Paradise Valley Village Planning Committee

We do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56th Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56th Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

To allow the rezoning and the project to move forward would be a great injustice to us homeowners who have bought in this area with the intent to live and see our homes appreciate in value.

If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56th Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43. This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!! We vote NO to the rezoning and new development!

Carol and Charlie Dries



10241 N. 56th Street

602-618-6999; carol.dries@russlyon.com

CITY OF PHOENIX

DEC 05 2024

**Planning & Development
Department**

Racelle Escolar

From: Anay Kapadia <anayk@hotmail.com>
Sent: Monday, December 30, 2024 9:37 PM
To: PDD Planning Commission
Subject: ITEM#7, Z-119-24-2

CAUTION: This email originated outside of the City of Phoenix.

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Hello,

This email is being sent as I have great concerns about the massive medical office complex to be built at this location of 56th street and Shea Blvd.

The ingress on 56th street is only one lane, there is a busy school and religious church right across the street which already causes traffic issues in the morning and evening during busy hours. There are toddlers with their teachers and classes that cross the street to play right next door to this project!

Now with medical offices there, this intersection south ON 56th street is too small and I am VERY VERY CONCERNED about this with the added traffic!

I live at the end of 56th street and there are constantly speeding cars up and down my street! I have kids that ride their bikes like my neighbors, and I feel it would be WRONG to approve such a big complex as it currently is planned. Besides the intersection in front of the subject property, it will increase speeding cars on my street as well.

At the current size of the complex, this is just too many cars coming in and out and on my street and I feel this is a safety hazard for my kids, THE KIDS THAT CROSS THE STREET AND PLAY ON THE FIELD NEXT TO THE SUBJECT PROPERTY UNDER CONSIDERATION, and my respected neighbors whom also live here.

Please take my neighbors and mine objections seriously and scale down the size of this medical complex due to series traffic concerns.

I approve this email and OBJECT TO THE CURRENT PLAN AS ITS CURRENT SIZE.

Anay B. Kapadia
9809 N 56th Street
Phoenix, AZ 85253
847-975-2057.

Racelle Escolar

From: azinv@aol.com
Sent: Monday, December 30, 2024 1:55 PM
To: PDD Planning Commission
Subject: Shea Blvd and 56th Street Planned Medical Building

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To the Planning Commission

I am a resident in Astoria, a 10 home subdivision, located immediately south of the project. Because of current traffic backups, Astoria already gets quite a few cars that speed thru our tiny U-shaped subdivision trying to get back to Shea. These frustrated drivers are searching for short cuts thru the neighborhood trying to get around the lengthy backups on Shea. With a large project at the intersection as proposed, the back up of cars on 56th street will ruin this residential neighborhood. Since Mountainside Fitness opened, I'm frequently unable to make a left turn (heading west) onto Shea because the traffic is backed up as far as the eye can see. In addition, the parents that have children at Temple Beth that make multiple trips back and forth everyday will be negatively impacted. Please reconsider the size and scope of this project. It should be scaled back.

Respectfully,
Louis Chacopulos
5535 E. Beryl Ave
Paradise Valley 85253

From: [Matthew Karlovsky, M.D., F.A.C.S.](#)
To: [PDD Long Range Planning](#)
Subject: Shea and 56th rezoning
Date: Sunday, December 29, 2024 10:38:42 PM

CAUTION: This email originated outside of the City of Phoenix.

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Adrian and Racelle,

I live on 57th St south of Shea Blvd and was just made aware today of the rezoning attempt at Shea/56th St, Z-119-24-2 by a neighbor. I reviewed Adrian's report from Nov 22, 2024 about the proposed massive office building complex. We who live in this neighborhood did not receive any notices about this project.

If you recall, there was an organized neighborhood campaign against the rezoning of the corner property at 57th and Shea two years ago proposed by Regal American and despite fierce objection by hundreds of neighbors, the rezoning was pushed through by Regal's firm Whitney Morris. This large complex is now under construction. In real life now the building is large, overbearing and does not fit the appearance of the neighborhood and negatively impacts the landscape and will create a traffic danger. All these concerns were ignored and the projected was approved by the city.

The new Urgent Care which is located at 52nd street and Shea has very severely impacted traffic congestion along Shea even during non-rush hour times these past 2 years. Since extra traffic signals were erected on Shea to assist the Urgent Care, westbound traffic now backs up from 56th/Shea all the way back to N. 61th Place, and east bound traffic backs up halfway to Tatum Blvd, *beginning at 2pm now*. It takes 3-4 cycles of the lights to get through the intersection of Shea/56th now. The Urgent Care alone has very badly impacted the traffic along Shea for all the hundreds of residents within 1 mile each way along Shea.

Now comes this brand-new proposal at 56th and Shea of a 2-story office complex by Ronny Urman, a colleague of Regal American's owner, with an underground garage and surface garage for a total of *136 parking spaces*. This is maddening and will undoubtedly further negatively impact traffic, during peak and off peak. This type of office complex is not meant to be in Paradise Valley. Traffic congestion will be severe.

All the proposed verbiage about bike paths, tree conservation, zero waste, climate action is the typical blather used by Whitney Morris to plump up the application to make it appear thoughtful and that it would somehow benefit the community by making it "fit in" to the landscape. This can't be further from the truth.

I invite you to stand on the corner of 56th St and Shea at 3pm and observe the traffic for 30 minutes. There is no place for this new proposal.

Please do not approve this.

Sincerely,

Matthew E. Karlovsky, M.D., F.A.C.S.

----- Forwarded Message -----

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>

To: Matthew Karlovsky, M.D., F.A.C.S. <karlovskym@yahoo.com>

Sent: Monday, December 30, 2024 at 07:34:42 AM GMT+2

Subject: Automatic reply: Shea and 56th rezoning

Hello,

City offices will close at 12:00 PM on December 24 in observance of the Christmas Eve holiday and will be closed on December 25 and January 1 in observance of the Christmas Day holiday and New Year's Day holiday. I will be out of office until Friday, January 3 and will return to office on Monday, January 6. If you need immediate assistance, please email pdd.longrange@phoenix.gov. Otherwise, I will respond to your email upon my return on Monday, January 6.

Thank you,

Adrian Zambrano, Planner II - Village Planner

City of Phoenix

Planning and Development Department

Planning Division, Long Range Planning

Racelle Escolar

From: Tassie Phifer <tassie@heritagechurchaz.com>
Sent: Monday, December 30, 2024 12:54 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

CAUTION: This email originated outside of the City of Phoenix.

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To whom it may concern,

My grandparents bought a property on 56th Street just south of Shea in the 1970's and it has remained in our family since then. We love this neighborhood and have enjoyed what my grandfather called, "Peaceful Street" for the last forty years. We were just informed that you are considering adding a medical complex to a residential area and are shocked that you would steal from a peaceful residential neighborhood by congesting our street with commercial traffic. In addition, we have watched traffic on Shea become more and more unmanageable with the new light at Mountainside Fitness. Driving on Shea in the evening is an absolute mess and this new build would exacerbate an already stressful traffic area.

We absolutely oppose this proposed building in our residential neighborhood.

Thank you,
Tasmyn Phifer

Racelle Escolar

From: Aimee Goldstein <dr.agoldstein2012@gmail.com>
Sent: Tuesday, December 31, 2024 3:13 PM
To: PDD Planning Commission
Subject: Opposition to item #7, X-119-24-2

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Proposed project is too large and would create too much commercial traffic in a residential area. Please scale back this project to a more appropriate size.

Thank you, resident at 10228 N. 58th St., Phoenix, AZ, 85253

Aimee Goldstein, Ph.D.
Licensed Psychologist
11811 North Tatum Blvd, Ste 3031
Phoenix, AZ 85028
480-278-2953

Racelle Escolar

From: Robert Zimmerman <BobZ@HeffINS.com>
Sent: Tuesday, December 31, 2024 12:51 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

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To whom it may concern –

I wish to air my concerns about the abovementioned proposed project on Shea and 56th street. I have reviewed the rezoning packet and familiarized myself with the proposed project.

I live at 10209 N. 56th Street (5 parcels south of the proposed project) and have been there since January 2020. I am intimately familiar with the community and traffic patterns on this street.

I do not see a traffic assessment in the rezoning packet and wonder how this could get to a Final Approval stage of the Planning Committee without one. With the addition of the Honor Health project, along with the existing Mountainside Fitness, and the home builder development you recently approved on 57th and Shea, the congestion on Shea from 64th Street (to the East) and almost Tatum (to the West) has been significant. Now, to add another high-volume project to that mile plus zone seems unmanageable.

On 56th Street, you already have the Congregation Beth Isreal that has school pick up and drop off, along with several events, that put strain on the coming and going from Shea on 56th Street. Now, immediately across from the temple, we are considering a project that would possibly quadruple the current volume of vehicles on this residential street.

I pose some serious hazards that this project would cause on 56th street, so close to Shea Blvd.:

- I am concerned about the effect that the traffic on Shea, heading east and turning south onto 56th will back up with cars trying to access the residential neighborhood, drop/pick up children off at the temple's school, and those trying to immediately make a left turn (once on 56th) to pull into the proposed projects entrance. This is further exaggerated by residents, temple cars and cars exiting the proposed project all stopped at the light at Shea and 56th, further making it even more difficult for through traffic, while cars may be backed up for those waiting to be able to access the proposed project via the previously described left turn. By the way, during drop off and pick up the Temple has the 15 mph signs out which will also clearly cause further back up. Also, they have a North access that they keep gated/blocked off, I assume because the proximity to Shea causes too much congestion if they use that as an access. Was there ever study done on this?
- I am concerned about the (likely) 12-15 month construction of the proposed project and the effect on 56th street. I have watched the home builder project that was previously approved on 57th street and how that construction is affecting that street. Several cars, trucks and mobile construction equipment on that street is disrupting the coming and going. That project won't even have car access to 57th street but it is still

a mess. This proposed project is significantly larger and proposed access to 56th and will be causing congestion right at a significant streetlight.

- I am concerned about the effect this higher traffic volume will have on the traffic partially caused by the security the Congregation has on sight. Congregation Beth Isreal currently has at least two armed security guards directing traffic into and out of their parking lot every day. I see that they aren't just directing traffic but are surveying cars attempting to enter the parking lot. I am completely in favor of the precautions that the Congregation takes for its security and how this provides additional (indirect) security for the entire community, so I would not want their process strained in any way. Their security process takes time, and a significantly higher volume of vehicles on 56th street would strain this process.
- Lastly, I am probably most concerned about the children and security at the Congregation's school. The children cross 56th street multiple times per day to access their playground. The significant additional traffic on 56th caused by this proposed project will exponentially increase the danger to these children both during the construction phase, and when the project is up and running. Cars pulling out of the proposed project's 56th street access, finding that the streetlight is all backed up (as already stated) will look to turn left (south) in to the residential neighborhood for another route. This puts them immediately into a 15 mph zone, and/or a security officer (privately hired by the Temple) trying to safely walk students/children across this NOW very busy street.

I sincerely hope you will take these comments seriously. I am all for progress, but this project poses significant challenges for the Congregation, and the community that already reside there.

Please let me know if you have any questions.

Bob Zimmerman

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Racelle Escolar

From: Charles Ferguson <charlesfergusoniv@gmail.com>
Sent: Tuesday, December 31, 2024 10:11 AM
To: PDD Planning Commission
Cc: Charles Ferguson; My Love
Subject: RE: #7, Z-119-24-2

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Dear Planning Commission or whom it may concern.

We are 12 year residents of Phoenix and when we moved to this home approximately 2 years go we specifically picked this location to raise our children due to the residential nature of the neighborhood. We researched the zoning and saw that this site (item #7) in particular was zoned single-family residential which would prohibit commercial development since any commercial development would change the character of our immediate neighborhood. We also prided ourselves and shared with friends that unlike other local municipalities the City of Phoenix is very well governed and resident's concerns are addressed appropriately.

We became aware of this large commercial development 3 homes away from our home and the change in zoning from single-family to high-density commercial and we are of course very concerned and surprised.

This will be detrimental to the residential nature of our street where our kids and other neighborhood children play. As the Commission may be aware, traffic backups on Shea are very frequent and guests of this facility will not only use the street on which we reside but also cut down residential side roads in order to access the facility in high-traffic times. These cut thru drivers and other visitors will not be aware of the residential child friendly area and will increase the harm and risk to our children and others. There is a church, a school and single-family homes on this street. How could one justify the dramatic change in use but only for profit without regard for impact to the nature and safety of the immediate area. This is a non-confirming change in use.

This application also significantly impacts our enjoyment of the neighborhood with increased traffic, illuminated signage, two-story steel buildings, asphalt parking areas, transient commercial visitors and a change from residential in nature to a commercial district with this one, new non-conforming use. This problem of zoning is self-created by the developer where ample profit could be made to develop as single-family residential as zoning currently allows where just like our home, where we have 30 and 40 ft set backs, ample grading and drainage, a maximum lot density the fraction of what is proposed and most importantly doesn't change the nature and character of the neighborhood.

Please deny this application due to its detrimental impact on our immediate community.

Thank you, Charles

--

Charles Ferguson
10201 N. 56th Street
847.687.1341

From: JOYCE COLLEY <jcolley755@gmail.com>
Sent: Tuesday, December 31, 2024 3:28 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

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IT WAS BROUGHT TO OUR ATTENTION, TODAY DEC 31, 2024, THAT A MEDICAL COMPLEX BLDG WILL BE BUILT ON 56TH ST AND SHEA. WE OPPOSE THIS BUILDING AS TRAFFIC IS ALREADY HORRIBLE IN OUR AREA. IT IS ALREADY A 2 MILE BACKUP GOING WEST FROM 64THST AND THIS NEW BUILDING AND ALL ITS PARKING WILL BE UNBELIEVABLE. IT WILL CAUSE MORE CARS GOING THRU OUR NEIGHBORHOODS AND MORE TRAFFIC ON SHEA WITH MORE ACCIDENTS DAILY. PLEASE REVIEW THIS PROPOSAL AND MAKE THE CORRECT CHOICES. WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD??? THERE ARE SO MANY EMPTY BUILDINGS ALREADY, WHY CAN'T THEY USE THEM .

DAVID AND JOYCE COLLEY
10210 N. 58TH ST
P.V., AZ 85253

Racelle Escolar

From: ualwhite@aol.com
Sent: Tuesday, December 31, 2024 1:01 PM
To: PDD Planning Commission
Subject: Planning commission #7-Z-119-24-2

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Email - pdd.planningcomm@phoenix.gov Subject: Planning Commission, #7 - Z-119-24-2

I live at 56th and Cholla and since Mountainside Fitness and HonorHealth built their facilities, it can take an extra 15 to 20 minutes in stop and go traffic just to get to 56th street to get home. Under no circumstances should there be another huge facility built in this area. Thank you.

Deborah White, MD
11448 N 54th Place

Racelle Escolar

From: Jay Snyder <jay@brokerhotel.com>
Sent: Tuesday, December 31, 2024 5:59 PM
To: PDD Planning Commission
Cc: Jay Snyder
Subject: Item7,Z-119-24-2 rezone

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Dear Phoenix Commission Members

For the last 30 years, my wife and I have lived at 9591 N 56th Street 3 houses south of the proposed rezoning application. Our neighborhood is just South of Mountain View.

I **object strongly** to the request for a large medical office building on Shea and 56th Steet for the following reasons :

1. **Traffic issues** This rezoning will create terrible traffic issues on 56 Street. Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View. Further, before the home was built on our Cul de sac there were 3 accidents, one involving a roll over and serious injury. South of Mountain View there are only 3 homes on each side of the street. Since drivers cannot see it is a dead end they travel through at a high rate of speed only to make a quick turn, in frustration and speed back towards Mountain View.
2. **Schools** The land is across the street from the proposed site has an elementary school.
3. **Paradise Valley residential community.** This development will disturb the residential neighborhood less than a mile south.
4. **Traffic study been completed?**

Jay G. Snyder
Snyder Nationwide Real Estate
8141 E. Indian Bend Road Suite 107
Scottsdale, AZ 85250
[Jay@brokerhotel.com](mailto:jay@brokerhotel.com)
480-344-7500 Office
602-418-0282 Mobile

Racelle Escolar

From: Kathy Ketter <tubac11@gmail.com>
Sent: Tuesday, December 31, 2024 2:57 PM
To: PDD Planning Commission
Subject: Plan for Medical Complex at 56th St & Shea

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To Whom It May Concern,

We strongly object to the approval of a 35,000 sq ft Medical Complex being built on the corner of Shea and 56th Street. We especially have concerns about the proposed size of the complex which includes 90 surface parking spots plus a parking garage. We also strongly object to having ingress/egress on 56th Street in part or in total.

The fairly recent developments along Shea including the Honor Health Urgent Care and Mountain Fitness Gym on Shea along with the already established Beth Tefillah Synagogue/School on 56th and Shea have greatly impacted traffic frequently in this area, causing long back-ups. The commercial building that is currently under construction on 60th and Shea will only add to that problem. We don't need yet another large commercial development in the area. This development ignores the quiet residential nature of 56th Street and the surrounding neighborhoods.

Sincerely,

Ken and Kathy Ketter
9501 N 56th Street
Paradise Valley, AZ 85253

Dec 31, 2024

Linda Killian

10210 N 57th St

Paradise Valley, AZ 85253


City of Phoenix Planning Commission

Re: item #7, rezoning request Z-119-24-2

I am writing to oppose the request as submitted. I do not oppose medical offices being placed on this property. However commercial zoning is not consistent with a transition to a neighborhood of single-family homes and the huge size of the proposed complex will bring a huge increase in traffic, an unreasonable increase in intensity.

- The complex will have over 90 surface parking spaces plus a 44 space parking garage.
- If each patient occupies a parking space an average of 30 minutes, that means two vehicles arrive and depart, per space, every hour. Even if patients only use half the parking spaces, that still amounts to over 200 vehicle trips per hour!
- As a direct result of the City of Phoenix approving zoning for the Mountain Fitness gym and Honor Health Urgent Care, there are now extensive traffic back-ups of west-bound traffic on Shea. Every weekday in the later afternoon, west-bound traffic backs up for more than 1 ½ miles from Tatum to beyond 60th Street. *A massive medical complex at 56th & Shea will greatly worsen an already horrible situation!*
- All patients to this facility will exit onto 56th Street if they wish to go west, since the now extremely heavy traffic on Shea prevents starting east and then trying to safely make a U-turn to go west. Those cars from such a large medical office complex are going to cause traffic to back up at times and 56th St.
- Also With the traffic back-ups on Shea, some patients of such a huge medical complex would undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level of increased intensity and ignores the residential nature of 56th Street and the greater neighborhood. *Please add stipulations to reduce the size of this project and the corresponding vehicle traffic.*



Racelle Escolar

From: Lissa Erickson <lissa.j.erickson@gmail.com>
Sent: Tuesday, December 31, 2024 9:48 PM
To: Racelle Escolar; Adrian G Zambrano
Subject: Shea and 56th Rezoning

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Dear Adrian and Racelle -

My name is Lissa Erickson. I and my family live at 10020 N. 58th Street and were active participants in the attempt to deter the recent rezoning of the property at 57th and Shea, two years ago, when the property was rezoned for RO usage against our community's wishes. We are now hearing - only from a neighborhood flyer; never via any communication from the zoning applicant or the city - that, on top of last year's decision to allow a non-residential (RO) structure for the first time in the Country Club Acre community, there is now a current request suddenly being heard by the Planning Commission to create a large, commercial medical complex at the corner of 56th and Shea, with no prior review by the Paradise Valley Village planning committee; thus blocking any opportunity for the residents most affected by this decision to communicate their extreme desire to keep our residential community intact, in the manner it was intended: as a quiet, upscale single-dwelling residential community on 1+ acre plots of land.

At the time of the prior rezoning at 57th and Shea, as you each know, the direct neighborhood community contiguous to that project - and this new project - were completely opposed to the project; and expressed concerns at that time that the 57th Street rezoning would jump-start a precedence for other commercial entities to make inroads into our community. We were assured by the PV Planning Committee, and the Council, at that time that the RO rezoning would in no way threaten future zoning issues in a manner that would detract from Country Club Acres. And yet here we are, no more than a year and a half later, with a zoning request in hand to build a commercial, large-scale edifice right in the midst of our community. It is hard to believe that the good intentions articulated two years ago by your Council, were expressed in actual good faith; particularly with the jump over the standard procedures requiring notification of the surrounding community; the lack of review by the PV Planning Committee; and sufficient time and careful review of such a complete change to the nature of our neighborhood. We have been given no notice, no voice, and no consideration for this massively detrimental zoning request.

I request that this application be sent back down to the PV Council for a proper, and hopefully objective, review of this new request and the horrific effect it would have on our community and the traffic patterns on Shea Boulevard and our neighborhood streets. There is no excuse for this situation to be occurring without any consideration given to the impact to those of us who live here, and love this community.

Please reconsider next steps for this application. What is happening in this instance is a travesty of the procedures established for zoning requests. Please fix the process for this application, before something occurs that would be exceedingly destructive to our families; and the greater Scottsdale community.

Thank you in advance for your consideration,

Lissa Erickson
480-326-0993

Racelle Escolar

From: Lynn Schepp AZHomes4ACause.com <lynn@azhomes4acause.com>
Sent: Tuesday, December 31, 2024 11:17 AM
To: PDD Planning Commission
Subject: Planning Commission, #7 - Z-119-24-2

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Planning of a massive medical office complex for the southeast corner of 56th St and Shea Blvd. (The former athletic field for Temple Beth Israel)

UNACCETAB:E WITH BACK UP TRAFFICE ON SHEA BLVD ALREADY

200 vehicle trips per hour

UNACCEPTABLE AIR QUALITY AND NOISE

worsen an already horrible situation. • With the traffic back-ups on Shea, undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level increased intensity and ignores the residential nature of 56th Street and the greater neighborhood.

With a lack of quorum, Phoenix' Paradise Valley Village planning committee on Dec 2, so this request will skip that step and go to directly to the Planning Commission on Jan 2 for final approval WITHOUT QUORUM Makes for a Board Rules Regulation VIOLATION

We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peterfreund

Racelle Escolar

From: Lynn S <lynnnyaz@outlook.com>
Sent: Tuesday, December 31, 2024 11:20 AM
To: PDD Planning Commission
Subject: Planning Commission, #7 - Z-119-24-2

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We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peters

Racelle Escolar

From: go2prescott@aol.com
Sent: Tuesday, December 31, 2024 2:44 PM
To: PDD Planning Commission
Subject: Proposed medical complex 56th St and Shea

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We object to co side ration and approval of a new 35,000sf Medical office building and garage on the SE corner of 56th St and Shea.

Since the opening of the Mountainside Forness and Honor Health offices, and the new traffic light, along with the new left turn signals at 56th St., traffic has become a nightmare. The backup, especially during rush hours, and too long times for the light changes, has caused enormous inconveniences for local residents and those traveling on Shea.

The school on 56th has already caused an increase of vehicles in our neighborhood.

If you allow this medical office building to go forward, we can count on patients, staff and visitors using south 56th St to Mountain View as a conduit, increasing traffic on our street multi-fold with as many as 100 vehicles per hour based on the number of parking slots proposed and the relatively short “stay” periods. 56th St and Mountain View are already used as a traffic cut-thru with both cars and commercial vehicles Speeding down our streets.

The last thing we need is dozens more! At the least, restrict left hand turns out of the complex onto 56th St

Please vote no on approval of this project. Save our neighborhood from more commercial traffic

Michael and Ellen Allen

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

Racelle Escolar

From: Michele Adler Cohen <brazilianpianist@hotmail.com>
Sent: Tuesday, December 31, 2024 3:22 PM
To: PDD Planning Commission
Subject: Concern over scale of project on 56th/shear

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To whom it may concern,

We are residents of this community in Paradise Valley and the proposed massive medical office building is of great concern to our community. This project will create terrible conditions for traffic in our community which already suffers from approval of massive projects in this area. Enough is enough! It's time that city leaders do due diligence with planning in order to preserve the residential nature of 56th Street and the greater neighborhood.

Drs. Michele and Yaneav Cohen

Racelle Escolar

From: M A <mbaphx@gmail.com>
Sent: Tuesday, December 31, 2024 4:40 PM
To: PDD Planning Commission
Subject: Vote NO -- Item #7, Z-119-24-2

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Dear Planning Commission,

Reference Item #7, Z-119-24-2

I am sending this email to you as a single-family property owner who is literally just a few doors down from the massive 35,000 square foot medical office facility with 90 surface parking spaces plus parking garage that is proposed for the southeast corner of Shea Blvd. and North 56th Street. I bought my property at 10019 N 56th Street in December 2019 thinking that I was moving into a residential neighborhood. Traffic was low volume, there was a church down the street with polite drivers, and school age children walked across the street full of energy, laughter and fun to play at recess.

Since then, the City of Phoenix Planning Commission has done nothing to preserve this neighborhood but instead only promote it as a commercial mecca. To wit:

- Now, there are several assisted living homes on both 56th street and 57th street that have increased neighborhood traffic. All of the cars from caretakers and those who visit these assisted living residences funnel north on 56th Street past my home to turn left at the Shea Blvd. stop light.
- On top of that, the Planning Commission approved the enormous Mountainside Fitness facility which has caused significantly more cars on Shea including those coming up 56th Street by my home as well as a significant increase in accidents at the Shea Blvd. & 56th Street intersection - so much so that the traffic lights at that interchange had to be expanded and the Shea Blvd. turn lane reconfigured..
- Then, the Planning Commission approved tearing down La Camarilla tennis and sport facility to replace it with --- a "small" hospital. This has caused so much traffic that a new stoplight had to be installed at 52nd Street and Shea Blvd. This additional stoplight and the massive increase in traffic on Shea causes traffic to backup more than a mile from Tatum during typical Monday-Fridays (and well past 56th Street to the east).
- The additional cycle time of the remodeled stop light at Shea Blvd and 56th Street now causes additional speeding as drivers do not want to "be caught" at the light and wait the extra time.
- With the significantly more traffic on Shea, many more drivers now take the neighborhood roads to avoid it and drive easily 65mph by my home at all times of the day.

So much for my low traffic nice family and children oriented neighborhood. I find garbage that has been thrown out of passing car windows nearly every day in front of my home now. Ask yourself if you want cars driving 65 mph down your street. Do you want your children or grandchildren playing where cars drive 65 mph by your house? Do you think that improves or declines property values?

My current situation is directly your fault, but you can take a stand now to stop this continued commercial advancement into residential neighborhoods and the excessive traffic that is causing harm to many in these neighborhoods. There is NO need to approve this request. As there were before you approved the new Honor Health hospital where La Camarilla was on Shea Blvd., there are still (and even more since then) available commercial spaces available very close by that are already in heavy traffic managed areas and locations already with more than ample parking for this size facility. At the Tatum and Shea intersection alone, the Northeast corner main tenant is still empty since Albertson's closed that store. There is also still a significant empty space where Bed Bath and Beyond vacated. In addition, on the Northwest corner, a large space sits empty since Whole Foods moved out. In addition, the new PV development where Whole Foods moved to has a huge area for developing new builds as well as an enormous amount of land for parking. There is just no reason to force this request into a neighborhood.

Lastly, outside of the obvious safety concern caused by having a two story development looking directly down on an adjacent children's playground, safety of our children should be paramount when we make decisions that will impact their daily lives. Given the speed at which cars pass my house today, I cannot imagine what the impact of adding 200 vehicle trips per hour within just feet of where the children cross 56th Street each day will be - and this is only a minimum based on only half of the planned 90 surface spaces plus parking garage spaces being occupied on an average every 30 minutes. Would you feel this was a safe situation for your child or grandchild?

As a twenty-five year resident of Phoenix who loves our space, I strongly implore you to reject Item #7, Z-119-24-2. Literally, there is already the new "small" hospital across the street to provide medical care and numerous others in the immediate vicinity. There are sensible solutions for placement of a new medical facility, but the Southeast corner of Shea Blvd and 56th Street is not one. Especially given the many real estate options immediately available to the requesting party in very close proximity, the significant additional complications this will cause to traffic at this intersection and throughout my neighborhood's streets, and the increase in lack of safety for children, I urge you to deliver a message that shows you value Phoenix taxpaying homeowners, Phoenix neighborhoods, and all Phoenix children. Tell the requesting party to come back with an alternate solution that meets pro-Phoenix criteria.

Thank you for your consideration in this matter.

Monica Brooks
10019 N. 56th Street
Phoenix, AZ 85253

Racelle Escolar

From: Pamela Weyers <bpweyers@msn.com>
Sent: Tuesday, December 31, 2024 3:37 PM
To: PDD Planning Commission
Subject: #7,Z-119-24-2

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To whom it may concern,

I am very concerned about the proposed building at the SE corner of 56th Street and Shea.

I am a resident down the street from this site. I understand the owner of the property has the right to develop the land, however I do not believe the zoning should be changed from residential to commercial for the following reasons:

- Having a large-scale commercial project on this corner will not preserve the character of my residential community.
- The traffic created by such a project has the potential to make our residential streets more of a through-fare. My small community in a particular could become a convenient turn-around area, meaning more traffic and making it unsafe for the children who play in their front yards and ride their bikes in the street in front of their houses.
- The current traffic lights already feel over-burdened with traffic. The addition of more cars turning off Shea, or even worse turning onto or off of 56th Street to access a commercial driveway, would overwhelm our corner. Should the project be approved regardless of our community request, I strongly request that the only entrance and exit to the property be on Shea Blvd and not on 56th Street. This change would potentially lessen the traffic down 56th Street.
- Additional traffic right next to a school is unwanted.

I appreciate your attention to my concerns. I hope you take into consideration that this is a residential community and that a commercial building detracts from the sanctity of our homes and community.

Pamela Weyers
5539 E Beryl Ave.
Paradise Valley, AZ 85253
602-989-9449

Racelle Escolar

From: Patrick van den Bossche <pvdbossche@me.com>
Sent: Tuesday, December 31, 2024 3:59 PM
To: PDD Planning Commission
Subject: Proposed rezoning corner 56th Street & Shea (file # 17-5496)
Importance: High

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We live at 9640 N. 57th Street not far from the site that is being proposed for the rezoning. We have a concern about the additional traffic load that this project will cause in our quadrant and we would like to see this project scaled back and not amplify what is already a growing traffic problem in the 56th Street and Shea corridor. We are also concerned that the additional traffic will pose safety issues with the nearby school and the children that attend there.

Thank you for considering our concern and thank for considering scaling back this project.

Best Regards,

Patrick and Denise van den Bossche

M 602.821.0737

E pvdbossche@me.com

Racelle Escolar

From: Quinn.Williams@gtlaw.com
Sent: Tuesday, December 31, 2024 2:52 PM
To: PDD Planning Commission
Cc: Quinn.Williams@gtlaw.com
Subject: FW: Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

CAUTION: This email originated outside of the City of Phoenix.

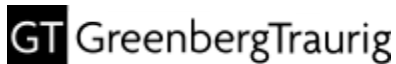
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Report Suspicious

Member of Planning Commission

Quinn Williams
Shareholder

Greenberg Traurig, LLP
2375 E. Camelback Rd. Suite 800 | Phoenix, AZ 85016
T +1 602.445.8343 | F +1 602.445.8647 | C +1 602.619.9002
Quinn.Williams@gtlaw.com | www.gtlaw.com [\[gtlaw.com\]](http://gtlaw.com) | [View GT Biography](#) [\[gtlaw.com\]](http://gtlaw.com)



From: Williams, Quinn P. (Shld-Phx-CP)
Sent: Tuesday, December 31, 2024 2:44 PM
To: 'pdd.planning@phoenix .gov' <pdd.planning@phoenix .gov>
Cc: 'George Burton' <gburton@paradisevalleyaz.gov>
Subject: Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

Phoenix Commission Members

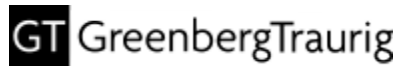
For the last 15 years ,I have lived at 9731 n 56 th street south of the proposed rezoning application . Our neighborhood is quarter mile south on 56st in Paradise Valley.

I **object strongly** to the request for a large medical office bldg. on Shea and 56 th st for the following reasons :

- 1) **Traffic issues** This rezoning will create terrible traffic issues on 56 st . Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View.
- 2) **Schools** The land is across the street from 2 schools on 56 st for elementary children .
- 3) **The traffic lights at the intersection** .The lights were just installed last year and accidents have already occurred.
- 4) **Paradise Valley residential community**This development will disturb the residential neighborhood less than a mile south . Has this request been vetted with the Traffic department of Paradise Valley ?
- 5) **Traffic study** Please do a traffic study on 56 t before you approve !

Quinn Williams
Shareholder

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December 31, 2024

Richard Pasquale
10210 N 57th St
Paradise Valley, AZ 85253

Planning Division,
City of Phoenix Planning & Department
200 W. Washington St.
Phoenix, AZ 85003-1611

Re: item # 7, Z-119-24-2

My name is Richard Pasquale. I am writing regarding the proposed rezoning of 10437 N 56th St. I live at 10210 N. 57th St, the sixth house from the corner on the very next block. I oppose the rezoning as requested. I do not oppose medical offices at this location, but I do oppose commercial zoning and a medical complex this large.

There are very valid concerns that the size of this medical complex is an unreasonable increase in density with respect to the vehicle traffic it will bring on the non-arterial portion of 56th St as well as compounding already serious problems on Shea Blvd. With over 140 parking spaces, there will be a great increase in the cars on little 56th St going to the light to turn left. The existing traffic problems on Shea Blvd will only get worse with a medical complex this large. I therefore urge the commission to stipulate the much reduce floor square footage to thereby lessen the vehicle impact.

Of even great concern is the request to have commercial zoning. Much of this property faces 56th Street. 56th St is a **5 lane arterial street** from Shea Blvd northwards. However, south of Shea 56th Street is NOT an arterial. It is a **single lane each way** and the street terminates at Mountainview. All the parcels south of Shea are zoned residential. When the very closeby parcel at 57th St and Shea went before City Council for a rezoning decision (Z-43-22-2) it was to Residential-Office (RO). RO is more appropriate for this neighborhood now AND INTO THE FUTURE. RO allows medical offices.

Before City Council Mr. Bednarek stated that R-O was created to install an appropriate transition to single-family neighborhoods (council minutes page 88).

Councilman DiCiccio pointed out R-O maintains neighborhood integrity (minutes page 89)

Councilman Waring supporting R-O zoning and went on to say that future requests in this neighborhood such have similar stipulations at that 57th and Shea case.

Attorney Morris said R-O provides buffers to neighborhoods (minutes page 82).

Please only approve this project for R-O zoning, scale back its size, and follow the set-back, height, and signage stipulations note by Mr. Waring.


Richard Pasquale

Racelle Escolar

From: tomvalalt@aol.com
Sent: Tuesday, December 31, 2024 12:02 PM
To: PDD Planning Commission
Subject: planning comm #7-Z119-24-2

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please, please, please, reconsider approval of this request for the corner of 56th Street and Shea. The size and mass of the project is not only excessive but has many alternate reasons why it should be denied. With the addition of the new health center and the workout facility, traffic on Shea has increased tremendously. Frequent backups stall traffic in all lanes in that area to Tatum and beyond to the West and back toward the east as well. Cars coming south off 56th Street add to the the congestion as well. Traffic on 56 has increased both North and South with access from Shea to the 101, few drive the speed limit in spite of the slowdown in my area - (Sweetwater) with the school and the horse arena, and we have frequent impatient red light runners causing accidents at my corner-56 and Sweetwater. (another one just this past week). When traffic is backed up on Shea, it seems logical that people will look for an alternate way to get around, traveling to the south through the neighborhood of residential streets. and this is not what these people bought their homes in that area for. Health issues also should be considered for the idling traffic sitting. waiting for the lights to change as our air quality is diminishing. I know progress is inevitable but this just seems the absolute worst location to put in a large commercial project and I hope you will listen to resident concerns when deciding on approval or disapproval. Thank you for your consideration in a matter, that means so much to local residents, versus the big corporate involvement!

Valerie Altgilbers
5538 East Sweetwater 85254
602-677-0366

[Sent from AOL on Android \[play.google.com\]](#)

Racelle Escolar

From: David <zawrotny@gmail.com>
Sent: Thursday, January 2, 2025 8:25 AM
To: PDD Planning Commission
Subject: Project 56th and Shea

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To whom it may concern,

I am greatly concerned about the site and scale of the project being proposed for the medical facility at 56th and Shea. This is a residential neighborhood with increasing traffic, congestion and businesses being built here. The sheer size is the most concern for a residential neighborhood. I just learned of this and thus why I am just emailing now. I appreciate the board taking these concerns into account when allowing such a project.

David Matthew Zawrotny
