

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 6, 2026

ITEM NO: 6	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-158-25-6
Location:	Approximately 150 feet east of the northeast corner of 7th Street and Maryland Avenue
From:	R-4 and C-2
To:	C-2
Acreage:	1.15
Proposal:	Commercial
Applicant:	Tony Tang, Tony Tang Architect Ltd.
Owner:	Willie M. Yee GCE Trust
Representative:	Paul Gilbert, Gilbert Blilie PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 3/3/2026 Approval, per the staff recommendation. Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-158-25-6, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz
Second: Matthews
Vote: 9-0
Absent: None
Opposition Present: Yes

Findings:

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

Stipulations:

1. The development shall be limited to 20 feet in height.

2. A minimum 50-foot building setback shall be provided along the east perimeter of the site.
3. Required side and rear landscape setbacks shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
4. 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.
5. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
9. 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.
10. A minimum of one green stormwater infrastructure (GSI) element 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.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. The sidewalk along Maryland 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 three feet (excluding accents) 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.

13. 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.
14. 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.
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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.