

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 6, 2026

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-170-25-7
Location:	Approximately 130 feet east of the northeast corner of 15th Avenue and Polk Street
From:	C-2 HP MH
To:	WU Code T3:2 HP MH
Acreage:	0.19
Proposal:	Single-family residential
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Neighborhood Services Department
Representative:	Chris Christensen, City of Phoenix, Neighborhood Services Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 3/16/2026 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-170-25-7, per the Central City Village Planning Committee recommendation.

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

Findings:

1. The proposal is consistent with several General Plan goals and the Historic Preservation Overlay.
2. The proposal will redevelop an underutilized site with an affordable, single-family residential development that will contribute to the mix of housing options in the area.
3. As stipulated, the proposal provides enhanced shade consistent with the Shade Phoenix Plan and the Complete Streets Guiding Principles.

Stipulations:

1. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
2. 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.
3. Natural turf shall only be utilized on individual single-family lots (behind the front yard), as approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. The developer shall construct all streets within and adjacent to the development 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.
6. The existing detached sidewalk along Polk Street shall remain and the planters shall be replenished with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, 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.

7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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