

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, February 4, 2026

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED February 3, 2026*****

Item with Additional Information Added: 30

Items Revised: 3, 54

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/j.php?
MTID=m9b0739e226e58f11796c45cdbe51b7ca](https://phoenixcitycouncil.webex.com/phoenixcitycouncil/j.php?MTID=m9b0739e226e58f11796c45cdbe51b7ca)

- 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 816 5747# (for English) or 2554 246 0528# (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 2554 246 0528#. 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 2554 246 0528#). 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 August 27, 2025**

Page 12

9	Liquor License - El Dorado Sports Bar - District 5	Page 39
	<i>Attachments</i>	
	Attachment A - El Dorado Sports Bar - Data.pdf	
	Attachment B - El Dorado Sports Bar - Map.pdf	
10	Liquor License - El Nuevo Altata - District 5	Page 44
	<i>Attachments</i>	
	Attachment A - El Nuevo Altata - Data.pdf	
	Attachment B - El Nuevo Altata - Map.pdf	
11	Liquor License - Special Event - Rosie's House: A Music Academy for Children, Inc. - District 6	Page 49
12	Liquor License - Special Event - St. Theresa Roman Catholic Parish Phoenix - District 6	Page 50
13	Liquor License - La Original Cabeza De Res - District 7	Page 51
	<i>Attachments</i>	
	Attachment A - La Original Cabeza de Res - Data.pdf	
	Attachment B - La Original Cabeza de Res - Map.pdf	
14	Liquor License - Pescaderia Mi Lindo Guaymas - District 7	Page 56
	<i>Attachments</i>	
	Attachment A - Pescaderia Mi Lindo Guaymas - Data.pdf	
	Attachment B - Pescaderia Mi Lindo Guaymas - Map.pdf	
15	Liquor License - Special Event - Jupiter Foundation - District 8	Page 61
16	Liquor License - Special Event - Laveen Community Council - District 8	Page 62
<u>PAYMENT ORDINANCE (Ordinance S-52571) (Item 17)</u>		
17	Settlement of Claim(s) Skiles v. City of Phoenix	Page 63

ADMINISTRATION

18	(CONTINUED FROM JANUARY 21, 2026) - Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committees (HRCs) 2026-001 and 2026-002 Recommendations (Ordinance S-52563) - Citywide	Page 64
	<i>Attachments</i>	
	<u>Continuance Memo from 1-21-26 Formal</u>	
19	Acceptance of Easements for Drainage, Water and Sewer Purposes (Ordinance S-52578) - Districts 2, 3 & 8	Page 67
20	Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-52585) - Districts 4 & 8	Page 69
21	Acceptance and Dedication of an Easement for Public Utility Purposes (Ordinance S-52587) - District 3	Page 70
22	Dedication of Right-of-Way for Roadway Purposes and Easements for Multi-Use Trail, Public Utility and Sidewalk Purposes Within City-Owned Property for Laveen Elementary School District No. 59 (Ordinance S-52593) - District 8	Page 71
23	Media and Marketing Buying Contract - COOP 23-014 - Amendment (Ordinance S-52594) - Citywide	Page 72
24	Risk Management Information System and Ancillary Services - RFA 14-035 - Amendment (Ordinance S-52577) - Citywide	Page 74
25	Family and Medical Leave Act Administration Services - RFP HR 20-125 - Amendment (Ordinance S-52582) - Citywide	Page 76
26	Verification of Employment And Income Services Contract - RFP GGS-25-0719 - Request for Award (Ordinance S-52586) - Citywide	Page 78

COMMUNITY SERVICES

27 **Artist Design and Construction Oversight Contract for the 35th Avenue/Grand Avenue Overpass Public Art Project (Ordinance S-52581) - Districts 4 & 5** Page 80

ECONOMIC DEVELOPMENT

28 **Aviation Land Reuse Strategy Land Disposal Located on Madison Street (Ordinance S-52588) - District 8** Page 82

Attachments

[Attachment A - Property Identification.pdf](#)

29 **Request to Enter into Partnership Agreement with Northern Arizona University - Center for Service and Volunteerism, Public Health AmeriCorps Program (Ordinance S-52592) - Citywide** Page 85

*30 *****ADDITIONAL INFORMATION (SEE ATTACHMENT)*** An Ordinance Amending Contract Workers Heat Safety Ordinance G-7241 to Include Proposed Revisions to Phoenix City Code Chapter 18, Article XI, Section 18-413(A) and 18-415 (Ordinance G-7483) - Citywide** Page 87

Attachments

[Additional Information Memo from 2-4-26 Formal.pdf](#)

[Attachment A - Ordinance Amending Ordinance G-7241 \(FINAL DRAFT\).pdf](#)

PUBLIC SAFETY

31 **Authorization to Accept Donation of Hazardous Materials Detection Meters from the City of Goodyear (Ordinance S-52591) - Citywide** Page 101

32 **Request to Apply for and Accept 100 Club of Arizona's Safety Enhancement Stipend Program (Ordinance S-52589) - Citywide** Page 102

TRANSPORTATION AND INFRASTRUCTURE

33 **(CONTINUED FROM JANUARY 7, 2026) - Request Authorization to Enter Into a Private Stormwater Pipe License with Envision Dobbins, LLC (Ordinance S-52517) - District 7** Page 104
Attachments
[Continuance Memo from 1-7-26 Formal.pdf](#)

34 **New Terminal Facility License Agreement with Choice Aviation Services at Phoenix Sky Harbor International Airport (Ordinance S-52590) - District 8** Page 107

35 **Fuel System Service and Parts - IFB 24-FSD-014 - Amendment (Ordinance S-52576) - Districts 1, 8 & Out of City** Page 109

36 **IT Project Management Services Contract - AVN RFP 25-0495 - Request for Award (Ordinance S-52580) - District 8** Page 111

37 **Delta Energy Management Control Systems Service and Parts - RFQ 26-FMD-029 - Request for Award (Ordinance S-52583) - Citywide** Page 113

38 **Valley Youth Theatre - Architectural Services Amendment - AR00000026 (General Obligation Bond) (Ordinance S-52584) - District 7** Page 115

39 **Lift Station 61 Civil and Electrical Improvements - Design-Bid-Build Services - WS90400086 (Ordinance S-52572) - District 7** Page 117

40 **Water Services Department Advanced Water Purification Engineering On-Call Services (Ordinance S-52573) - Citywide** Page 119
Attachments
[Attachment A.pdf](#)

41 **Water Services Department Lift Station Engineering
On-Call Services (Ordinance S-52574) - Citywide** Page 122

Attachments

[Attachment A.pdf](#)

42 **Chlorine and PH Analyzers - IFB-26-0143 - Request for
Award (Ordinance S-52575) - Citywide** Page 125

43 **Clear Creek Associates, LLC Contract - Amendment
(Ordinance S-52579) - Citywide** Page 127

PLANNING AND ZONING MATTERS

44 **Abandonment of Easements - ABND 250027 - 4550 E.
Cactus Road (Resolution 22363) - District 3** Page 128

45 **Abandonment of Right-of-Way - ABND 200561 -
Northwest Corner of Southern Avenue and 51st Avenue
(Resolution 22364) - District 7** Page 129

46 **Remove/Replace Zoning District - Schroeder - Annexation
556 - Approximately 445 Feet South of the Southwest
Corner of 15th Avenue and Whispering Wind Drive
(Ordinance G-7477) - District 1** Page 130

Attachments

[Attachment A - Draft Ordinance - Annexation 556.pdf](#)

47 **Amend City Code - Official Supplementary Zoning Map
1301 (Ordinance G-7478) - District 3** Page 137

Attachments

[Attachment A - Draft Ordinance - Supplementary Zoning Map 1301.pdf](#)

48 **PCD Major Amendment - Rezoning Application
Z-237-M-85-2 - Southeast Corner of Cave Creek Road
and Desert Willow Parkway - District 2** Page 141

Attachments

[Attachment A - PC Approved Stipulations - Z-237-M-85-2.pdf](#)

49 **Amend City Code - Ordinance Adoption - Rezoning Application Z-127-25-2 - Approximately 585 Feet West of the Southwest Corner of Cave Creek Road and Quail Avenue (Ordinance G-7479) - District 2** Page 147
Attachments
[Attachment A - Draft Ordinance - Z-127-25-2.pdf](#)

50 **Amend City Code - Ordinance Adoption - Rezoning Application Z-121-25-4 - Approximately 765 Feet South of the Southwest Corner of 37th Drive and Roanoke Avenue (Ordinance G-7480) - District 4** Page 155
Attachments
[Attachment A - Draft Ordinance - Z-121-25-4.pdf](#)

51 **Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-9-25-4 - Approximately 765 Feet South of the Southwest Corner of 37th Drive and Roanoke Avenue (Ordinance G-7481) - District 4** Page 163
Attachments
[Attachment A - Draft Ordinance - Z-SP-9-25-4.pdf](#)

52 **(CONTINUED FROM JANUARY 7, 2026) - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-SP-9-22-7 - Southwest Corner of 35th Avenue and Broadway Road (Ordinance G-7471) - District 7** Page 171
Attachments
[Continuance Memo from 1-7-26 Formal.pdf](#)
[Attachment A - Draft Ordinance - PHO-1-25--Z-SP-9-22-7.docx](#)

53 (CONTINUED FROM JANUARY 7, 2026) - Modification of Stipulation Request for Ratification of November 19, 2025, Planning Hearing Officer Action - PHO-1-25-Z-131-99-7 - Southeast Corner of 59th Avenue and Lower Buckeye Road - District 7 Page 182

Attachments

[Continuance Memo from 1-7-26 Formal.pdf](#)

[Attachment A - PHO Stipulations - PHO-1-25-Z-131-99-7.docx](#)

*54 ***ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-44-25-6 (2400 Biltmore Residential PUD) - Northeast Corner of 24th Street and Arizona Biltmore Circle (Ordinance G-7482) - District 6 Page 186

Attachments

[Revised Memo from 2-4-26 Formal.pdf](#)

[Attachment A - Draft Ordinance - Z-44-25-6.pdf](#)

[Attachment B - Staff Report - Z-44-25-6.pdf](#)

[Attachment C - VPC Summaries - Z-44-25-6.pdf](#)

[Attachment D - PC Memo - Z-44-25-6.pdf](#)

[Attachment E - PC Summary - Z-44-25-6.pdf](#)

[Attachment F - PC Appeal - Z-44-25-6.pdf](#)

[Attachment G - Correspondence - Z-44-25-6.pdf](#)

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 1

For Approval or Correction, the Minutes of the Formal Meeting on August 27, 2025

Summary

This item transmits the minutes of the Formal Meeting of August 27, 2025, 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 Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, 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 **Date:** February 4, 2026
From: Mayor Kate Gallego
Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Public Safety Personnel Retirement System Local Police Pension Board

I recommend the following for appointment:

Daren Wunderle

Mr. Wunderle was elected to the PSPRS Local Police Pension Board to serve as a representative of sworn Police Department employees and is a Sergeant with the City of Phoenix Police Department. He replaces Lieutenant Mark Schweikert for a partial term to expire June 30, 2028.

Rehabilitation Appeals Board

I recommend the following for appointment as Chair:

Pam Duty

Dr. Duty will serve as Chair for a term to expire February 4, 2027.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. *3

*****ITEM REVISED (SEE ATTACHED MEMO)*** Appointment of the Interim Chief Presiding Judge**

Request City Council approval of the appointment of a Phoenix Municipal Court Judge as Interim Chief Presiding Judge.

Summary

On January 9, 2026, Governor Hobbs announced the appointment of current Phoenix Municipal Court Chief Presiding Judge B. Don Taylor III to the Maricopa County Superior Court. Chief Presiding Judge B. Don Taylor III will vacate his seat as a Phoenix Municipal Court Judge and as Chief Presiding Judge on February 6, 2026. As a result, the Phoenix City Council will appoint an Interim Chief Presiding Judge for a term beginning on Friday, February 6, 2026, until a recruitment process is completed to appoint the ongoing Chief Presiding Judge.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the City Council Office.



City of Phoenix

To: Amber Williamson
Deputy City Manager

Date: February 3, 2026

From: Shenal Hooks
Management Assistant II

Subject: REQUEST TO AMEND ITEM #3, APPOINTMENT OF THE INTERIM CHIEF
PRESIDING JUDGE, FOR FEBRUARY 4, 2026, FORMAL AGENDA

This memo requests to amend Item #3, from “Appointment of the Interim Chief Presiding Judge” to “Appointment and Swearing in of the Interim Chief Presiding Judge”. Additionally, we request the description reflect “Request of City Council approval of the appointment and swearing in of a Phoenix Municipal Court Judge as Interim Chief Presiding Judge”.

Approved by:

A handwritten signature in black ink, appearing to read "Amber Williamson".

Amber Williamson
Deputy City Manager

A handwritten date in black ink, appearing to read "2/3/26".

Date

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 4

Liquor License - Caldwell County BBQ - District 2

Request for a liquor license. Arizona State License Application 365795.

Summary

Applicant

Travis Taylor, Agent

License Type

Series 12 - Restaurant

Location

7000 E. Mayo Boulevard, Pad 5

Zoning Classification: PUD PCD

Council District: 2

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 June 2026.

The 60-day limit for processing this application is February 7, 2026.

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.

Caldwell County BBQ (Series 12)

18324 E. Nunneley Road, Gilbert

Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Caldwell County BBQ at Pecan Lake (Series 12)

25000 S. 206th Street, Ste. 101, Queen Creek

Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Caldwell County Mexi-Q (Series 12)

546 N. Gilbert Road, Gilbert

Calls for police service: N/A - not in Phoenix

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 have maintained multiple licenses (below):

License #1207B212 Caldwell County BBQ LLC

License #012070024756 Caldwell County BBQ at Pecan Lake LLC

License #012070024423 Clay Dawgs LLC"

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

"Many people demand a beer or drink with their BBQ."

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 A - Caldwell County BBQ - Data

Attachment B - Caldwell County BBQ - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CALDWELL COUNTY BBQ

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	6	4
Beer and Wine Bar	7	2	2
Liquor Store	9	2	2
Hotel	11	1	1
Restaurant	12	22	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	22.45	35.35
Violent Crimes	12.31	1.93	1.8

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

Property Violation Data

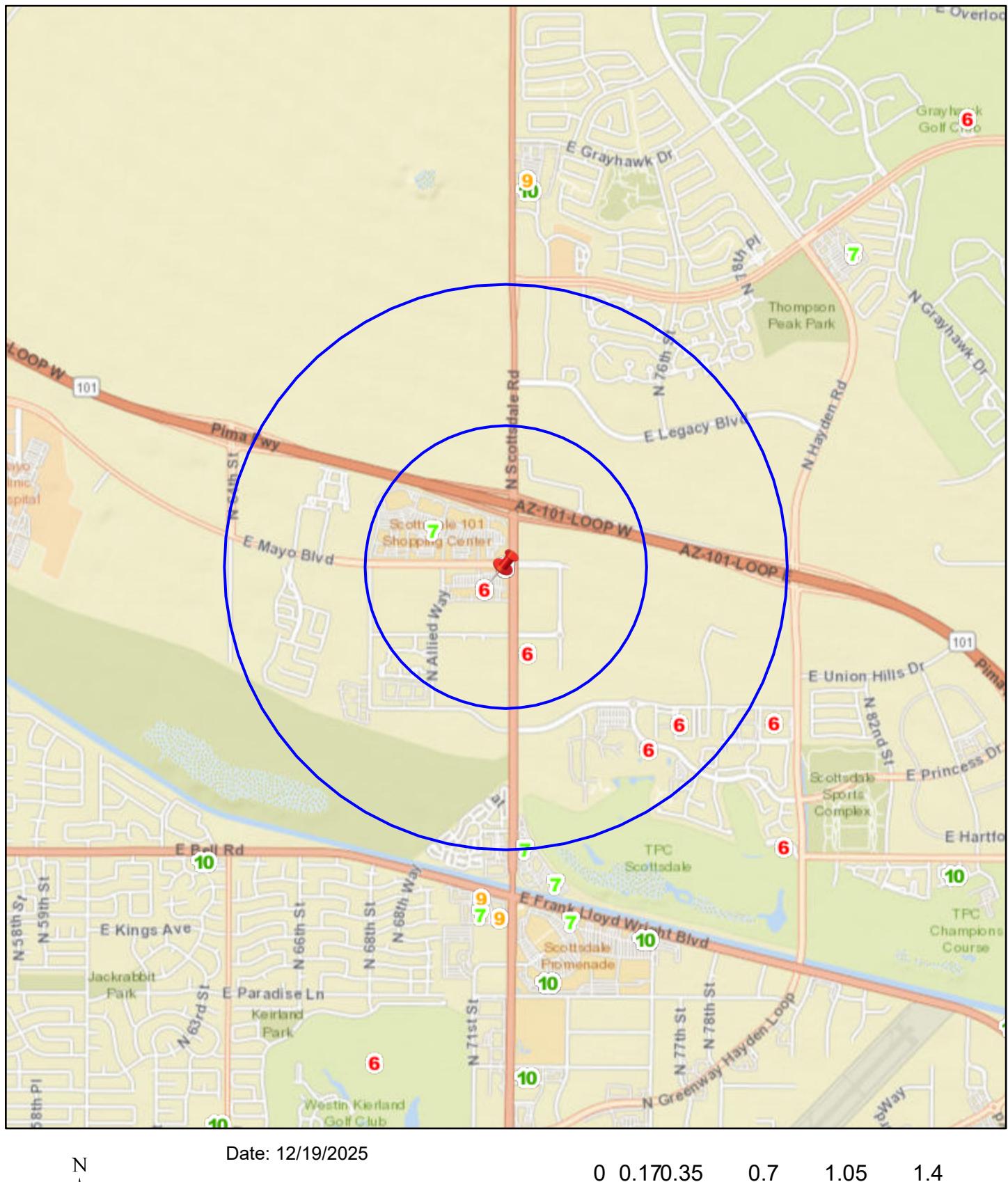
Description	Average	1/2 Mile Average
Parcels w/Violations	41	1
Total Violations	71	1

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
2168442	2908	504	449	334
2168452	2059	251	338	168
6152011	656	0	41	20
6152012	6102	515	722	1020
Average	1601	393	60	177

Liquor License Map: CALDWELL COUNTY BBQ

7000 E MAYO BLVD



Date: 12/19/2025



0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 5

Liquor License - Carniceria Dos Hermanos y Dollar Store & More - District 3

Request for a liquor license. Arizona State License Application 368683.

Summary

Applicant

Michael Kaffer, Jr., Agent

License Type

Series 10 - Beer and Wine Store

Location

1109 W. Hatcher 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 14, 2026.

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 information is not provided due to the multiple ownership interests held by the applicant 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 worked for Arizona Alcohol Traffic & Firearms for 4 years helping people acquire liquor licenses and become Title Four certified to insure compliance with state and local governmental laws and regulations regarding alcohol."

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

"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/ liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Carniceria Dos Hermanos y Dollar Store & More - Data

Attachment B - Carniceria Dos Hermanos y Dollar Store & More - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CARNICERIA DOS HERMANOS Y DOLLAR STORE & MORE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	3	0
Beer and Wine Store	10	9	3
Restaurant	12	4	1
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	154.9	136.09
Violent Crimes	12.31	45.91	42.67

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

Property Violation Data

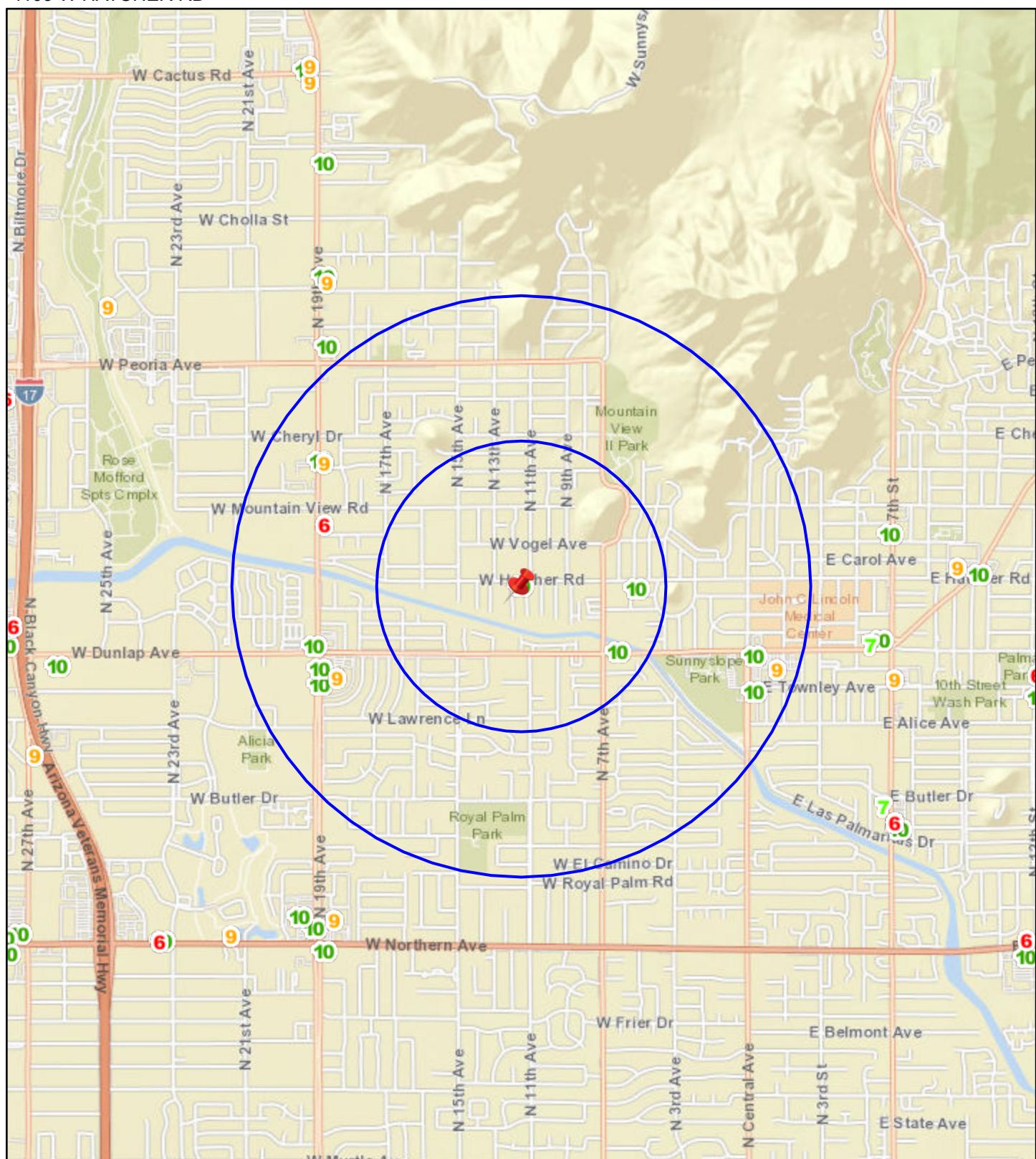
Description	Average	1/2 Mile Average
Parcels w/Violations	41	88
Total Violations	71	138

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	999	207	37	120
1045012	1480	48	92	336
1045013	1601	133	27	478
1045021	1452	356	26	226
1045022	2320	200	43	421
1045023	1684	161	10	398
1046001	2192	383	93	320
1046003	742	161	56	128
1053002	2247	273	65	285
1053003	1216	489	42	61
1054001	1246	488	20	0
1054002	1261	465	33	28
Average	1601	393	60	177

Liquor License Map: CARNICERIA DOS HERMANOS Y DOLLAR STORE & MORE

1109 W HATCHER RD



Date: 12/17/2025

0 0.170.35 0.7 1.05 1.4
mi



City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 6

Liquor License - Village Liquors - District 3

Request for a liquor license. Arizona State License Application 374830.

Summary

Applicant

Hosam Arikat, Agent

License Type

Series 9S - Addition of Sampling Privileges for a Liquor Store

Location

3143 E. Greenway Road, Ste. 907

Zoning Classification: C-2

Council District: 3

This request is for the addition of Sampling Privileges to an existing liquor license for a liquor store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is February 16, 2026.

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.

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 over ten years of experience working in the liquor industry and a strong understanding of state and local liquor laws. I hold my own liquor license and have consistently operated in compliance with all legal requirements."

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

"I operate my business in full compliance with liquor laws and responsibly collect and remit sales tax to the City of Phoenix, supporting local community services. I am committed to responsible alcohol sales and maintaining a safe and respectful community."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Village Liquors - Data

Attachment B - Village Liquors - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: VILLAGE LIQUORS

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	6	3
Beer and Wine Store	10	5	4
Restaurant	12	1	0
Club	14	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	93.73	103.29
Violent Crimes	12.31	20.3	23.67

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

Property Violation Data

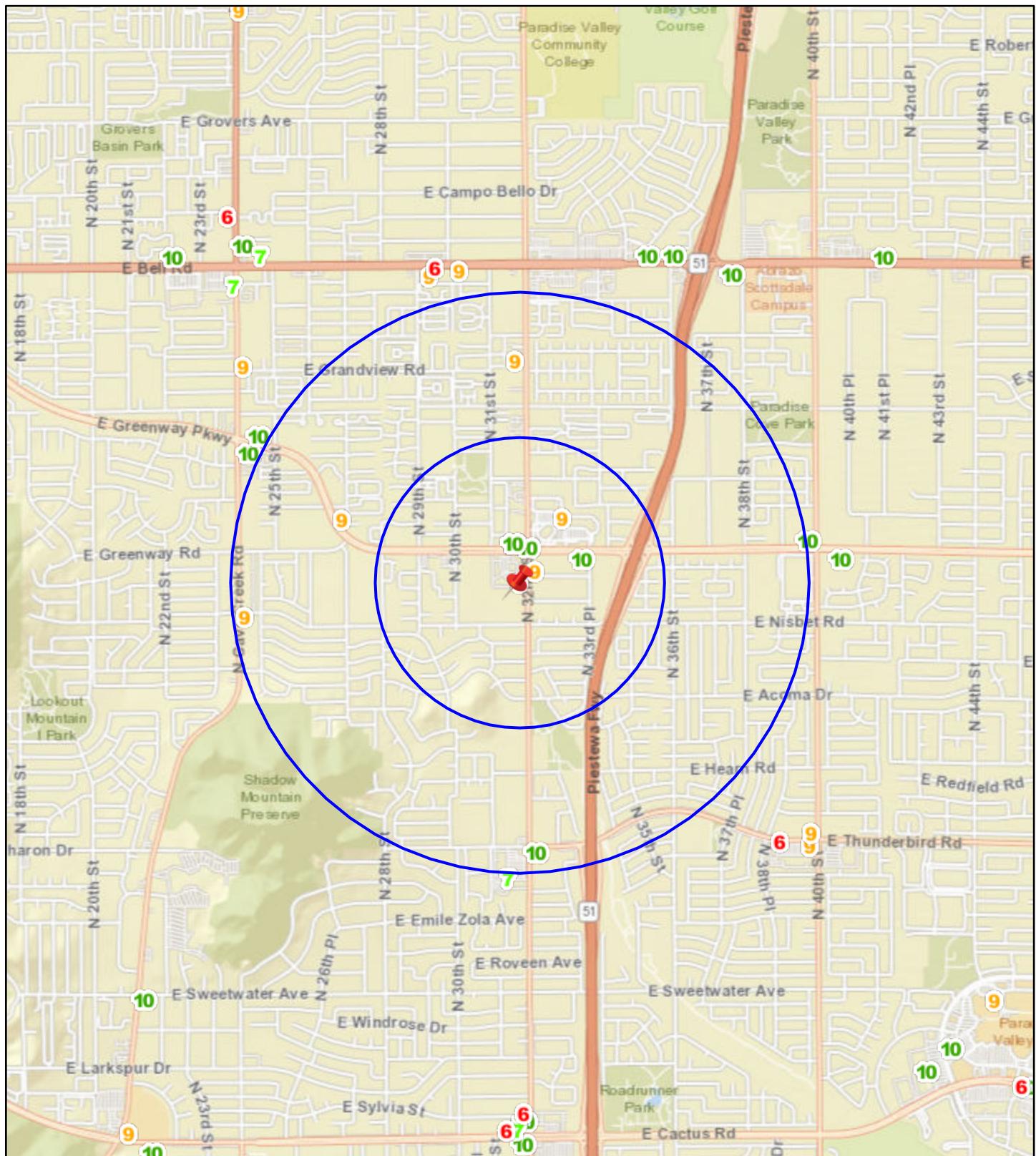
Description	Average	1/2 Mile Average
Parcels w/Violations	42	58
Total Violations	72	106

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033021	1786	507	13	0
1033024	1692	438	33	99
1033025	481	110	13	0
1033031	1740	482	10	65
1033033	760	267	27	26
1033042	1200	27	48	284
1033043	1145	112	31	220
1033062	2351	283	67	609
1035011	1291	406	38	220
1035012	1000	315	7	39
1035013	794	265	5	152
Average	1601	393	60	177

Liquor License Map: VILLAGE LIQUORS

3143 E GREENWAY RD



Date: 1/12/2026

0 0.170.35 0.7 1.05 1.4
mi



City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 7

Liquor License - Carniceria Mi Guadalajara - District 5

Request for a liquor license. Arizona State License Application 370414.

Summary

Applicant

Theresa Morse, Agent

License Type

Series 10 - Beer and Wine Store

Location

7355 W. Indian School Road

Zoning Classification: C-2

Council District: 5

This request is for an acquisition of control of an existing liquor license for a beer and wine store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is February 10, 2026.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications and not to the location.

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 been manager of this store since it originally opened in 2023. I have attended AZ liquor law training and will I and my employees will take updated liquor law training as well. I will take the management training as well. My staff and I are familiar with the valid types of ID to accept and refuse sale of alcohol to underage and obviously intoxicated customers. We will abide by city ordinances, state laws and health department according to those stipulated by each entity. My store has provided necessities to the community since we opened and will continue to be supportive to the neighborhood"

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 8

Liquor License - Callos y Aguachiles LLC - District 5

Request for a liquor license. Arizona State License Application 370285.

Summary

Applicant

Hiram Frausto, Agent

License Type

Series 12 - Restaurant

Location

2929 N. 75th Avenue, Ste. 31

Zoning Classification: C-2

Council District: 5

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.

The 60-day limit for processing this application is February 9, 2026.

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 feel as a restaurant owner I always have responsibility in mind. I like to make sure everything is done right and having a liquor license will be no exception. I also like to have my team informed and well trained to make sure daily operations of our restaurant run smooth everyday."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My goal is to have a well connected community and this will increase my opportunity to do so. Having meetings and gatherings gives us the opportunity to meet people in our area."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Callos y Aguachiles LLC - Data

Attachment B - Callos y Aguachiles LLC - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CALLOS Y AGUACHILES LLC

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	4	1
Beer and Wine Store	10	8	2
Restaurant	12	14	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	251.91	463.26
Violent Crimes	12.31	42.14	53.07

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

Property Violation Data

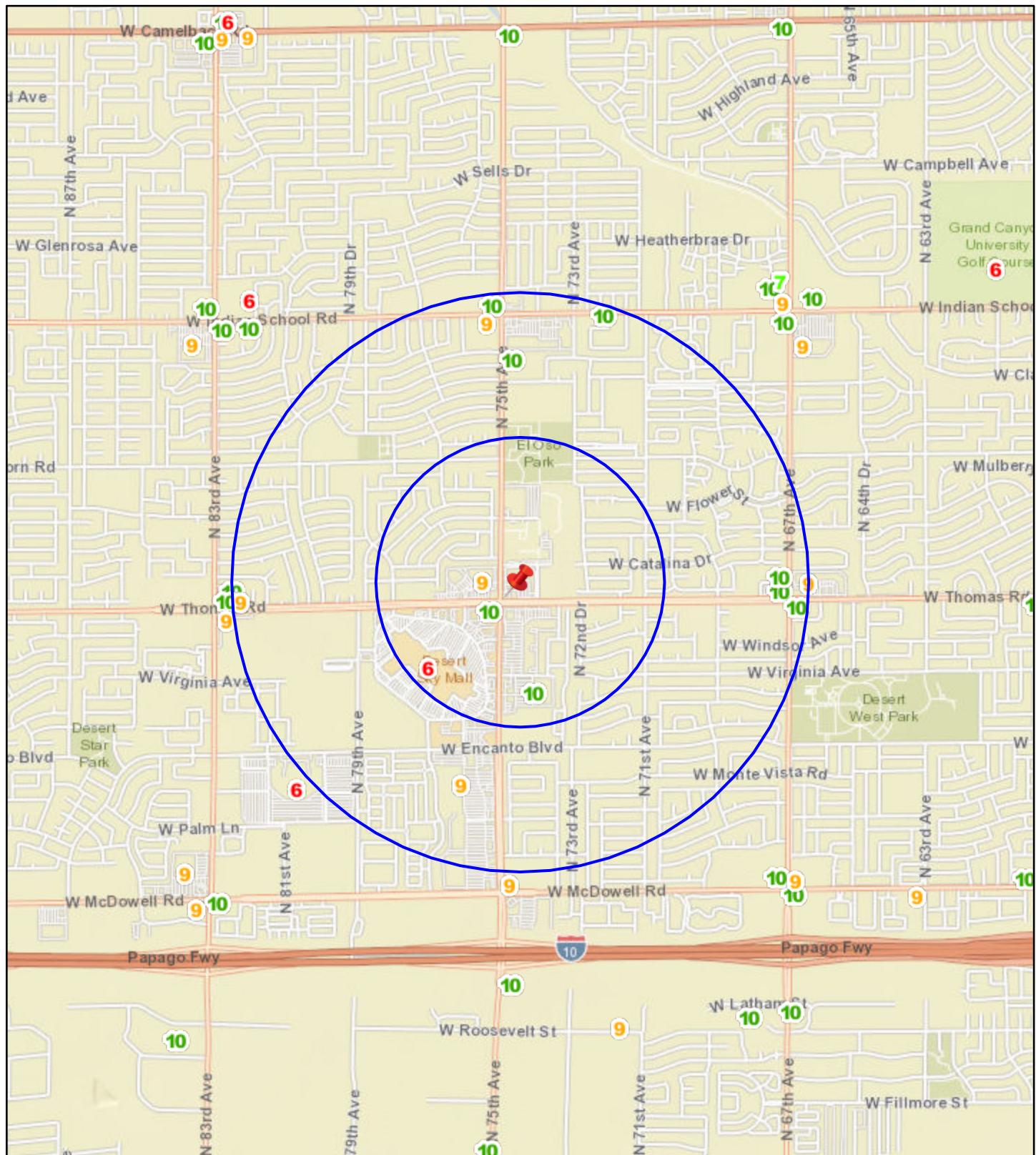
Description	Average	1/2 Mile Average
Parcels w/Violations	41	98
Total Violations	71	209

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1097023	1249	190	1	202
1097031	1095	170	14	278
1097032	1915	195	39	345
1097041	1855	407	9	298
1097051	768	206	0	0
1097052	1072	172	12	278
1097061	3324	483	14	783
1125201	1401	234	12	81
1125202	3014	486	14	992
1125232	0	0	0	0
Average	1601	393	60	177

Liquor License Map: CALLOS Y AGUACHILES LLC

2929 N 75TH AVE



Date: 12/19/2025

0 0.170.35 0.7 1.05 1.4
mi



City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 9

Liquor License - El Dorado Sports Bar - District 5

Request for a liquor license. Arizona State License Application 373843.

Summary

Applicant

Theresa Morse, Agent

License Type

Series 7 - Beer and Wine Bar

Location

4134 N. 67th Avenue

Zoning Classification: C-2

Council District: 5

This request is for an ownership and location transfer of a liquor license for a beer and wine bar. 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 10, 2026.

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 been working in the liquor industry for x years (specifically at this bar). I have attended AZ Basic & Mgmt liquor law however I will take the Basic and Management again and require my staff to attend the Basic law training. Staff will be instructed to be able to identify underage and intoxicated customers as well as call safe transportation for them. I have had no criminal violations and I will comply with city, state and health laws."

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

"This bar has been at this location serving the neighborhood for many years. I will continue to ensure the safety of the patrons to enjoy the atmosphere. I have knowledge of how to identify intoxicated customers and underage. They will not be allowed to enter. Disruptive patrons will not be served alcohol and will be asked to leave in safe transportation to protect the public and the customer."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - El Dorado Sports Bar - Data

Attachment B - El Dorado Sports Bar - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: EL DORADO SPORTS BAR

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	172.39	305.09
Violent Crimes	12.31	41.79	70.38

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

Property Violation Data

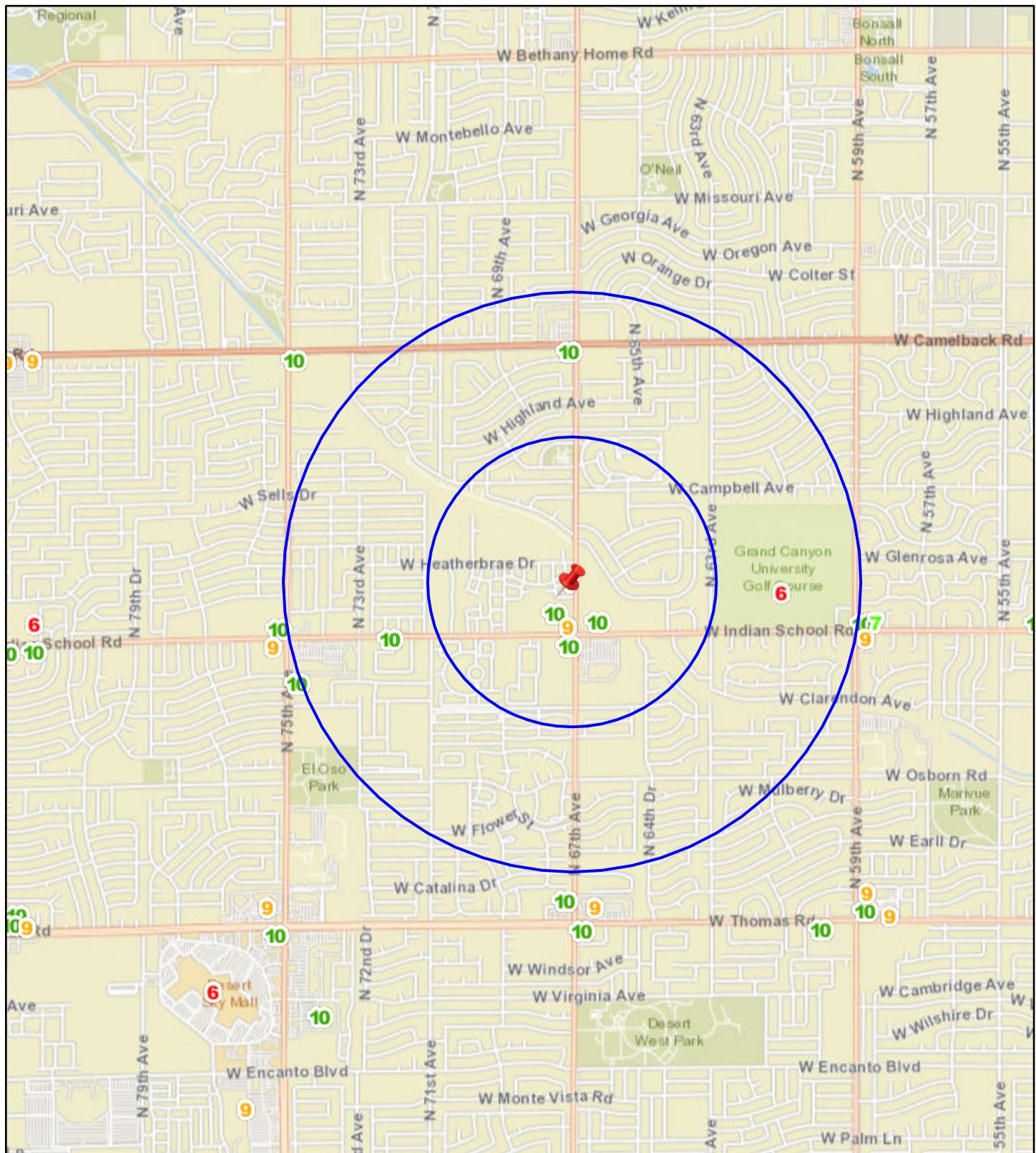
Description	Average	1/2 Mile Average
Parcels w/Violations	42	77
Total Violations	73	145

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1095002	1201	258	22	70
1095003	2295	425	29	304
1096022	3172	251	59	534
1096041	3236	579	30	597
1097071	1717	0	30	359
1097072	631	80	49	188
1097073	2485	0	85	1135
1098012	1340	248	8	518
Average	1601	393	60	177

Liquor License Map: EL DORADO SPORTS BAR

4134 N 67TH AVE



Date: 1/21/2026



A scale bar at the top of the map showing distances in miles. The scale is marked at 0, 0.17, 0.35, 0.7, 1.05, and 1.4 miles. The distance from 0 to 0.7 is represented by a black line with white tick marks, while the distance from 0.7 to 1.4 is represented by a solid black line.

City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, **Item No.** 10

Liquor License - El Nuevo Altata - District 5

Request for a liquor license. Arizona State License Application 369758.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

7829 W. Thomas Road

Zoning Classification: RSC

Council District: 5

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor alcohol consumption.

The 60-day limit for processing this application is February 9, 2026.

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 been working in the restaurant since 2019 and started off as the busboy and dishwasher. I am now I am operating, cooking and overseeing operations. I am going to require my staff is Title 4 trained in Arizona 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:

"My business is an authentic Mexican restaurant that offers traditional Mexican cuisine, brunc and seafood (Mariscos). We attract a large number of families and provide a warm welcoming, and family oriented dining environment. Many of our guests frequently ask for alcoholic beverages. We would like to meet the demand and enhance their overall dining experience."

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 A - El Nuevo Altata - Data

Attachment B - El Nuevo Altata - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: EL NUEVO ALTATA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Liquor Store	9	4	2
Beer and Wine Store	10	5	1
Restaurant	12	12	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	251.93	270.91
Violent Crimes	12.31	39.25	41.5

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

Property Violation Data

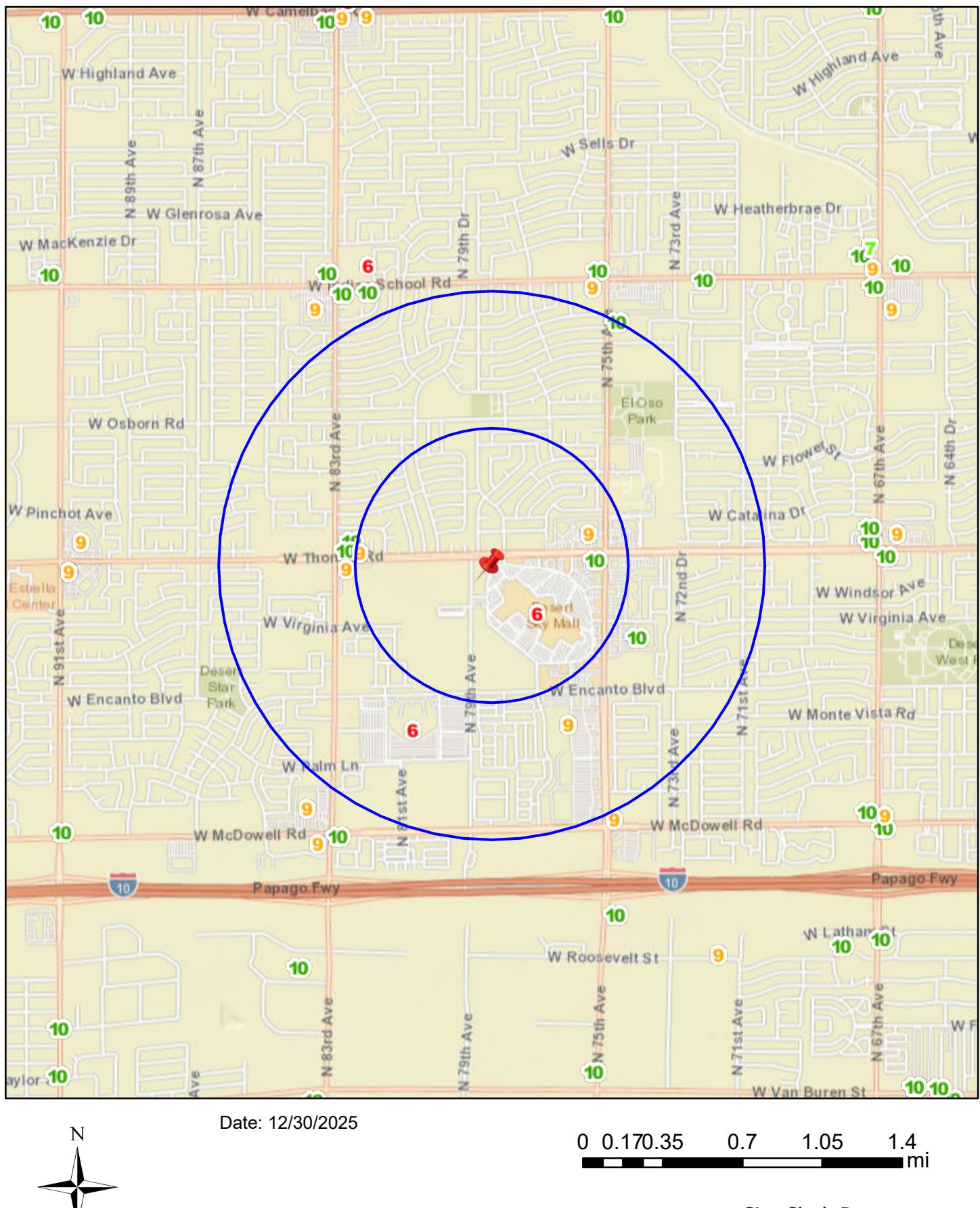
Description	Average	1/2 Mile Average
Parcels w/Violations	42	89
Total Violations	72	178

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1097022	2086	325	7	260
1097023	1249	190	1	202
1097031	1095	170	14	278
1097051	768	206	0	0
1097052	1072	172	12	278
1125202	3014	486	14	992
1125231	1995	0	76	537
1125232	0	0	0	0
1125233	2197	589	40	218
Average	1601	393	60	177

Liquor License Map: EL NUEVO ALTATA

7829 W THOMAS RD



Date: 12/30/2025



0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 11

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

February 28, 2026 - 5 p.m. to 9:30 p.m. / 150 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 12

Liquor License - Special Event - St. Theresa Roman Catholic Parish Phoenix - District 6

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

Summary

Applicant

Mary Pivonka

Location

5001 E. Thomas Road

Council District: 6

Function

Carnival

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

March 1, 2026 - Noon to 5 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 13

Liquor License - La Original Cabeza De Res - District 7

Request for a liquor license. Arizona State License Application 372393.

Summary

Applicant

Christian Kramber, Agent

License Type

Series 12 - Restaurant

Location

5820 W. McDowell Road, Ste. 110

Zoning Classification: C-2

Council District: 7

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 9, 2026.

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.

El Corral Sports Bar (Series 6)
5820 W. McDowell Road, Ste. 112, Phoenix
Calls for police service: 13
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:
"1) Agent, Christian Kramber, represents one other state issued liquor license and has A clean background. 2) I currently am a controlling person in a number six issued liquor license and have a Clean background. 3) Day-to-day manager filed has held ownership in a previous liquor license, Has approved title IV training and has a clean background."

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

"Our restaurant is more of a quick service sit down and to be competitive in the marketplace I would like to have the opportunity to offer alcoholic beverages to our adult customers To enhance their overall dining experience."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - La Original Cabeza de Res - Data

Attachment B - La Original Cabeza de Res - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: LA ORIGINAL CABEZA DE RES

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	4	0
Bar	6	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	4	0
Beer and Wine Store	10	7	4
Hotel	11	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	159.84	228.23
Violent Crimes	12.31	40.89	49.78

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

Property Violation Data

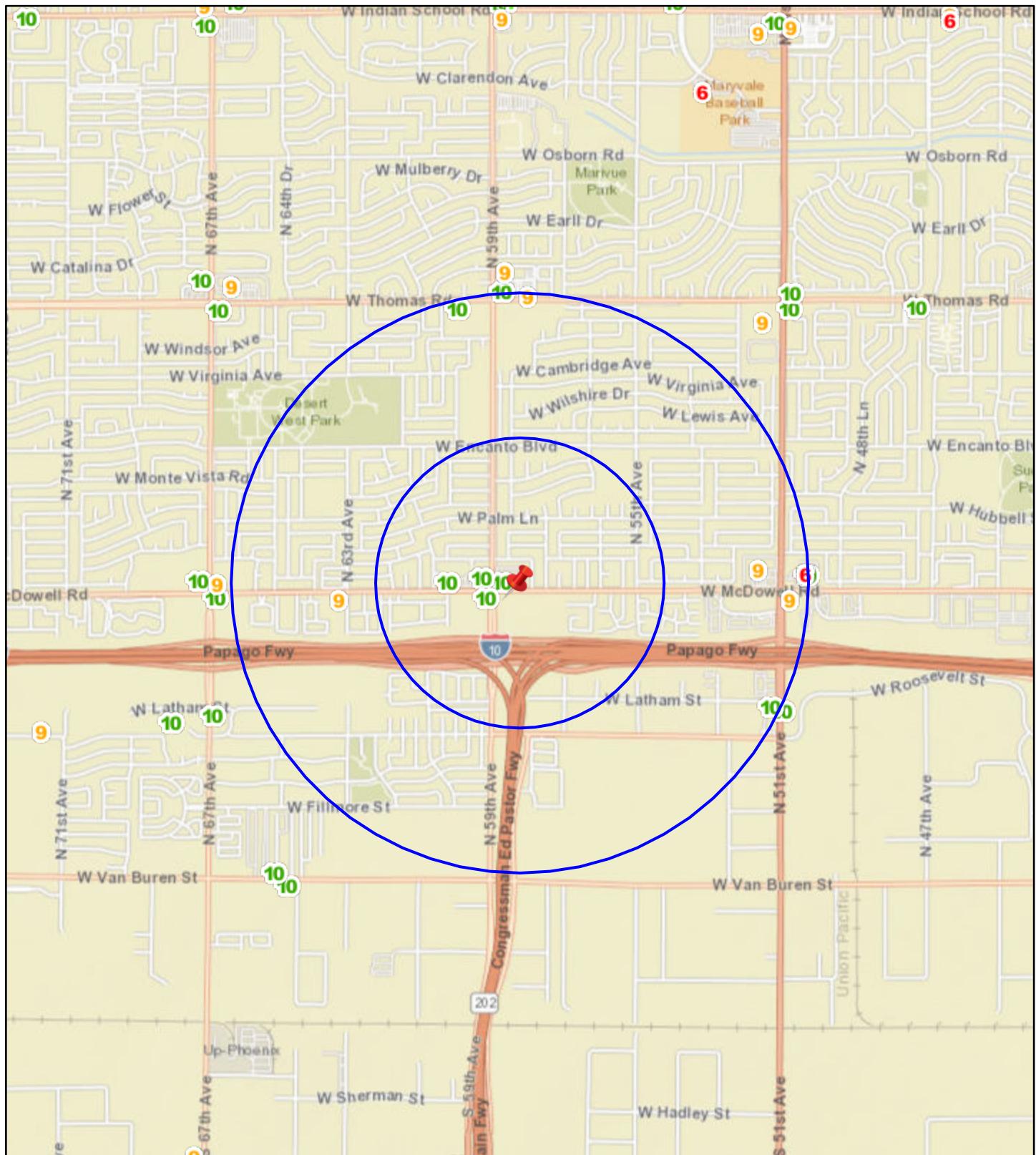
Description	Average	1/2 Mile Average
Parcels w/Violations	42	110
Total Violations	72	189

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1124012	2473	407	16	352
1124021	2810	555	14	1178
1124022	1235	173	5	24
1124023	1756	282	10	414
1125022	1213	281	5	364
1125023	1131	281	4	119
1125041	2005	367	19	284
1125071	1525	95	19	253
1125072	1429	0	55	491
1125122	310	0	333	236
1125211	2161	0	57	199
1125221	3399	358	7	243
Average	1601	393	60	177

Liquor License Map: LA ORIGINAL CABEZA DE RES

5820 W McDowell Rd



Date: 1/8/2026

0 0.170.35 0.7 1.05 1.4
mi



City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 14

Liquor License - Pescaderia Mi Lindo Guaymas - District 7

Request for a liquor license. Arizona State License Application 370117.

Summary

Applicant

Karem Hamid Velazquez, Agent

License Type

Series 12 - Restaurant

Location

3037 W. Van Buren Street

Zoning Classification: C-3

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.

The 60-day limit for processing this application is February 9, 2026.

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 am assured to uphold the laws and regulations about alcohol license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

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

"This restaurant will provide a safe and secure place for the neighborhood to drink alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in restaurant while upholding all the laws and regulations, this restaurant will be safe, secure, convenience place for the customers to drink alcohol and eat food."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Pescaderia Mi Lindo Guaymas - Data

Attachment B - Pescaderia Mi Lindo Guaymas - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PESCADERIA MI LINDO GUAYMAS

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	17	0
Liquor Store	9	4	3
Beer and Wine Store	10	7	2
Restaurant	12	2	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	164.99	221.86
Violent Crimes	12.31	39.99	66.45

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

Property Violation Data

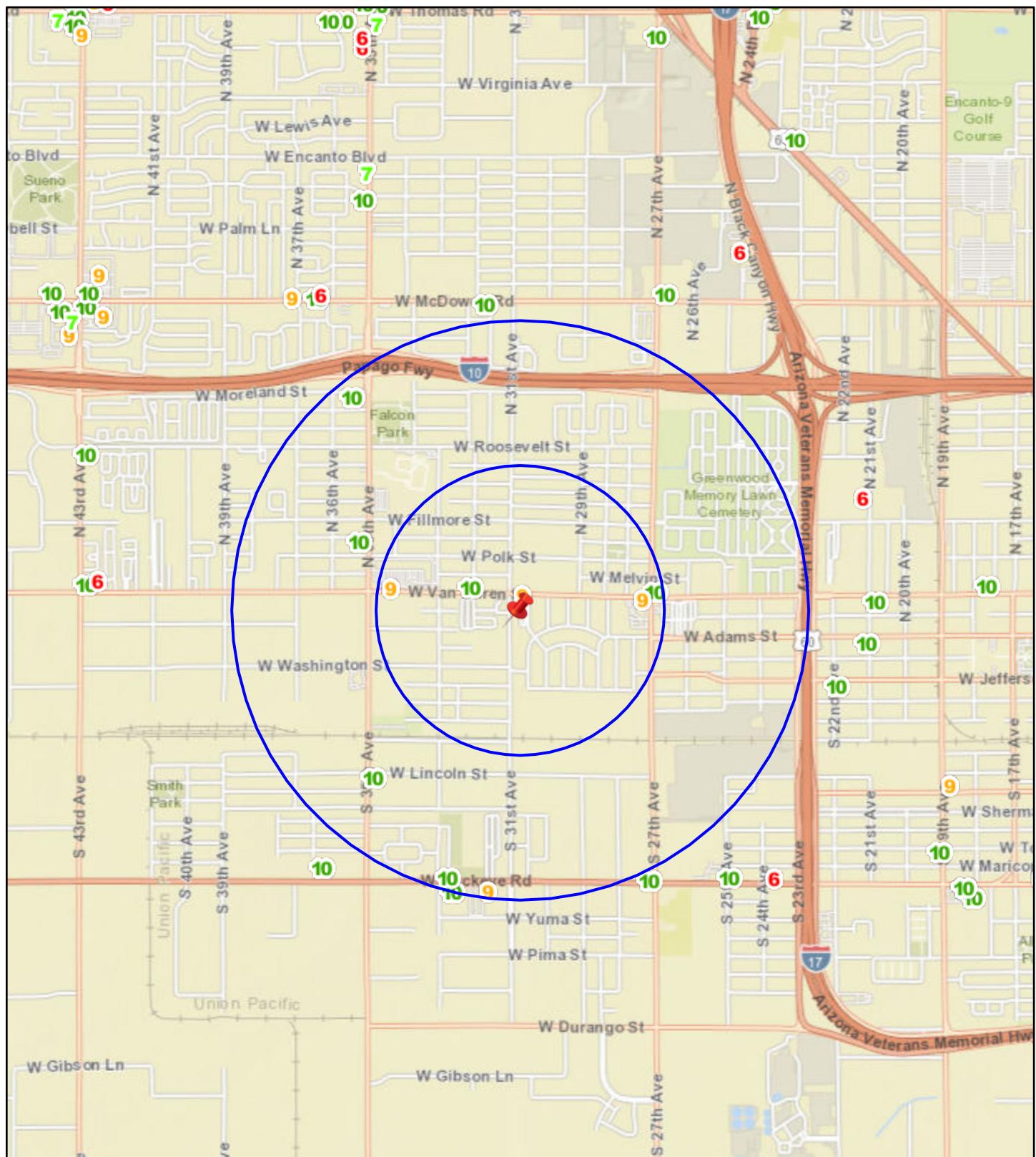
Description	Average	1/2 Mile Average
Parcels w/Violations	41	132
Total Violations	71	247

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1127001	2218	288	27	543
1127002	1907	397	66	601
1127003	2862	168	24	674
1144011	1640	408	72	628
1145001	1759	366	25	206
1145002	498	48	50	206
1145003	1583	235	58	319
1168001	0	0	1	0
Average	1601	393	60	177

Liquor License Map: PESCADERIA MI LINDO GUAYMAS

3037 W VAN BUREN ST



Date: 12/19/2025

0 0.170.35 0.7 1.05 1.4
mi



City Clerk Department

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 15

Liquor License - Special Event - Jupiter Foundation - District 8

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

Summary

Applicant

Aaron DeFeo

Location

455 N. 3rd Street

Council District: 8

Function

Festival

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

February 28, 2026 - 6 a.m. to 2 a.m. / 2,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 16

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

Stephanie Hurd

Location

8440 S. 35th Avenue

Council District: 8

Function

Festival

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

February 21, 2026 - 11 a.m. to 5 p.m. / 7,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 17

Settlement of Claim(s) Skiles v. City of Phoenix

To make payment of up to \$65,000 in settlement of claim(s) in *Skiles v. City of Phoenix*, CV2024-012043, 23-0599-001, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Parks and Recreation Department on July 6, 2023.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 18

(CONTINUED FROM JANUARY 21, 2026) - Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committees (HRCs) 2026-001 and 2026-002 Recommendations (Ordinance S-52563) - Citywide

HRC 2026-001 recommends regrading the classification of Aviation Director (NC), Job Code: 25190, Salary Plan: 018, Grade/Range: 932 (\$239,782 - \$335,004/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: AVD (\$285,340 - \$398,832).

HRC 2026-002 recommends updating the salary range for the classification of Fire Battalion Chief 56-Hr, Job Code: 61370, Salary Plan: 014, Grade/Range: 851 (\$115,917 - \$150,696/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 851 (\$133,311 - \$173,293).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Division, Job Code: 61371, Salary Plan: 024, Grade/Range: 852 (\$127,504 - \$165,776/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 852 (\$137,322 - \$178,485).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Deputy, Job Code: 61373, Salary Plan: 024, Grade/Range: 854 (\$146,639 - \$190,631/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 854 (\$153,982 - \$200,158).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Deputy Chief Shift Commander, Job Code: 61376, Salary Plan: 014, Grade/Range: 854 (\$146,639 - \$190,631/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 854 (\$153,957 - \$200,171).

Summary

Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff requests approval of the adjustments listed above.

Financial Impact

There is no estimated initial cost for these actions.

Concurrence/Previous Council Action

On December 30, 2025, Human Resources Committee 2026-001 reviewed and recommended modifications to Job Code 25190 for approval effective February 2, 2026. On December 31, 2025, Human Resources Committee 2026-002 reviewed and recommended the remaining modifications for approval effective February 2, 2026.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



City of Phoenix

To: David Mathews
Deputy City Manager

Date: January 21, 2026

From: Jason Perkiser *JP*
Human Resources Director

Subject: REQUEST TO CONTINUE ITEM 27, AMENDMENTS TO THE CITY'S COMBINED CLASSIFICATION AND PAY ORDINANCE (S-51144) IN ACCORDANCE WITH HUMAN RESOURCES COMMITTEES (HRCS) 2026-001 AND 2026-002 RECOMMENDATIONS (ORDINANCE S-52563), FROM THE JANUARY 21, 2026, FORMAL AGENDA

This memo requests the continuance of Item 27 - Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committees (HRCS) 2026-001 and 2026-002 Recommendations (Ordinance S-52563) on the January 21, 2026, Formal Agenda.

Staff requests this item be continued to the February 4, 2026, Formal Council Meeting to provide additional information to the Mayor and City Council on this item.

Approved by:

A handwritten signature of David Mathews.

David Mathews
Deputy City Manager

1/21/2026

Date

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 19

Acceptance of Easements for Drainage, Water and Sewer Purposes (Ordinance S-52578) - Districts 2, 3 & 8

Request for the City Council to accept easements for drainage, water and sewer purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

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

Easement (a)

Maricopa County Recording: 20250695668

Date: December 3, 2025

Applicant and Grantor: AZOLA Desert Ridge Owner, LLC; its successor and assigns

Purpose: Water

Location: Southwest corner of N. 56th Street and E. City North Drive

APN: 212-32-100T

File: FN 250113

Council District: 2

Easement (b)

Maricopa County Recording: 20250727881

Date: December 17, 2025

Applicant and Grantor: PV Retail II SPE, LLC; its successor and assigns

Purpose: Water and Sewer

Location: West of N. 46th Street and south of E. Paradise Village Parkway North

APN: 167-25-166

File: FN 250117

Council District: 3

Easement (c)

Maricopa County Recording: 20250727885

Date: December 17, 2025

Applicant and Grantor: Pike's Retreat Partners, LLC; its successor and assigns

Purpose: Drainage

Location: 2875 S. 7th Avenue

APN: 105-38-001C; 105-38-001D; 105-38-002E; 105-38-002F

File: FN 250059

Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 20

Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-52585) - Districts 4 & 8

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

Summary

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

Easement (a)

Maricopa County Recording: 20250727884

Date: December 17, 2025

Applicant and Grantor: 3610 N 10th LLC; its successor and assigns

Purpose: Public Utility

Location: 3610 N. 10th Place

APN: 118-06-095A

File: FN 250119

Council District: 4

Easement (b)

Maricopa County Recording: 20250727886

Date: December 17, 2025

Applicant and Grantor: Eduardo Coker; his successor and assigns

Purpose: Public Utility

Location: 1020 E. Roeser Road

APN: 113-50-056

File: FN 250116

Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 21

Acceptance and Dedication of an Easement for Public Utility Purposes (Ordinance S-52587) - District 3

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

Summary

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

Easement

Maricopa County Recording: 20250743535

Date: December 26, 2025

Applicant and Grantor: 351 W. Hatcher, L.L.C.; its successor and assigns

Purpose: Public Utility

Location: 351 W. Hatcher Road

APN: 159-51-030D

File: FN 250118

Council District: 3

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 22

Dedication of Right-of-Way for Roadway Purposes and Easements for Multi-Use Trail, Public Utility and Sidewalk Purposes Within City-Owned Property for Laveen Elementary School District No. 59 (Ordinance S-52593) - District 8

Request the City Council dedicate to public use right-of-way for roadway purposes and easements for multi-use trail, public utility and sidewalk purposes within City-owned property for Laveen Elementary School District No. 59; further ordering the ordinance be recorded.

Summary

The City concurrently entered into City Contract 163765 with Laveen Elementary School District No. 59 to lease City-owned property for constructing, maintaining, and operating public-school facilities; and an Intergovernmental Agreement, authorized by Ordinance S-51856, for the joint use and maintenance of recreational facilities/park site.

The right-of-way and easement dedications for roadway, multi-use trail, public utility and sidewalk are required by the Planning and Development Department under Project 24-1045, DEDI: 250115. The dedications are further described in the legal descriptions in Exhibits A, B, C, and D to be recorded with the ordinance.

Concurrence/Previous Council Action

City Contract 163765, authorized by Ordinance S-51859, was adopted on April 23, 2025.

The Intergovernmental Agreement, authorized by Ordinance S-51856, was adopted on April 23, 2025.

Location

North of the northeast corner of N. 59th Avenue and W. Olney Avenue, within Maricopa County Assessor's parcel number 300-02-060B
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 23

Media and Marketing Buying Contract - COOP 23-014 - Amendment (Ordinance S-52594) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157889 with OH Partners, LLC 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-49440.

Summary

The contract provides media buying, advertising placement and marketing strategy development to promote the City of Phoenix departments' marketing goals. The City has a COOP agreement with OH Partners, LLC based on State of Arizona Contract CTRO56864. The Finance Department, Central Procurement Division, administers the contract and requires authorization to extend the agreement through August 31, 2026, in order to align dates with the Master Agreement and add a one-year extension option.

The Communications Office uses this contract to manage marketing campaigns for Human Resources recruiting, Police recruiting, Summer Safety messages, Parks and Recreation programs, and the Office of Homeless Solutions and Community and Economic Development programs, in addition to marketing for major events and crisis communication. Additionally, the Water Services Department utilizes the contract to communicate with residents regarding water services, conservation programs and stormwater awareness.

Contract Term

Upon approval, the contract will be extended through August 31, 2026, with a one-year option to extend, which may be exercised at the sole discretion of the City of Phoenix.

Financial Impact

The aggregate value of the contract will not exceed \$4,500,000; no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Media and Marketing Buying Contract COOP 23-014 (Ordinance S-49440) on February 15, 2023.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Assistant City Manager Ginger Spencer, the Communications Office and Water Services Department.



Agenda Date: 2/4/2026, Item No. 24

Risk Management Information System and Ancillary Services - RFA 14-035 - Amendment (Ordinance S-52577) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 138020 with Riskonnect Clearsight LLC to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$595,000.

Summary

This contract provides the Risk Management Division of the Finance Department a web-based risk management information system with secure data storage, client service and system maintenance. The system also includes a key bill-payment interface, which is linked to the Law Department's information system and a jointly-developed transaction interface with SAP.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through March 31, 2028.

Financial Impact

Upon approval of \$595,000 in additional funds, the revised aggregate value of the contract will not exceed \$2,310,000. Funds are available in the Finance Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Risk Management Information System and Ancillary Services Contract 138020 (Ordinance S-40639) on March 19, 2014;
- Risk Management Information System and Ancillary Services Contract 138020 (Ordinance S-43822) on September 6, 2017;
- Risk Management Information System and Ancillary Services Contract 138020 (Ordinance S-48345) on February 16, 2022;
- Risk Management Information System and Ancillary Services Contract 138020

(Ordinance S-49509) on March 22, 2023; and

- Risk Management Information System and Ancillary Services Contract 138020
(Ordinance S-51483) on December 4, 2024.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 25

Family and Medical Leave Act Administration Services - RFP HR 20-125 - Amendment (Ordinance S-52582) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154054 with FMLA Source 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-47384.

Summary

This contract provides expert FMLA administration services including claims management, documentation, reporting, and compliance with FMLA regulations. Deliverables include reviewing applications, determining eligibility, verifying medical certification, case management, tracking absences, transmitting leave records to the City, and ensuring fair and consistent application of FMLA requirements. The Contractor will be responsible for ensuring the City maintains compliance with state and federal FMLA laws and HIPAA privacy requirements.

A two-month extension is needed to allow the City time to complete the solicitation process.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through December 31, 2026.

Financial Impact

The aggregate value of the contract will not exceed \$1,300,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Family and Medical Leave Act Administration Services - Contract 154054 (Ordinance S-47384), March 17, 2021.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 26

Verification of Employment And Income Services Contract - RFP GGS-25-0719 - Request for Award (Ordinance S-52586) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Tax Credit Co., LLC to provide verification of employment and income services for the Human Resources Department. Further request an exception to the indemnification and assumption of liability provisions of Phoenix City Code Section 42-18. There is no disbursement of funds or impact to the General Fund as commercial verifiers will pay the vendor directly.

Summary

This contract will provide verification of employment and income services to provide 24-hours-per-day, 7-days-per-week verifications for current employees, former employees, and retirees who are applying for personal loans, mortgages, property rental, other employment, social service agency assistance, and other purposes. The commercial verifiers pay the verification fee to the Contractor. No fees are charged to the City, the person needing the reference, or a social service agency. The agreement relieves City staff from responding to reference checks.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

A Request for Proposal was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000 points:

Method of Approach (0-450 points)
Qualifications and Experience (0-300 points)
Cost (0-250 points)

After reaching consensus, the evaluation committee recommends award to the

following vendor:

Tax Credit Co., LLC - 739.8 points

Contract Term

The contract will begin on or about June 1, 2026, for a five-year term with no options to extend.

Financial Impact

There is no cost to the City and no impact to the General Fund. Costs of verification services are fully paid by commercial verifiers directly to the vendor.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 27

Artist Design and Construction Oversight Contract for the 35th Avenue/Grand Avenue Overpass Public Art Project (Ordinance S-52581) - Districts 4 & 5

Request for the City Manager, or designee, to enter into a contract, and amendments as necessary, with Daniel Mayer, in an amount not to exceed \$100,000 for design and construction oversight of artwork for the 35th Avenue/Grand Avenue Overpass Public Art Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year (FY) 2025-30 Public Art Plan includes funding for the 35th Avenue/Grand Avenue Overpass Public Art Project as one of its initiatives. In partnership with the City of Phoenix Street Transportation Department and the Arizona Department of Transportation (ADOT), the Phoenix Office of Arts and Culture is commissioning an artist to design artwork for the bridge barriers and/or fences of two overpasses along Grand Avenue. The bridges will span Indian School Road and 35th Avenue.

The artist will be responsible for designing artwork that creates both a functional and visually impactful element within the overall infrastructure. The artwork will act as a visual gateway to the surrounding communities, marking the entry to the Alhambra and Maryvale neighborhoods and contributing to the identity of the Grand Avenue corridor.

This project is on an expedited timeline. The artist will also provide oversight during the fabrication, installation, and construction of the final artwork design. The pool of artists for this opportunity included 17 local and national artists/artist teams who responded to recent Requests for Qualifications of a similar scope and scale issued in the last FY 2024-25.

The artist selection panel for this project included: Myesha Harris, Street Transportation Department, Special Projects Administrator; John Hucko, ADOT, Senior Landscape Architect; and Gina Amato, Arts Professional, Scottsdale Public Art. The panel reviewed applications over a two-week period and met on September 9, 2025, to review, discuss, and vote to recommend an artist and an alternate artist. The panel recommended Daniel Mayer as the alternate, the selected artist declined the project.

Financial Impact

The cost associated with this agreement is \$100,000. The approved Public Art Plan includes Street Transportation Department Capital Improvement Program funds for this project.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and approved this item, 11-0, at its September 16, 2025, meeting.

Location

35th Avenue/Grand Avenue Overpass

Council Districts: 4 and 5

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation and Arts and Culture departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 28

Aviation Land Reuse Strategy Land Disposal Located on Madison Street (Ordinance S-52588) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to sell three City-owned properties identified by the Aviation Department as excess Aviation Land Reuse Strategy land inventory at a price negotiated on the open market based on the City's appraisal to Pilgrim Rest Foundation, Inc. or an affiliated entity. Additionally, request to authorize the City Treasurer to accept all funds related to this item.

Summary

The Airport's Land Reuse Strategy was developed in 2017 to address the reuse and redevelopment of fragmented City-owned parcels located west of Phoenix Sky Harbor International Airport. In December 2022, the Aviation Department received approval from the Federal Aviation Administration to sell and/or redevelop 427 parcels. Working in coordination, Aviation and Community Economic Development (CED) departments prepared the grouping for public offering.

The Grouping and Proposed Terms:

- A portion of Area A is located on Madison Street. The grouping consists of three separate and non-contiguous parcels, which impacts their development potential (**Attachment A**).
- The parcels are zoned R-5.
- The parcels appraised at \$386,000 as of April 29, 2024.
- All disposals will require execution of an aviation easement and include a deed restriction prohibiting residential use.

Public Offering Process

The grouping was offered for sale from August 1, 2024, to August 30, 2024, (30 days), through the City's website and an advertisement in the Arizona Republic.

Results and Recommendation

The City received one offer for the grouping. Staff reviewed the offer and recommends the following:

- The City received an offer for the grouping on August 19, 2024, from the

- recommended buyer, Pilgrim Rest Foundation, Inc. (PRF).
- PRF submitted an offer of \$450,000 for all three parcels. The offer exceeds the appraised value.

Financial Impact

The total revenue from this disposition will be \$450,000 and will be returned to the Aviation Department.

Concurrence/Previous Council Action

- The disposition process and parcels were recommended for approval by the Economic Development and Housing Subcommittee at their June 12, 2024, meeting by a vote of 4-0.
- City Council approved CED's use of a competitive public offer process to dispose of these parcels on June 26, 2024.
- The disposition to PRF was recommended for approval by the Economic Development and Arts Subcommittee at their January 26, 2026 meeting by a vote of 4-0.

Location

Grouping (3 Assessor Parcel Numbers) - Multiple addresses, see **Attachment A**.

Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.

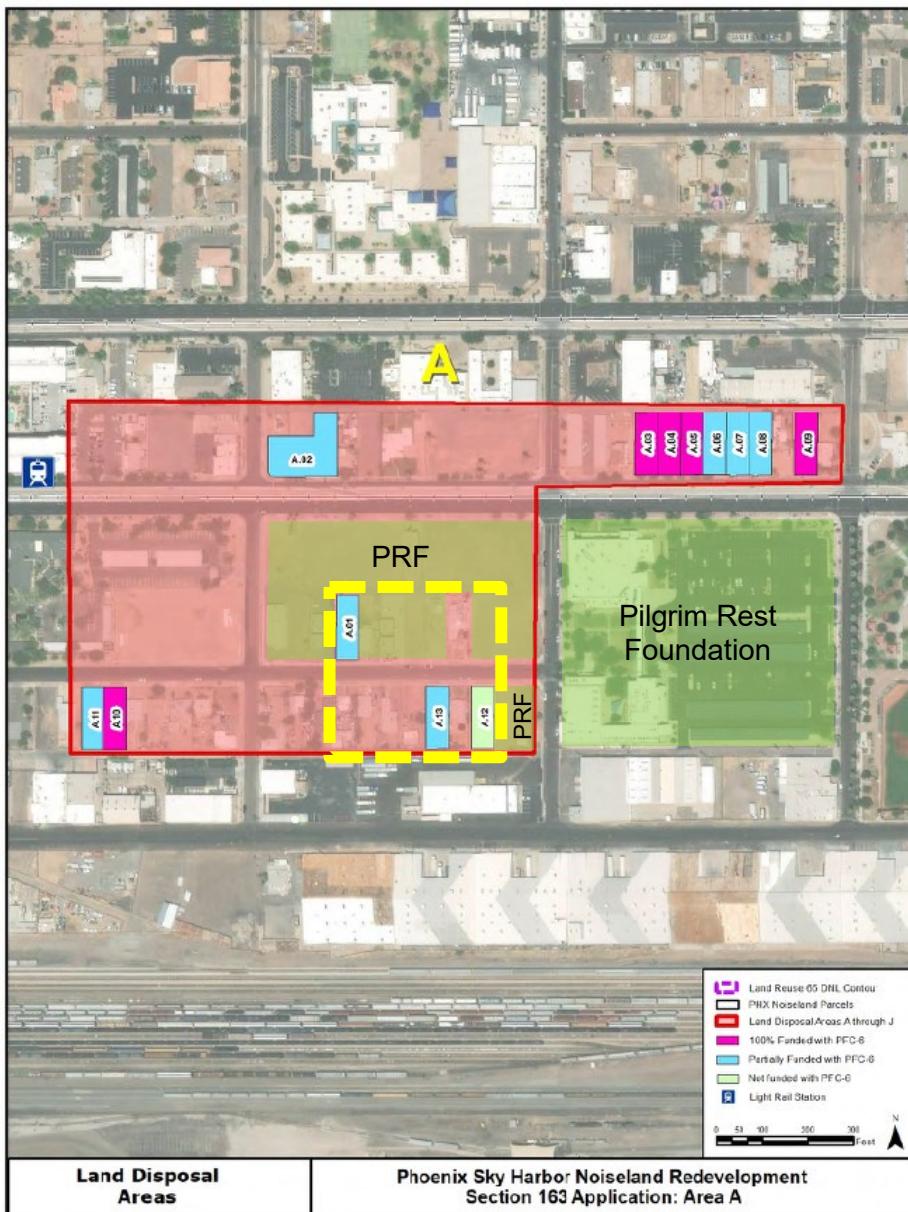
ATTACHMENT A

Property Identification

Sell City-Owned Property Identified as Excess Aviation Noise Land Inventory as determined in Phoenix Sky Harbor (PHX), Phoenix, AZ – Land Reuse Section 163 Determination dated December 22, 2022: Disposal of Vacant Real Property Located on Madison Street as identified in Area A.

The following parcels included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

Parcel ID	APN	Address / Location
A.01	116-47-059	1314 E. Madison Street
A.12	116-49-021	1337 E. Madison Street
A.13	116-49-023	1329 E. Madison Street



City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 29

Request to Enter into Partnership Agreement with Northern Arizona University - Center for Service and Volunteerism, Public Health AmeriCorps Program (Ordinance S-52592) - Citywide

Request to authorize the City Manager, or his designee, to allow Volunteer PHX to enter into a Partnership Agreement with Northern Arizona University's Center for Service and Volunteerism, Public Health AmeriCorps Program. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The purpose of this agreement is to partner with Northern Arizona University's (NAU) Center for Service and Volunteerism, Arizona Public Health AmeriCorps Program. AmeriCorps members will help coordinate and promote public health programs and initiatives.

The Public Health AmeriCorps Program was established in 2022 in partnership with the Centers for Disease Control (CDC) with the goal of strengthening career pathways for early career public health professionals and address community health needs. Members serve in local communities and provide essential support to public health initiatives.

Contract Term

This agreement will be valid through July 21, 2026.

Financial Impact

Funds are available in the various departments' budgets. The fee schedule is as follows:

- 1,200 Service Term Hours is a \$13,860 cost to the City.
- 900 Service Term Hours is a \$10,395 cost to the City.
- 675 Service Term Hours is a \$7,796 cost to the City.
- 450 Service Term Hours is a \$5,198 cost to the City.
- 300 Service Term Hours is a \$3,465 cost to the City.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Volunteer PHX Office.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. *30

*****ADDITIONAL INFORMATION (SEE ATTACHMENT)*** An Ordinance Amending Contract Workers Heat Safety Ordinance G-7241 to Include Proposed Revisions to Phoenix City Code Chapter 18, Article XI, Section 18-413(A) and 18-415 (Ordinance G-7483) - Citywide**

This item requests a second amendment to Ordinance G-7241 to include proposed revisions to Phoenix City Code (PCC) Chapter 18, Article XI, Section 18-413(A) and 18-415.

Summary

On March 26, 2024, the City Council adopted Ordinance G-7241, amending language to PCC Chapter 18, creating Article XI that requires City contractors whose employees and contract workers perform work in an outdoor environment to develop and comply with heat safety plans as outlined in the ordinance to mitigate and prevent heat-related illnesses and injuries. Additionally, each contractor is required to maintain a written heat safety plan on file and ensure that the plan is posted in a location accessible to employees.

On July 2, 2025, the City Council amended Ordinance G-7241 to clarify posting requirements for heat safety plans. The amendment specifies that heat safety plans must be posted in both English and Spanish on a bulletin board located in the break room. If a contractor does not have a break room, the plan must be placed in a conspicuous location where employee notices are customarily displayed. Additionally, all heat safety plans must include a contact number that employees and contract workers can use to report or inquire about heat safety issues.

Proposed Second Amendment to Ordinance G 7241, PCC Chapter 18, Article XI, Section 18-413(A) and 18-415

Staff recommend this second amendment to strengthen compliance and worker protections as recommended by the Contract Workers Heat Safety Ordinance Advisory Committee. The proposed changes include adding language to heat safety plans stating that contractors will not retaliate against employees or contract workers who report alleged heat safety violations or who exercise protections provided under Article XI. In addition, beginning April 1, 2026, contractors will also be required to monitor and maintain a monthly log verifying that all vehicles have properly functioning air

conditioning according to manufacturer specifications. This log must be made available to the City upon request.

Lastly, contractors and subcontractors will be required to confirm their ability to comply with Article XI in all bids, proposals, written quotes, contractual agreements, leases, licenses or requests for qualifications with the City. Furthermore, when issuing any bid, proposal, quote, or request related to a future City contract, departments must ask all proposers whether they have ever been sanctioned under Phoenix City Code Section 18-414 for failure to comply with the provisions of Article XI.

A draft of the proposed amended ordinance is attached as **Attachment A**.

Concurrence/Previous Council Action

On March 26, 2024, the City Council approved Ordinance G 7241, revising Article I, Section 18-2(A)(6) of the Phoenix City Code and adding Article XI to Chapter 18 of the Phoenix City Code.

On July 2, 2025, the City Council approved a first amendment to Ordinance G 7241, further revising Chapter 18, Article XI of Phoenix City Code.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the City Manager's Office.



City of Phoenix

To:

Ed Zuercher
City Manager

Date: February 2, 2026

From:

David Mathews
Deputy City Manager

Subject:

ADDITIONAL INFORMATION REGARDING ITEM #30, AN ORDINANCE
AMENDING CONTRACT WORKERS HEAT SAFETY ORDINANCE G-7241 TO
INCLUDE PROPOSED REVISIONS TO PHOENIX CITY CODE CHAPTER 18,
ARTICLE XI, SECTION 18-413(A) AND 18-415 (ORDINANCE G-7483), FROM
FEBRUARY 4, 2026, FORMAL AGENDA

This memo is to inform you that we received the attached letter from the Arizona Chapter of the Associated General Contractors of America, Inc. (AZAGC) requesting a continuance of Item 30 - An Ordinance Amending Contract Workers Heat Safety Ordinance G-7241 To Include Proposed Revisions To Phoenix City Code Chapter 18, Article Xi, Section 18-413(A) And 18-415 (Ordinance G-7483) on the February 4, 2026, Formal Agenda.

Please find attached supporting materials.

Approved by:

A handwritten signature in blue ink, appearing to read "Ed Zuercher".
Ed Zuercher
City Manager

2/2/26
Date

MEMORANDUM

To: Kate Gallego, Mayor
City of Phoenix

Phoenix City Council Members

From: David M. Martin, President
Todd Wynn, Director of Governmental Affairs

Re: Revisions to Article XI Contractor Requirements for the Mitigation of Heat-Related Illnesses and Injuries in the Workplace

Date: January 29, 2026

Thank you for allowing the Arizona Chapter of the Associated General Contractors of America, Inc. (AZAGC) an opportunity to provide comments regarding the revised Contractor Requirements for the Mitigation of Heat-Related Illnesses and Injuries in the Workplace.

AZAGC and its members support practical, enforceable heat safety practices and are committed to protecting workers in extreme heat conditions. However, as drafted, the proposed changes would add significant new administrative burdens and create ambiguity and procurement risk for contractors and subcontractors performing City work.

Our first request is to delay your vote on this item until the next council meeting February 18, 2026 which will give AZAGC members an opportunity to meet with staff and other council members to discuss our concerns.

If a delay in action is not achievable, then AZAGC is opposed to the proposed changes to Article XI City of Phoenix Contract Worker Heat Safety Ordinance in its entirety, for the reasons outlined throughout this memorandum. While this document identifies specific areas where definitions and enforcement mechanisms require clarification, those comments should not be misconstrued as support for advancing the proposal. Rather, they are provided solely to illustrate the depth of concern and the significant administrative, legal, and procurement risks the amendment would impose if pursued further. AZAGC members responded with the following:

- “Manufacturer specifications” may be difficult to locate or apply, especially for older equipment, leading to a time-consuming compliance exercise without a clear safety benefit. Many manufacturers do not publish a clear pass/fail A/C performance standard for older equipment.

- Monthly A/C log recordkeeping would be onerous and may require general contractors to police subcontractor fleets and equipment, expanding administrative scope beyond current practice. The log requirement is unnecessary because operators already will not tolerate non-functioning A/C in summer conditions and because the ordinance already requires functioning A/C. If the City chooses to advance the revised ordinance, specify what the monthly log must contain and how it will be requested. Perhaps create a City-issued template or minimum data elements (unit ID, date checked, checker, pass/fail, corrective action). Clarify whether logs are requested per project, per department, or for the contractor's entire fleet, and how confidentiality of non-City fleet information will be handled.
- How will the City request, verify, and enforce logs on active projects? What happens if a City inspector observes a single piece of equipment with non-functioning A/C, yet there are many on the project functioning properly?
- The ordinance takes one to the appeal process for a violation/sanctions, instead members would like a more robust "opportunity to cure" process within the ordinance itself. If the opportunity to cure fails, then begin the sanction/violation process. To this point, we also suggest suggested a structured, graduated penalty approach (similar to other City compliance programs) rather than automatic, broad disqualification.

Statewide Efforts Underway

Arizona already enforces heat-related hazards through ADOSH programs and general duty obligations. The City should avoid duplicative or conflicting requirements and focus on clear contract administration mechanisms that do not create preemption conflicts as state/federal rules evolve.

AZAGC also believes it is important for the City to recognize that much of what is being pursued through this proposed amendment is already being actively addressed at the state level through the recommendations of the Governor's Workplace Heat Safety Task Force and the attached comprehensive Heat Illness Prevention Plan framework recently released by ADOSH.

That Task Force, which included broad representation from industry, labor, public health experts, and state agencies, issued final statewide recommendations on December 31, 2025. Those recommendations establish detailed expectations for employers, including the requirement that all employers develop and maintain written Heat Illness Prevention Plans with clear procedures for water access, shade, rest breaks, acclimatization, and training. The state framework also provides defined standards for potable water availability, shaded cool-down areas, preventative rest breaks without penalty, and formal acclimatization procedures for new or unacclimatized workers.

In other words, Arizona is already moving forward with a unified, stakeholder-driven statewide approach that directly addresses the same core elements of heat illness prevention that the City is now seeking to expand through additional contracting requirements. Contractors across Arizona are already preparing for compliance with this state-level model, which is expected to guide enforcement and workplace standards moving forward.

Because of this, the proposed City amendments risk creating redundant and potentially conflicting layers of regulation, adding administrative and procurement burdens on contractors who are already implementing heat safety programs aligned with ADOSH guidance. Rather than creating new overlapping documentation mandates or separate enforcement standards at the municipal contracting level, AZAGC urges the City to focus on consistency with the statewide framework to avoid duplication, confusion, and unnecessary compliance costs.

AZAGC believes worker safety is best served through clear, enforceable, and uniform standards across jurisdictions — not through fragmented local requirements that replicate state efforts already underway. We appreciate the City's engagement and share the goal of protecting workers from heat-related illness and injury, however, without amendments and clarifications AZAGC is opposed to the proposed changes to Revisions to Article XI Contractor Requirements for the Mitigation of Heat-Related Illnesses and Injuries in the Workplace in its entirety.

Final Recommendations for Arizona Heat Illness Prevention

Written Heat Illness Prevention Plan

- All employers must develop, implement, and maintain a Heat Illness Prevention Plan. This plan must include responsibilities, procedures for providing water and shade, employees' rights to rest and hydration, acclimatization steps, and how effective training will be delivered. Template Heat Illness Prevention Plans will be available for download on ADOSH's website.

Water

Definition - Water must be potable, cool, and easily accessible so workers can hydrate regularly throughout the workday.

- **Accessibility** - Employees must have ready access to potable drinking water at no cost. Water must be located as close as practicable and reasonable to where employees are working.

When water is not plumbed or continuously supplied, employers must provide enough water at the start of the shift to meet a minimum of one quart per employee per hour for the entire shift or may begin with a smaller amount if effective procedures are in place to replenish water as needed throughout the shift.

- **Cool & Clean** - Water must be potable, free from dirt or contamination, cool (ideally 59°F), and it must be stored in coolers or containers that are cleaned and maintained regularly.
- **Hydration** - Employees should be encouraged to drink water frequently, while avoiding excessive intake. Workers may take brief "drink-in-place" hydration moments as needed, especially in high heat conditions. Encouragement to hydrate should be framed to promote safety without creating unintended liability or implying mandatory consumption levels.

Employers may provide urine-color hydration charts to help workers self-monitor hydration levels, without requiring any personal medical disclosure.

Shade

Definition - Shade is any natural or constructed structure that blocks direct sunlight that allows the body to cool down effectively.

- **Adequacy** - Adequate shade prevents shadows from being cast, does not trap heat, and may be created by natural or artificial means, including functioning air-conditioned buildings or vehicles. Shade must be large enough for those employees on break to sit in a natural posture and be open to the air on at least three sides (or mechanically ventilated).
- **Accessibility** - Employees must have access to shade that is located as close as practicable and reasonable to where employees are working.

Shade must be free of hazards.

- **Encouragement** - Workers should be encouraged to take cool-down rests in shaded areas, and water should be available to support hydration.

Rest Breaks

Definition - Rest breaks allow workers to cool down, recover, and prevent heat-related illness.

- **Location** - Rest should occur in shaded areas that meet the definition provided.
- **Intervals** - Employees should be allowed, without penalty, to take a preventative cool-down rest in the shade when they feel the need to do so to prevent overheating. Rest intervals should be adjusted based on temperature, humidity, workload, personal protective equipment (PPE), and acclimatization level.

New or unacclimatized workers may require longer or more frequent breaks.

- **Encouragement** - Employers should encourage and allow employees to take preventative cool-down rest periods as necessary. Employers should consider rest breaks based upon heat exposure, humidity, workload, PPE, and lack of air movement.

Acclimatization

Definition - The process where the body adapts to heat over several days, improving its ability to work safely in hot conditions.

- **Plan** – Employers must develop and implement an acclimatization plan and procedures in writing. Employers must choose between two options, either (A) or (B):
 - (A) NIOSH acclimatization plan option: Employers that choose not to develop their own acclimatization plan must follow the acclimatization plan developed by the Centers for Disease Control and Prevention and NIOSH.
 - (B) Employer-designed acclimatization plan option: Employers who develop their own acclimatization plan must integrate and implement the following factors into their plan:
 - Acclimated and unacclimated workers;
 - The effects of clothing and personal protective equipment on adding to the heat burden of workers;
 - Risk factors that put workers at a higher risk of heat-related illness;
 - Re-acclimatizing workers as necessary.

Training

- **Requirements** - Effective training must be provided to each supervisory and non-supervisory employee before the employee begins work that should reasonably be anticipated to result in exposure to the risk of heat illness. Training must be provided in a language that employees can understand.

Training must cover, at a minimum:

- Employer responsibilities and employee rights.
- Employer's written procedures for heat illness prevention.
- Risk factors for heat illness, as well as the added burden of heat load on the body caused by exertion, clothing, and personal protective equipment.
- Available monitoring tools such as the NIOSH Heat Stress App and the National Weather Service HeatRisk Map.
- The different types of heat illness, the common signs and symptoms of heat illness, and appropriate first aid and/or emergency responses to the different types of heat illness.
- The importance of frequent consumption of small quantities of water.
- The concept, importance, and methods of acclimatization pursuant to the employer's written plan.
- The importance of employees immediately reporting any signs or symptoms of heat illness—either in themselves or in co-workers—directly to the employer or through their supervisor.

- Employers must re-train employees and supervisors at least:
 - Annually prior to exposure; and
 - In the event of a serious heat-related illness resulting in hospitalization and / or fatality, the employer should determine the likely cause and scope of event and retrain the employee group that was exposed to the condition as appropriate for that event.
- Training records must be maintained by the employer.

Exemptions (Focused Compliance)

The following workplaces and operations are exempt from the recommendations.

- Incidental heat exposures where an employee is not required to perform work activities in heat for more than 15 minutes in any sixty-minute period.
- All emergency operations that are directly involved in the protection of life or property, or the restoration of essential services, such as evacuation, rescue, medical, structural firefighting, law enforcement, utilities, and communications, when employees are engaged in those operations.
- Buildings and structures that have a mechanical ventilation system that keeps the heat index below 80 degrees Fahrenheit.

Workplace Heat Safety Task Force

Name	Industry	Role
Jason Sangster	Labor / Ironworkers	Member
Jesse Hoellerich	Labor / First Responders	Member
Maxwell Ulin	Labor / Hospitality	Member
Briona Parkinson	Labor / Public	Member
Fernando Quiroz	Labor / Agriculture	Member
Martha Reyes	Labor / Community Organization	Member
David Martin	Industry / AZGCA	Member
Grace Appelbe	Industry / AZ Chamber of Commerce	Member
Jason Lowry	Industry / Local First AZ	Member
Linda Kennedy	Private / Agriculture	Member
Brandon Clark	Private / Agriculture	Member
Mark Kendall	Private / Insurance	Member
Sidney Hawkins	Private / Construction	Member
Fernando Juarez	Private / Construction	Member
Paul Levin	Private / Construction	Member
Jake Byrne	Private / Roofing	Member
Phil Smithers	Public / Utility	Member
Joe Valenzuela	Private/Warehousing	Member
Abel Almanza	Expert / Agriculture	Member
Pat VanMaanen	Expert / Nursing	Member
Ladd Keith	Expert / UofA Heat Resilience	Member
Rick Murray	Expert / AZCNSC	Member
JR Imes	Expert / AGSA	Member
Dr. Theresa Cullen	Expert / Physician	Member
Amber Pappas, CSP	Expert / Compliance	Facilitator

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY
OF THE FINAL ORDINANCE**

ORDINANCE G-XXXX

AN ORDINANCE AMENDING ORDINANCE G-7241 TO
INCLUDE PROPOSED REVISIONS TO PHOENIX CITY
CODE CHAPTER 18, ARTICLE XI, SECTIONS 18-413(A)
AND 18-415 RELATED TO HEAT SAFETY PLANS.

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

SECTION 1. That Chapter 18, Article XI, Sections 18-413(A) and 18-415 are
hereby amended and revised to clarify language for contractor requirements related to heat
safety plans as follows:

**ARTICLE XI.
CONTRACTOR REQUIREMENTS FOR THE MITIGATION OF HEAT-RELATED
ILLNESSES AND INJURIES IN THE WORKPLACE.**

Sec. 18-413. Requirements of contractors.

A. Required Contract Language.

The following clause is required to appear in all contracts between the City and contractor
and contract between the contractor and its subcontractors, sublicenses, and sublicensees
and sublessees:

Any contractor whose employees and contract workers perform work in an outdoor
environment under this contract must keep on file a written heat safety plan. The City may
request a copy of this plan and documentation of all heat safety and mitigation efforts
currently implemented to prevent heat-related illnesses and injuries in the workplace. The
plan must also be posted in English and Spanish on a bulletin board in a break room where
it is accessible to employees. If a contractor does not have a break room, the heat safety
plan must be physically placed in a conspicuous location in the workplace where notices to

employees are customarily posted. The heat safety plan must also include a contact number of the contractor that all employees and contract workers can call if they need to inquire or report any heat safety issues AND CONTAIN LANGUAGE THAT THE CONTRACTOR WILL NOT RETALIATE AGAINST ANY EMPLOYEE OR CONTRACT WORKER WHO REPORTS AN ALLEGED HEAT SAFETY VIOLATION OR WHO OTHERWISE AVAILS THEMSELVES OF THE PROTECTIONS PROVIDED IN THIS ARTICLE. At a minimum, the heat safety and mitigation plan and documentation required under this provision shall include each of the following as it relates to heat safety and mitigation:

1. Availability of sanitized cool drinking water free of charge at locations that are accessible to all employees and contract workers.
2. Ability to take regular and necessary breaks as needed and additional breaks for hydration.
3. Access to shaded areas and/or air conditioning.
4. Access to air conditioning in vehicles with enclosed cabs. ~~all such vehicles must contain functioning air conditioning by no later than May 1, 2025. BEGINNING ON APRIL 1, 2026, ALL CONTRACTORS SHALL REGULARLY MONITOR AND MAINTAIN A MONTHLY LOG VERIFYING THAT ALL SUCH VEHICLES HAVE PROPERLY FUNCTIONING AIR CONDITIONING PER THE MANUFACTURER SPECIFICATIONS AND MAKE THAT LOG AVAILABLE TO THE CITY UPON REQUEST.~~
5. Effective acclimatization practices to promote the physiological adaptations of employees or contract workers newly assigned or reassigned to work in an outside environment.
6. Conduct training and make it available and understandable to all employees and contract workers on heat illness and injury that focuses on the environmental and personal risk factors, prevention, how to recognize and report signs and symptoms of heat illness and injury, how to administer appropriate first aid measures and how to report heat illness and injury to emergency medical personnel.

The contractor further agrees that this clause will be incorporated in all subcontracts with subcontractors, sublicensees or sublessees who may perform labor or services in connection with this contract. Additionally, the contractor agrees to require all subcontractors, sublicensees or sublessees to include this clause in all contracts with any third party who is contracted to perform labor or services in connection with this contract. It is the obligation of the contractor to ensure compliance by its subcontractors.

* * * * *

Sec. 18-415. Administrative Responsibility.

City departments shall include the requirements of this article as expressed in Section 18-413 in all bids, proposals, written quotas, contractual agreements, leases, licenses or requests for qualifications AND CONFIRM THE ABILITY TO COMPLY WITH THIS ARTICLE, AS DOCUMENTED BY A SIGNED SUBMITTAL WITH THE OFFER. FURTHER, CITY DEPARTMENTS WHEN ISSUING ANY BID, PROPOSAL, QUOTE OR REQUEST IN CONNECTION WITH A FUTURE AWARD OF A CITY CONTRACT SHALL ASK ALL PROPOSERS WHETHER THEY HAVE EVER BEEN SANCTIONED UNDER SECTION 18-414 FOR FAILURE TO COMPLY WITH THE PROVISIONS OF THIS ARTICLE. ANY PROPOSER SANCTIONED UNDER SECTION 18-414 OF THIS ARTICLE SHALL BE DISQUALIFIED FROM BEING AWARDED OR FROM ENTERING INTO A CITY CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE A FINAL WRITTEN ADMINISTRATIVE DECISION IMPOSING THE SANCTION IS ISSUED.

SECTION 2. That other than the amendments and revisions provided in Section 1 above, all language in Ordinance G-7241 as amended shall remain in full force and effect.

PASSED by the City Council of the City of Phoenix this 4th day of February, 2026.

M A Y O R

Date

ATTEST:

Denise Archibald, City Clerk

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

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

DRL:phs:(LF26-0011):01-21-26:4899-3663-7831

DRAFT

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 31

Authorization to Accept Donation of Hazardous Materials Detection Meters from the City of Goodyear (Ordinance S-52591) - Citywide

Request authorization for the City Manager, or his designee, to accept the donation of hazardous materials meters for the Phoenix Fire Department's Hazardous Materials Program. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code 42-18. Further authorizing the City Manager, or his designee, to enter into a hold harmless agreement with the City of Goodyear to transfer the equipment. The donation of the equipment is valued at \$6,000.

Summary

The Fire Department utilizes hazardous materials detection meters when responding to incidents involving chemical spills and gas releases. The hazardous materials meters are a critical part of the Fire Department's ability to identify dangerous substances and mitigate those hazards to protect the public and the firefighters.

The City of Goodyear has offered to donate six Bascom Turner Gas Rangers, model RGA-411/412 to the Phoenix Fire Department. These meters would support the Hazardous Materials Program equipment cache. These meters assist technicians in detecting methane/natural gas in order to help establish perimeters and locate the source of a leak.

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

Financial Impact

There is no financial impact on the City.

Responsible Department

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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 32

Request to Apply for and Accept 100 Club of Arizona's Safety Enhancement Stipend Program (Ordinance S-52589) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for and accept up to \$70,000 from the 100 Club of Arizona's Safety Enhancement Stipend program to fund police personal safety equipment. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item.

Summary

The 100 Club of Arizona's Safety Enhancement Stipend (SES) program was created in 2004 to provide assistance to public safety agencies for equipment to enhance the safety of officers. The SES program allows agencies to obtain equipment and training that is otherwise unavailable through other funding. The SES program allows agencies to obtain crucial safety equipment to keep first responders safe.

Ballistic Vests for the Police Department

Ballistic vests are an integral piece of equipment for every patrol officer, particularly those whose assignments focus on violent offender apprehension, like the Patrol Division's Neighborhood Enforcement Teams. This critical piece of equipment ensures that these officers have the best chance at surviving violent encounters with criminals armed with high caliber weapons. The Department was awarded partial funding for these efforts last year and this request will be to purchase additional vests for additional officers. The total investment for this initiative is estimated at \$70,000.

The grant application is due by March 31, 2026. If approved, the Police Department will move forward with submitting the application.

Contract Term

Term requirements are provided at the time of award; however, all funds will be expended by the Police Department within one year of award acceptance.

Financial Impact

There is no financial impact to the City of Phoenix.

Responsible Department

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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 33

(CONTINUED FROM JANUARY 7, 2026) - Request Authorization to Enter Into a Private Stormwater Pipe License with Envision Dobbins, LLC (Ordinance S-52517) - District 7

Request to authorize the City Manager, or the City Manager's designee, to enter into a license agreement with Envision Dobbins, LLC for the construction, operation, and maintenance of a private stormwater pipe to be placed in the City's right-of-way.

Summary

Private development is responsible for providing on-site retention to meet the 100-year 2-hour storm event, per City Code Chapter 32C and the City of Phoenix Storm Water Policies and Standards Manual. During the developer's on-site construction, it was discovered that the water table is higher in this area of the City. As a result, the designed private underground retention system could not function, and an alternate design was necessary. The limited size of the development parcel to provide surface retention basins, and the inability to enter into a private agreement with adjacent parcels to establish a shared retention system, forced the developer to seek an off-site alternative method to capture and discharge stormwater. The developer obtained approval from the Arizona Department of Transportation (ADOT) to privately discharge stormwater into an ADOT-controlled stormwater basin. The developer requests to install 990 linear feet of private pipe in the right-of-way to convey onsite stormwater from the subject property to the South Mountain Freeway ADOT basin.

In conformance with City Code Section 31-40, the agreement will include a clause to indemnify and hold harmless the City of Phoenix against all liability, loss, and damage that results from the installation, maintenance, and repair of any private facilities related to this agreement.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on the linear footage.

Location

Generally, within the south half of Dobbins Road, located approximately 700 feet east of 65th Avenue to the limits of the shared jurisdiction line between the City of Phoenix

and the ADOT (South Mountain Freeway).

Council District: 7

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Street Transportation Department.



To: Frank McCune
Deputy City Manager

Date: January 7, 2026

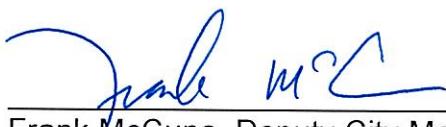
From: Briiana Velez, P.E.
Street Transportation Director

Subject: CONTINUANCE REQUEST - REQUEST AUTHORIZATION TO ENTER INTO A PRIVATE STORMWATER PIPE LICENSE WITH ENVISION DOBBINS, LLC (ORDINANCE S-52517) - DISTRICT 7 – ON THE JANUARY 7, 2026, FORMAL AGENDA

This memo requests the continuance of Item #77 on the January 7, 2026, Formal Agenda – Request Authorization to Enter Into a Private Stormwater Pipe License with Envision Dobbins, LLC (Ordinance S-52517) - District 7.

This request is to continue the item to February 4, 2026, in order to provide the Mayor and Council with additional background information on this item.

Approved:

A handwritten signature in blue ink that appears to read "Frank McCune".

Frank McCune, Deputy City Manager

A handwritten date in blue ink that appears to read "1/7/26".

Date

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 34

New Terminal Facility License Agreement with Choice Aviation Services at Phoenix Sky Harbor International Airport (Ordinance S-52590) - District 8

Request to authorize the City Manager, or his designee, to enter into a terminal facility license agreement (License) with Choice Aviation Services (Choice) to occupy approximately 104 square feet of space in Terminal 3 at Phoenix Sky Harbor International Airport.

Summary

Choice provides ground handling operations services to Allegiant Airlines and Breeze Airways. To support its ground handling operations, Choice requests to occupy approximately 104 square feet of exclusive-use space in Terminal 3, which will be used primarily as office space.

Further request authorization for the Aviation Director to make future additions, subtractions, and changes to Choice's space, which will not exceed a total of 1,000 square feet, as the Aviation Director deems necessary or appropriate to attain the highest and best use of Aviation Department resources, as well as to accommodate future Choice business needs for the duration of the term of the License.

Contract Term

The term of the License is month-to-month and will commence on February 1, 2026.

Financial Impact

Choice will pay the current terminal rate of \$197.88 per square foot per year, which is estimated to be \$1,714.96 per month to the City. The terminal rate will be adjusted annually on July 1 according to the Rates and Charges provision of Article IX of Chapter 4 of the Phoenix City Code.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 35

Fuel System Service and Parts - IFB 24-FSD-014 - Amendment (Ordinance S-52576) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 159335 (Contract) with Eaton Sales and Service, LLC (Eaton) to authorize the Aviation Department to use the Contract, which is managed by the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$300,000, for a revised total Contract cost of \$1,791,280.

Summary

Use of the Contract will allow the Aviation Department to perform compliance inspections, testing, maintenance, and repair services for various fuel systems, including aboveground and underground fuel and petroleum product tanks, at multiple fuel sites. The services will support operations at Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, and Phoenix Goodyear Airport.

Contract Term

The term of the Contract remains unchanged and will expire on September 30, 2026, with two one-year options to extend the term.

Financial Impact

Upon approval of \$300,000 in additional funds, the revised total Contract cost will not exceed \$1,791,280. The additional funds are available in the Aviation Department's budget.

Concurrence/Previous Council Action

The City Council previously approved the Contract by Ordinance S-50204 on October 4, 2023.

Location

Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Phoenix Deer Valley Airport - 702 W. Deer Valley Road
Phoenix Goodyear Airport - 1658 S. Litchfield Road, Goodyear, AZ

Council Districts: 1, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Frank McCune and the Public Works and Aviation departments.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 36

IT Project Management Services Contract - AVN RFP 25-0495 - Request for Award (Ordinance S-52580) - District 8

Request to authorize the City Manager, or his designee, to execute a contract with Barich, Inc. to provide information technology (IT) project management services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The contract will provide IT project management services to assist the Aviation Department in the planning, designing, and implementing IT projects at Phoenix Sky Harbor International Airport. The Aviation Department is responsible for delivering complex technology projects, which require a dedicated team of project management consultants to ensure that critical technology initiatives are planned and executed effectively while minimizing operational risk.

This item has been reviewed and approved by the IT Services Department.

Procurement Information

A Request for Proposal procurement was processed according to City of Phoenix Administrative Regulation 3.10.

Nine vendors submitted offers. Four of the offers were deemed responsive and responsible. An evaluation committee comprised of City staff evaluated the four responsive and responsible offers based on the following criteria:

Qualifications and Experience of Key Personnel

Qualifications and Experience of Firm

Fee Schedule

After reaching a consensus, the evaluation committee recommends award to the following vendor:

Barich, Inc.

Contract Term

The five-year term of the contract will begin on or about May 5, 2026. There are no options to extend the term.

Financial Impact

The total cost of the contract will not exceed \$9,750,000 over the five-year term of the contract.

Funding is available in the Aviation Department's Operating budget.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development Subcommittee:

- Recommended approval of this item on December 3, 2025, by a vote of 3-0.

The Phoenix Aviation Advisory Board:

- Recommended approval of this item on December 18, 2025, by a vote of 9-0.

Location

Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.



Agenda Date: 2/4/2026, Item No. 37

Delta Energy Management Control Systems Service and Parts - RFQ 26-FMD-029 - Request for Award (Ordinance S-52583) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Arizona Control Specialists, Inc. and Mesa Energy Systems, Inc. dba Emcor Services to provide Delta Energy Management Control Systems service and parts at multiple locations for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total aggregate value of the contracts will not exceed \$1,750,000.

Summary

The Public Works Department is responsible for the maintenance and repair of energy management control systems at City facilities. These contracts will provide specialized service and parts for Delta Energy Management Control Systems, including work requiring additional technical specifications or services beyond the scope of general repairs. Having qualified contractors in place ensures system reliability, energy efficiency, and timely response to operational needs.

Procurement Information

A Request for Quotation was conducted in accordance with City of Phoenix Administrative Regulation 3.10. Two vendors submitted quotations and were determined to be responsive to the posted specifications and responsible to provide the required services. Following an evaluation based on labor rates, the procurement officer recommends award to the following vendors:

- Arizona Control Specialists, Inc.
- Mesa Energy Systems, Inc. dba Emcor Services

Contract Term

The contracts will begin on or about February 1, 2026, for a three-year term with two one-year options to extend.

Financial Impact

The combined aggregate value of the contracts will not exceed \$1,750,000. Funds are available in the Public Works Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Public Works Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 38

Valley Youth Theatre - Architectural Services Amendment - AR00000026 (General Obligation Bond) (Ordinance S-52584) - District 7

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 163521 with DLR Group Inc. to provide Design Services for the Valley Youth Theatre General Obligation Bond 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 \$222,000.

Summary

The purpose of this project is to design a new facility as a permanent home for the Valley Youth Theatre. The facility will include an Americans with Disabilities Act compliant 300-seat feature theatre, plus a 99-seat studio theatre for smaller productions. Also, included are office and meeting space, restrooms, rehearsal/workshop space, dance studios, galleries, and space for set, costumes, prop shops, and storage.

This amendment is necessary to add design services now that a site assessment has been completed. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement remains unchanged 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 Architectural Services was approved for an amount not to exceed \$1 million, including all subconsultant and reimbursable costs. This amendment will increase the agreement by an additional \$222,000, for a new total amount not to exceed \$1,222,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Arts and Culture Capital Improvement Program budget utilizing General Obligation Bond funds. 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.

Previous Council Action

The City Council approved Architectural Services Agreement 163521 (Ordinance S-52059) on July 2, 2025.

Location

Southwest corner of N. 2nd Street and E. McKinley Street
Council District: 7

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Arts and Culture Department and the City Engineer.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 39

Lift Station 61 Civil and Electrical Improvements - Design-Bid-Build Services - WS90400086 (Ordinance S-52572) - District 7

Request to authorize the City Manager, or his designee, to enter into an agreement with Stacy and Witbeck, Inc. for Design-Bid-Build Services for the Lift Station 61 Civil and Electrical Improvements project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$13,270,928.

Summary

The purpose of this project is to provide civil and electrical improvement upgrades to Lift Station 61.

Stacy and Witbeck's services include, but are not limited to: installation of a new wet well, submersible pumps, discharge piping, electrical lineup, standby generator, biofilter, miscellaneous site improvements, and demolition of existing facilities.

The selection was made using an Invitation for Bids process set forth in Section 34-201 of the Arizona Revised Statutes. Two bids were received on September 23, 2025 and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Small Business Enterprise program requirements.

The Opinion of Probable Cost and the two lowest responsive, responsible bidders are listed below:

Opinion of Probable Cost: \$13,471,315

Stacy and Witbeck, Inc.: \$12,064,480

Hunter Contracting Co.: \$13,503,330

Due to volatile material costs and increased labor prices in the construction industry, a 10 percent contingency is being requested to allow for project uncertainties. The initial contract will be executed at the bid amount of \$12,064,480. Use of the 10 percent contingency above the bid amount will not be allowed without the prior written approval of the Water Services Department and the City Engineer.

The bid award including the added contingency is within the total budget for this project.

Contract Term

The term of the agreement is 548 calendar days 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 initial agreement value for Stacy and Witbeck, Inc. will not exceed \$12,064,480, including all subcontractor and reimbursable costs. The total agreement value, including amendments for Stacy and Witbeck, Inc. will not exceed \$13,270,928, 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

107th Avenue and Broadway Road

Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.



Agenda Date: 2/4/2026, Item No. 40

Water Services Department Advanced Water Purification Engineering On-Call Services (Ordinance S-52573) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the six consultants in **Attachment A**, to provide Advanced Water Purification Engineering On-Call services for the Water Services Department. Further request to authorize execution of amendments to the agreements 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 total fee for all services will not exceed \$60 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 relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant 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 On-Call consultants will be responsible for providing On-Call Advanced Water Purification services that include, but are not limited to: design of pilot facilities; phased design and planning for full-scale and educational facilities; brine management piloting and design; salinity evaluations; water quality evaluations; corrosion control and corrosion testing studies; permit assistance; regulatory considerations and evaluations; hydraulic modeling; inspection; startup and commissioning; pilot operational support; studies; training; outreach-related support; technical evaluations; master plans; and project management.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Nineteen firms submitted proposals and are listed in **Attachment A**.

Contract Term

The term of each agreement is up to three years, or up to \$10 million, whichever occurs first. 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 each of the On-Call consultants will not exceed \$10 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$60 million.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.

ATTACHMENT A

Selected Firms

Rank 1: Carollo Engineers, Inc.
Rank 2: Black & Veatch Corporation
Rank 3: Hazen And Sawyer, P.C.
Rank 4: Jacobs Engineering Group, Inc.
Rank 5: Arcadis U.S., Inc.
Rank 6: Brown And Caldwell, Inc.

Additional Proposers

Rank 7: GHD, Inc.
Rank 8: Stantec Consulting Services, Inc.
Rank 9: Wilson Engineers, LLC
Rank 10: AECOM Technical Services, Inc.
Rank 11: Water Works Engineers, LLC
Rank 12: HDR Engineering, Inc.
Rank 13: NCS Engineers, LLC
Rank 14: Garver, LLC
Rank 15: CDM Smith, Inc.
Rank 16: Kennedy/Jenks Consultants, Inc.
Rank 17: Burgess & Niple, Inc.
Rank 18: Consor North America, Inc.
Rank 19: T.Y. Lin International, Inc.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 41

Water Services Department Lift Station Engineering On-Call Services (Ordinance S-52574) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the five consultants listed in **Attachment A**, to provide Lift Station Engineering On-Call services for the Water Services Department. Further request to authorize execution of amendments to the agreements 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 total fee for all services will not exceed \$20 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 relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant 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 On-Call consultants will be responsible for providing On-Call Lift Station Engineering services that include, but are not limited to: design, construction administration and inspection, observation, studies, permit and regulatory assistance, master plans, project management/oversight, and condition assessments.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Sixteen firms submitted proposals and are listed in **Attachment A**.

Contract Term

The term of each agreement is up to three years, or up to \$4 million, whichever occurs first. 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 each of the On-Call consultants will not exceed \$4 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$20 million.

Funding is available in the Water Services Department Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.

ATTACHMENT A

Selected Firms

- Rank 1: Wilson Engineers, LLC
- Rank 2: Entellus, Inc.
- Rank 3: Ardurra Group, Inc.
- Rank 4: Consor North America, Inc.
- Rank 5: Arcadis U.S., Inc.

Additional Proposers

- Rank 6: Brown And Caldwell, Inc.
- Rank 7: Hdr Engineering, Inc.
- Rank 8: Kimley-Horn And Associates, Inc.
- Rank 9: Wilson & Company, Inc., Engineers & Architects
- Rank 10: Valentine Environmental Engineers, LLC
- Rank 11: Hazen and Sawyer, P.C.
- Rank 12: Oz Engineering, LLC
- Rank 13: Sunrise Engineering, LLC
- Rank 14: T.Y. Lin International, Inc.
- Rank 15: Burgess & Niple, Inc.
- Rank 16: Dudek, Inc.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 42

Chlorine and PH Analyzers - IFB-26-0143 - Request for Award (Ordinance S-52575) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Halogen Systems Inc., Instrumentation and Controls LLC, PC Links, LLC, and Winn-Marion Barber, LLC, to provide chlorine and PH analyzers, among other products, to the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed \$3,500,000.

Summary

The Water Services Department requires a wide variety of products for the purpose of delivering safe drinking water to the residents. This agreement will provide the department with the ability to purchase those products, along with the chlorine and PH analyzers, on an as needed basis.

Procurement Information

The recommendation was made using an Invitation for Bid procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Six vendors submitted bids and have been listed below. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders:

Halogen Systems Inc.
Instrumentation and Controls LLC
PC Links, LLC
Winn-Marion Barber, LLC

Additional Bidders:

Doane and Hartwig Water Systems
Hach Company

Contract Term

The contract will begin on or about February 1, 2026, for a five-year term with no

options to extend.

Financial Impact

The aggregate contract value will not exceed \$3,500,000.

Funding is available in the Water Services Department's Operating budget.

Responsible Department

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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 43

Clear Creek Associates, LLC Contract - Amendment (Ordinance S-52579) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 156599 with Clear Creek Associates, LLC to provide additional funding. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$350,000.

Summary

The purpose of this amendment is to request additional funds for obtaining water-related permits from the relevant agencies including Water Storage and Recovery Well permits from the Arizona Department of Water Resources. This amendment is necessary to ensure the Water Services Department can receive additional consultation, design, and onsite services needed to support the ongoing and future well assessments, well cleaning and rehabilitation efforts, pumping tests, and water quality sampling and analyses.

Contract Term

The agreement term remains unchanged, ending May 31, 2027.

Financial Impact

Upon approval of \$350,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,115,000.

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

Concurrence/Previous Council Action

The City Council approved the Clear Creek Associates, LLC Contract - RFA-2122-WRD-271 Request for Award (Ordinance S-48683) on June 1, 2022.

Responsible Department

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



City Council Formal Meeting

Report

Agenda Date: 2/4/2026, Item No. 44

Abandonment of Easements - ABND 250027 - 4550 E. Cactus Road (Resolution 22363) - District 3

Abandonment: ABND 250027

Project: 00-4403

Applicant: Scott Wagner

Request: To abandon portions of irregular-shaped water and sewer easements that totals 27,791 square feet.

Date of Decision: July 31, 2025

Location

Generally located at 4550 E. Cactus Road

Council District: 3

Financial Impact

Pursuant to Phoenix City Code Article 5, Section 31-64 (e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, and also by replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

No consideration fee is required as part of this submittal, although filing fees were paid.

Responsible Department

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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 45

Abandonment of Right-of-Way - ABND 200561 - Northwest Corner of Southern Avenue and 51st Avenue (Resolution 22364) - District 7

Abandonment: 200561

Project: 20-808

Applicant: Southern/51 Ave, LLC

Request: To abandon: 1) the portion of 51st Lane right-of-way, south of Pecan Road, adjacent to parcels Assessor Parcel Numbers (APN): 104-74-660, 104-74-569 and 104-74-660, and 2) the portion of Huntington Drive right-of-way east of 52nd Lane, adjacent to parcels APN: 104-74-085, 104-74-064 and 104-74-659.

Date of Hearing: August 16, 2021

Location

Generally located on the northwest corner of Southern Avenue and 51st Avenue

Council District: 7

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$2,092.36.

Responsible Department

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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 46

Remove/Replace Zoning District - Schroeder - Annexation 556 -Approximately 445 Feet South of the Southwest Corner of 15th Avenue and Whispering Wind Drive (Ordinance G-7477) - District 1

Request to authorize the City Manager, or his designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County RU-43 zoning district and replacing it with the City of Phoenix S-1 DVAO zoning district on a portion of a property at the location described below, which was annexed into the City of Phoenix on December 17, 2025, by Ordinance S-52503.

Location

Approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive

Council District: 1

Parcel Address: 24550 N. 15th Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (SHROEDER ANNEXATION, NO. 556) FROM COUNTY RU-43 TO CITY'S S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT).

WHEREAS, on December 17, 2025, via Ordinance S-52503, the City of Phoenix annexed an approximately 5.20-acre property located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive, in a portion of Section 7, Township 4 North, Range 3 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was Maricopa County's RU-43 zoning district; and

WHEREAS, the City's S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) zoning district is equivalent to Maricopa County's RU-43 zoning district; NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The approximately 5.20-acre property located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive, in a portion of Section 7, Township 4 North, Range 3 East, which is described in "Exhibit A" and depicted in "Exhibit B" has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's RU-43 zoning district and placed into the City's S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with "Exhibit A" and "Exhibit B" to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. 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 5. 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 4th day of February, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

SCHROEDER ANNEXATION

Legal Description

Exhibit A

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED IN THE WARRANTY DEED DOCUMENT 2021-1278121, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, MARKED BY A FOUND 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE DOWN 0.60", FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST, (BASIS OF BEARINGS) A DISTANCE OF 2644.32 FEET, SAID WEST QUARTER CORNER BEING MARKED BY A FOUND CITY OF PHOENIX BRASS CAP FLUSH;

THENCE NORTH 89 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2647.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING MARKED BY A FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH FROM WHICH THE CALCULATED POSITION OF THE CENTER SECTION OF SAID SECTION 7 BEARS SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF 2644.02 FEET;

THENCE SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1322.01 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, SAID CORNER BEING THE TRUE POINT OF THE BEGINNING.

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF 330.50 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE OF 684.54 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 330.48 FEET TO THE NORTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE

NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 687.33 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, AND THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 226,534 SQ FT. (5.201 ACRES) OF LAND MORE OR LESS.

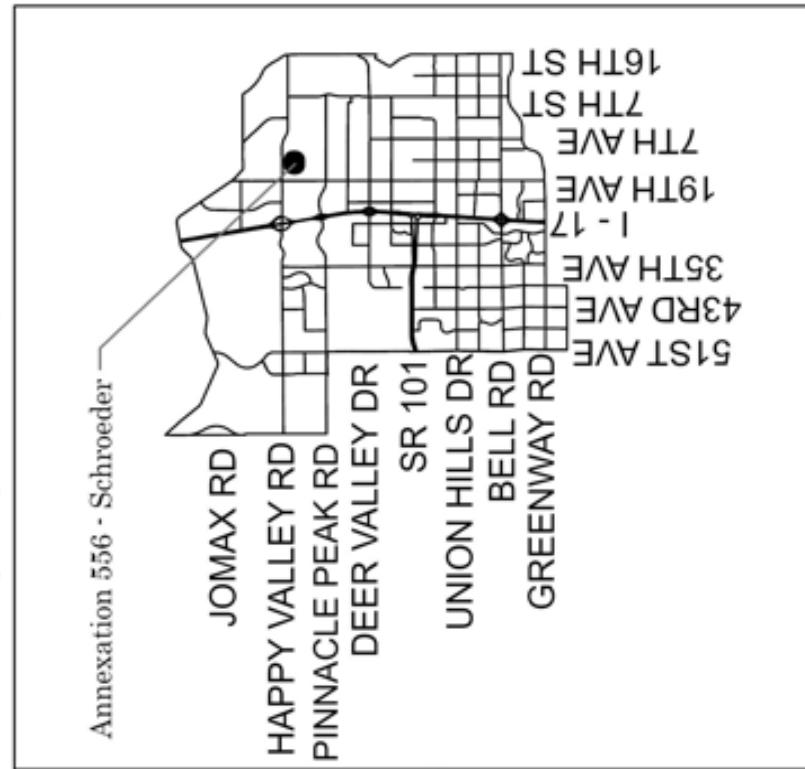
DRAFT

EQUIVALENCY ZONING MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Annexation Case: Annexation 556 - Schroeder
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Deer Valley



NOT TO SCALE

Drawn Date: 12/5/2025

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 47

Amend City Code - Official Supplementary Zoning Map 1301 (Ordinance G-7478) - District 3

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1301. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-60-03-3 and the entitlements are fully vested.

Summary

To rezone a parcel on the northeast corner of 9th Avenue and Vogel Avenue.

Application No.: Z-60-03-3

Zoning: R-4 with Hillside DNS/WVR (15.67 acres) and R1-6 with Hillside DNS/WVR (2.23 acres)

Owner: Sunnyside Housing Limited Partnership; et al.

Acreage: 17.90

Location

Northeast corner of 9th Avenue and Vogel Avenue

Address: 730 W. Vogel Avenue; et. al.

Council District: 3

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 1301.**

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 1301, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 4th day of February, 2026.

MAYOR

ATTEST:

City Clerk

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

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

DI:arm:LF25-2782:02-04-2026

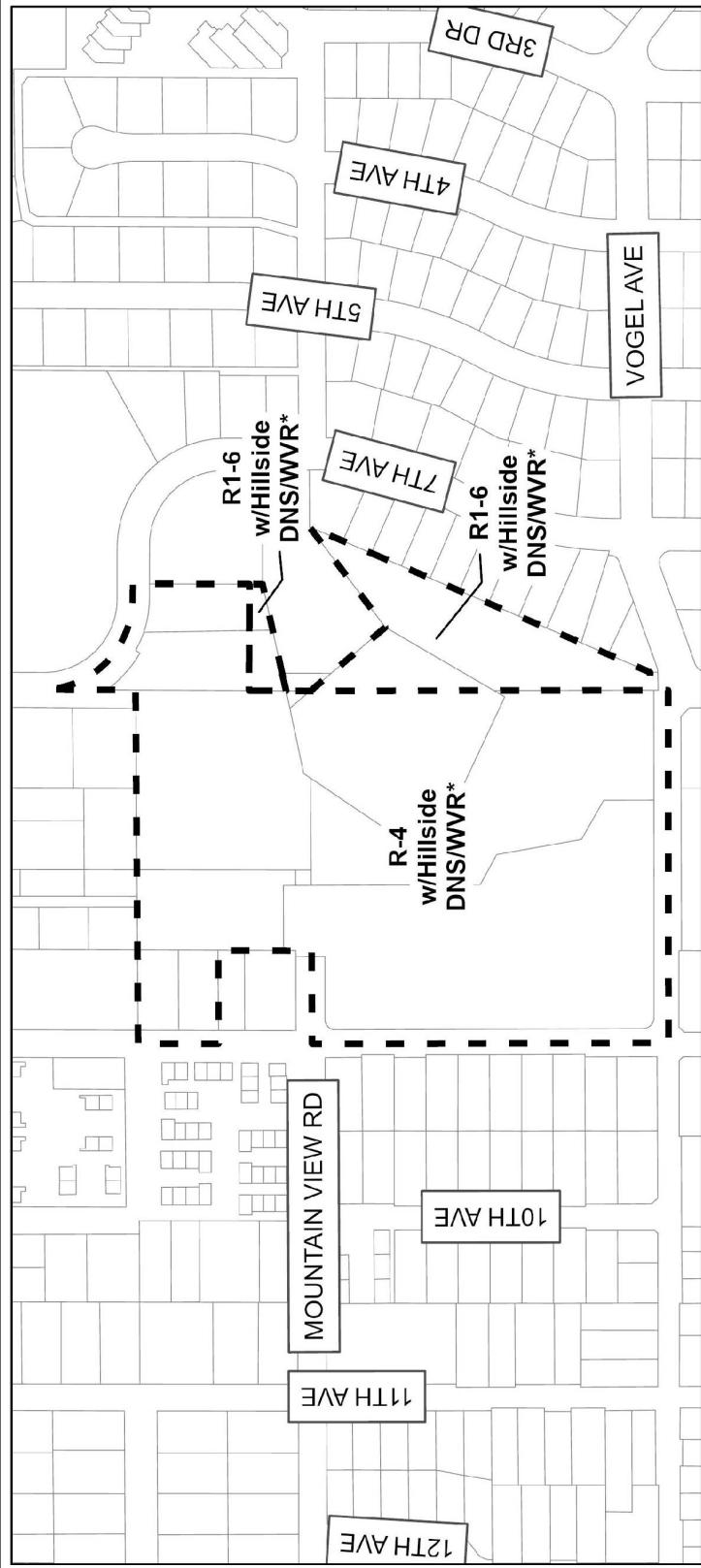
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1301

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 4th day of February 2026.



Z-60-03-3

Drawn by: KS



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

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 48

PCD Major Amendment - Rezoning Application Z-237-M-85-2 - Southeast Corner of Cave Creek Road and Desert Willow Parkway - District 2

Request to approve Rezoning Application Z-237-M-85-2 and rezone the site from C-1 PCD (Neighborhood Retail, Planned Community District) and C-1 PCD (Approved C-2 PCD) (Neighborhood Retail, Planned Community District, Approved Intermediate Commercial, Planned Community District) to C-2 PCD (Intermediate Commercial, Planned Community District) for a major amendment to the Tatum Ranch PCD to allow a commercial center, including a billiard hall within an existing restaurant.

Summary

Current Zoning: C-1 PCD (6.99 acres) and C-1 PCD (Approved C-2 PCD) (1.35 acres)

Proposed Zoning: C-2 PCD

Acreage: 8.34

Proposal: Major Amendment to the Tatum Ranch PCD to allow a commercial center, including a billiard hall within an existing restaurant

Owner: Morgan Holding Company, LLC

Applicant: Shawn Manning, Cactus Racks

Representative: Alex Hayes, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Desert View Village Planning Committee heard this item on January 6, 2026, and recommended approval, per the staff recommendation, with an additional stipulation, by a vote of 8-2.

PC Action: The Planning Commission heard this item on January 8, 2026, and recommended approval, per the Desert View Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of Cave Creek Road and Desert Willow Parkway

Council District: 2

Parcel Address: 30815, 30825, 30835, 30845, and 30855 N. Cave Creek Road

Responsible Department

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

ATTACHMENT A
Tatum Ranch Planned Community District

Z-237-M-85-2

Planning Commission Approved Stipulations from January 8, 2026:

1. The development shall be in substantial conformance with the site plan date stamped October 3, 2025, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site.
3. All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
4. There shall be a minimum 205-foot setback, measured from the centerline of Cave Creek Road, for the Cave Creek Road scenic corridor.
5. The area identified as "Desert Open Space Tract B" along the south side of the site, as depicted on the site plan date stamped October 3, 2025, shall be preserved in an undisturbed natural state.
6. Upon complete redevelopment or upon site plan approval and permit issuance for any new building(s) or structure(s) or expansion of existing buildings by at least 25% of the floor area, as shown on the site plan date stamped October 3, 2025, the following shall apply:
 - a. The maximum building height shall be 23 feet, as approved by the Planning and Development Department.
 - b. Where pedestrian pathways 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.
 - c. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
 - d. A bicycle repair station ("fix it station") shall be provided and maintained on site. The bicycle repair station ("fix it station") shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

- e. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- f. A minimum of 10% of the required parking shall include EV Installed infrastructure, as approved by the Planning and Development Department.
- g. 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.
- h. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- i. 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 at maturity, or a combination thereof. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- j. 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.
- k. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the east side of Cave Creek Road.
- l. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the east side of Cave Creek Road, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.

- ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas 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.

- m. A minimum of 40 feet of right-of-way shall be dedicated and constructed for the south side of Desert Willow Parkway.
- n. 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 along the south side of Desert Willow Parkway, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas 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.

- 7. 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, as approved by the Planning and Development Department.
- 8. 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.
- 9. 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.

Exhibits:

A – Legal Description

EXHIBIT A

LEGAL DESCRIPTION FOR Z-237-M-85-2

A portion of the Northeast quarter of Section 19, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 19;

Thence North 89 degrees 59 minutes 40 seconds West 1086.52 feet to the monument line of Cave Creek Road;

Thence, along said monument line, South 27 degrees 30 minutes 15 seconds West 1345.46 feet to a point on the monument line of Desert Willow Parkway, said point being the POINT OF BEGINNING;

Thence, along said monument line, South 62 degrees 29 minutes 45 seconds East 705.70 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 1331.22 feet, through a central angle of 08 degrees 39 minutes 38 seconds, an arc length of 201.22 feet;

Thence South 36 degrees 09 minutes 53 seconds West 35.00 feet to the Northeast corner of Tract 5-D2, DESERT FAIRWAYS AT TA TUM RANCH, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona in Book 329 of Maps, Page 39;

Thence, along the North line of said Parcel 5-D2, South 59 degrees 25 minutes 07 seconds West 166.59 feet;

Thence, continuing along said North line, North 89 degrees 51 minutes 28 seconds West 230.00 feet;

Thence, continuing along said North line, South 75 degrees 29 minutes 18 seconds West 344.31 feet;

Thence North 03 degrees 24 minutes 10 seconds West 22.00 feet;

Thence North 80 degrees 58 minutes 19 seconds West 291.46 feet;

Thence North 62 degrees 29 minutes 45 seconds West 65.00 feet to a point on the monument line of said Cave Creek Road;

Thence, along said monument line, North 27 degrees 30 minutes 15 seconds East 600.85 feet to the POINT OF BEGINNING.

Comprising 6.991 acres or 304,506 square feet, subject to all easements of record.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 49

Amend City Code - Ordinance Adoption - Rezoning Application Z-127-25-2 - Approximately 585 Feet West of the Southwest Corner of Cave Creek Road and Quail Avenue (Ordinance G-7479) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-127-25-2 and rezone the site from S-1 DVAO (Farm or Ranch Residence, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to allow storage and overflow parking.

Summary

Current Zoning: S-1 DVAO

Proposed Zoning: A-1 DVAO

Acreage: 0.54 acres

Proposal: Storage and overflow parking

Owner: Kurt Guthrie, Kirk & Toby, LLC

Applicant: Sara Gilbride, Prefling Engineering

Representative: Michael Prefling, Prefling Engineering

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on December 1, 2025, and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this item on January 8, 2026, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue

Council District: 2

Parcel Address: 2255 E. Quail Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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-127-25-2) FROM S-1 DVAO (RANCH OR FARM
RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO
A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY
AIRPORT OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 0.54-acre site located approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue in a portion of Section 22, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "S-1 DVAO" (Ranch or Farm Residence, Deer Valley Airport Overlay District) to "A-1 DVAO" (Light Industrial District, Deer Valley Airport 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 building and landscape setback shall be provided along the north perimeter of the site.
2. The required landscape setback shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum of five 5-gallon drought-tolerant shrubs per tree, 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 25% of uncovered customer and employee surface parking lot 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.
5. 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.
6. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
8. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip, located between the back of curb and sidewalk, shall be constructed on the south side of Quail Avenue, adjacent to the development, and planted to the following standards, as approved 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 shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

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

9. 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.
10. 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.
11. 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.

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 4th day of February, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-127-25-2

APN 213-09-009C (PER DEED AS RECORDED IN DOCUMENT No. 2019-0182147,
M.C.R

THE WEST 71 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THE NORTH 25 FEET THEREOF FOR ROADWAY
PURPOSES.

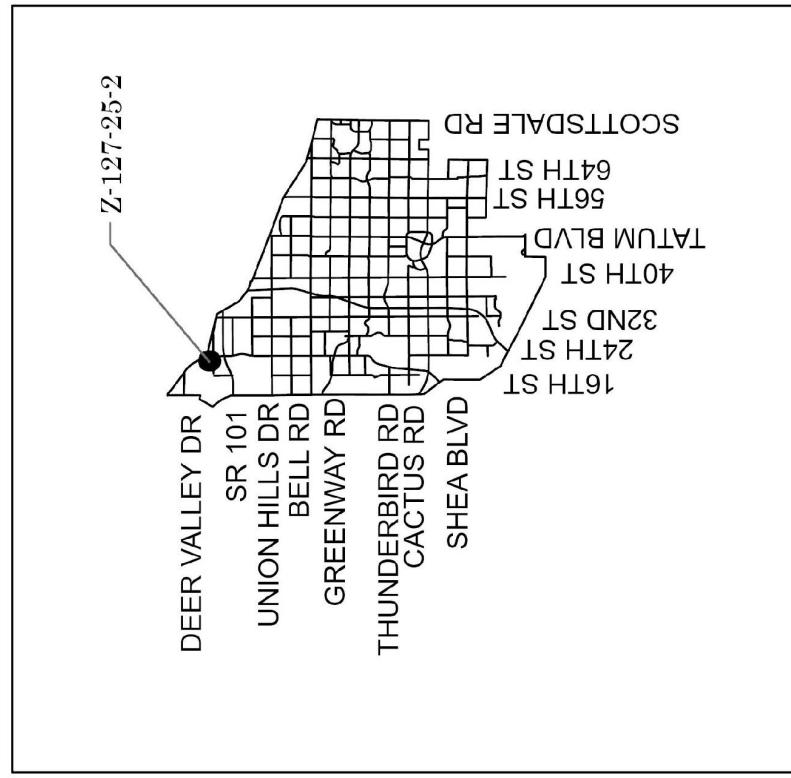
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-127-25-2
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 1/5/2026

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 50

Amend City Code - Ordinance Adoption - Rezoning Application Z-121-25-4 - Approximately 765 Feet South of the Southwest Corner of 37th Drive and Roanoke Avenue (Ordinance G-7480) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-121-25-4 and rezone the site from IND.PK. (Industrial Park) to C-2 (Intermediate Commercial) to allow commercial uses. This is a companion case to Z-SP-9-25-4 and should be heard first, followed by Z-SP-9-25-4.

Summary

Current Zoning: IND.PK.

Proposed Zoning: C-2

Acreage: 1.34 acres

Proposal: Commercial uses

Owner: LNL Holdings, LLC

Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Maryvale Village Planning Committee heard this item on December 10, 2025, and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this item on January 8, 2026, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue

Council District: 4

Parcel Address: 2602 N. 37th Drive

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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-121-25-4) FROM IND.PK. (INDUSTRIAL PARK)
TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of a 1.34-acre site located approximately 765 feet
south of the southwest corner of 37th Drive and Roanoke Avenue in a portion of Section
34, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is
hereby changed from "IND.PK." (Industrial Park) to "C-2" (Intermediate Commercial).

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. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped November 17, 2025, the following shall apply:
 - a. 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.
 - b. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
 - c. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.
 - d. 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.
 - e. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 37th Drive, adjacent to the development.
2. The landscape setback along the west property line shall be planted with 2-inch caliper, large canopy evergreen trees, as approved by the Planning and Development Department.
3. A minimum of 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum of 25% of the employee and customer 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.
5. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water

Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

6. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 4, 2025.
7. 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.
8. 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.
9. 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.
10. Prior to final site plan approval, the landowner shall execute 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 4th day of February, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-121-25-4

APN: 108-11-035

Lot 17, Thomas Road Properties, according to Book 214 of Maps, page 30, records of Maricopa County, Arizona

Gross Acreage: 1.35

Section: 34

Township: 2N

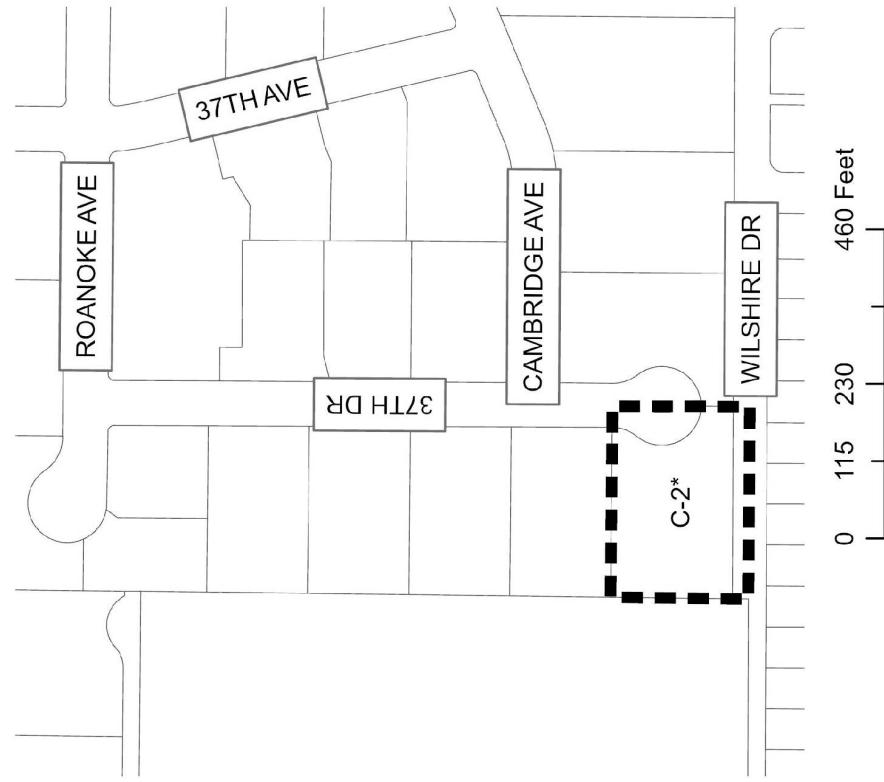
Range: 2E

DRAFT

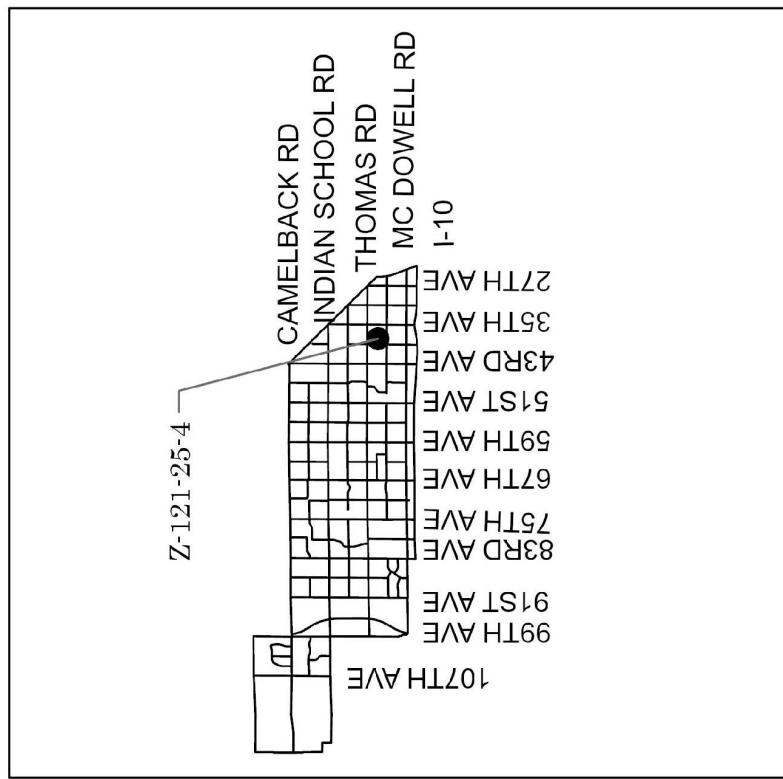
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



Zoning Case Number: Z-121-25-4
Zoning Overlay: N/A
Planning Village: Maryvale



NOT TO SCALE

Drawn Date: 1/5/2026

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 51

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-9-25-4 - Approximately 765 Feet South of the Southwest Corner of 37th Drive and Roanoke Avenue (Ordinance G-7481) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-9-25-4 and rezone the site from IND.PK. (Pending C-2) (Industrial Park, Pending Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) for a Special Permit to allow used automobile sales and all underlying C-2 uses. This is a companion case to Z-121-25-4 and should be heard following Z-121-25-4.

Summary

Current Zoning: IND.PK. (Pending C-2)

Proposed Zoning: C-2 SP

Acreage: 1.34 acres

Proposal: Special Permit to allow used automobile sales and all underlying C-2 uses

Owner: LNL Holdings, LLC

Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Maryvale Village Planning Committee heard this item on December 10, 2025, and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this item on January 8, 2026, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue

Council District: 4

Parcel Address: 2602 N. 37th Drive

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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-SP-9-25-4) FROM IND.PK. (PENDING C-2)
(INDUSTRIAL PARK, PENDING INTERMEDIATE COMMERCIAL)
TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 1.34-acre site located approximately 765 feet
south of the southwest corner of 37th Drive and Roanoke Avenue in a portion of Section
34, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is
hereby changed from "IND.PK. (Pending C-2)" (Industrial Park, Pending Intermediate
Commercial) to "C-2 SP" (Intermediate Commercial, Special Permit) to allow used
automobile sales and all underlying C-2 uses.

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. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped November 17, 2025, the following shall apply:
 - a. 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.
 - b. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
 - c. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.
 - d. 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.
 - e. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 37th Drive, adjacent to the development.
2. The landscape setback along the west property line shall be planted with 2-inch caliper, large canopy evergreen trees, as approved by the Planning and Development Department.
3. A minimum of 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum of 25% of the employee and customer 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.

5. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
6. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 4, 2025.
7. 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.
8. 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.
9. 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.
10. Prior to final site plan approval, the landowner shall execute 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 4th day of February, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-9-25-4

APN: 108-11-035

Lot 17, Thomas Road Properties, according to Book 214 of Maps, page 30, records of Maricopa County, Arizona

Gross Acreage: 1.35

Section: 34

Township: 2N

Range: 2E

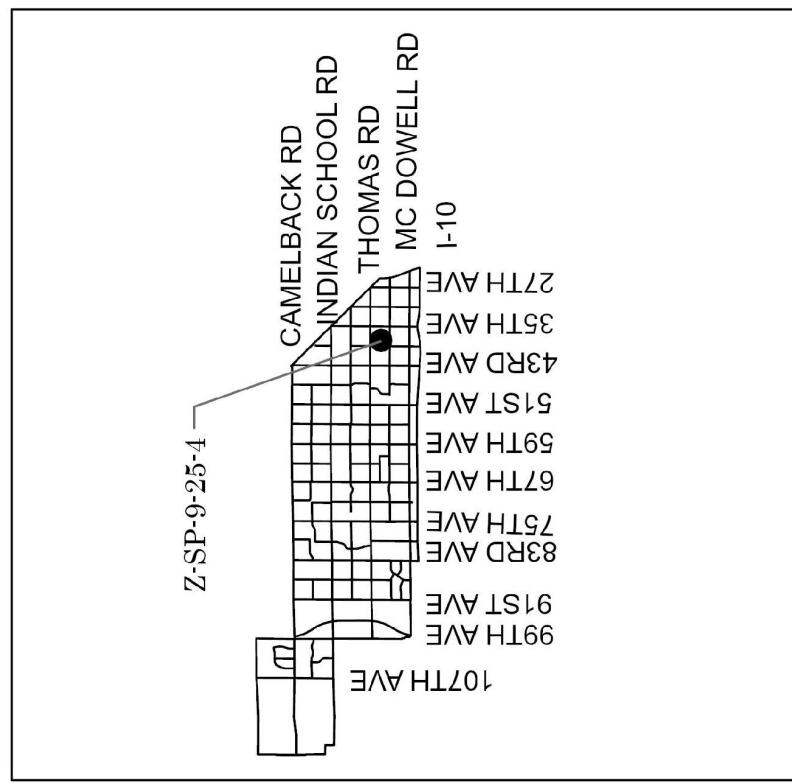
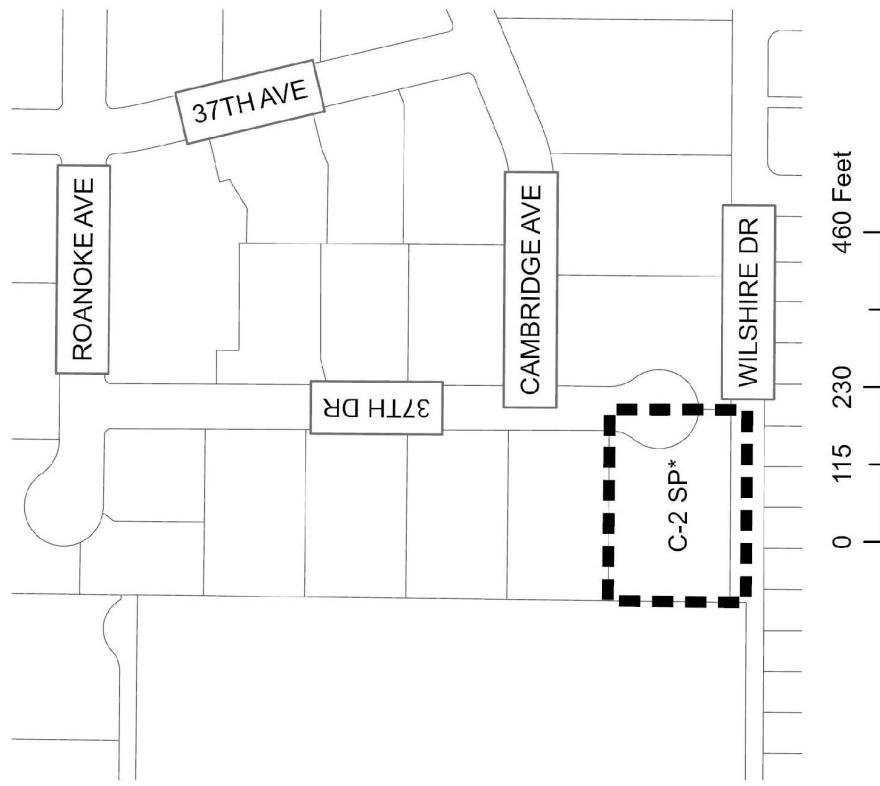
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-SP-9-25-4
Zoning Overlay: N/A
Planning Village: Maryvale



NOT TO SCALE

Drawn Date: 1/5/2026

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 52

(CONTINUED FROM JANUARY 7, 2026) - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-SP-9-22-7 - Southwest Corner of 35th Avenue and Broadway Road (Ordinance G-7471) - District 7

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on November 19, 2025.

Summary

Application: PHO-1-25--Z-SP-9-22-7

Existing Zoning: C-2

Acreage: 5.43

Owner: Zachary Pebler, Prestige Partners, LLC.

Applicant: Daniel Chambers, QuikTrip Corporation

Representative: Robert Hennen, Kimley-Horn & Associates, Inc.

Proposal:

1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022.
2. Request to modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022.
3. Request to modify Stipulation 4 regarding fencing.
4. Request to delete Stipulation 16 regarding monument signs.
5. Request to delete Stipulation 17 regarding illuminated signs.

VPC Action: The Laveen Village Planning Committee heard this request on November 17, 2025, and recommended approval with a modification by a vote of 11-0.

PHO Action: On November 19, 2025, the Planning Hearing Officer took the case under advisement. On December 11, 2025, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications.

Location

Southwest corner of 35th Avenue and Broadway Road

Council District: 7

Parcel Address: 4402 S. 35th Avenue

Responsible Department

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



To: Mayor and City Council Members

Date: January 7, 2026

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 92 ON THE JANUARY 7, 2026, FORMAL AGENDA –
AMEND CITY CODE - ORDINANCE ADOPTION - REZONING APPLICATION
PHO-1-25--Z-SP-9-22-7 - SOUTHWEST CORNER OF 35TH AVENUE AND
BROADWAY ROAD (ORDINANCE G-7471)

Item 92, Planning Hearing Officer Application No. PHO-1-25--Z-SP-9-22-7, is a request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022, modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022, modify Stipulation 4 regarding fencing, delete Stipulation 16 regarding monument signs, and delete Stipulation 17 regarding illuminated signs for the property located at the southwest corner of 35th Avenue and Broadway Road.

Staff recommends that this case be continued to the February 4, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved:

A handwritten signature in black ink, appearing to read "Lori Bays".

Lori Bays
Assistant City Manager

1/1/26
Date

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 STIPULATIONS
APPLICABLE TO REZONING APPLICATION Z-SP-9-22-7
PREVIOUSLY APPROVED BY ORDINANCE G-7072.

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

follows:

SECTION 1. The zoning stipulations applicable to the site located at the Southwest corner of 35th Avenue and Broadway Road in a portion of Section 27, Township 1 North, Range 2 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped ~~SEPTEMBER 24, 2025~~ ~~November 29, 2022~~, 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 ~~DECEMBER 4, 2025~~ ~~October 26, 2022~~, WITH SPECIFIC REGARD TO THE ILLUMINAED SIGNS FACING AWAY FROM RESIDENTIAL DEVELOPMENT as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.

4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line ~~between the existing alley and Building B~~, as depicted in the site plan date stamped SEPTEMBER 24, 2025 ~~November 29, 2022~~, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper large canopy, drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
6. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. A minimum of two bicycle parking spaces 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, as approved by the Planning and Development Department.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
 - b. Minimum 5-gallon shrubs providing 75% live cover at maturity.

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

9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10 feet for the east side of the alley, as approved by the Planning and Development Department.
11. 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.

12. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
15. Prior to preliminary 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.
16. ~~No monument or ground signs shall be permitted on the site.~~
17. ~~No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022.~~

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7072, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7072 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 7th day of January 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

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

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (3 Pages)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25-Z-SP-9-22-7

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO BOOK 11 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY RECORDER;
EXCEPT THE SOUTH 25 FEET THEREOF, AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION BY FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 7, 2006 AS 2006-1472979, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 8 FEET OF THE EAST 40 FEET OF THE SOUTH 45 FEET OF THE NORTH 180 FEET OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 11 OF MAPS, AT PAGE 38;
TOGETHER WITH THAT PART OF LOT 11, LYING WITHIN 55 FEET OF THE LINE, DESIGNATED HEREIN AS LINE "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING IDENTICAL WITH THE INTERSECTION OF THE MONUMENT LINES OF BROADWAY ROAD AND 35TH AVENUE;

THENCE SOUTH $01^{\circ} 45' 21''$ WEST (BASED ON AN ASSUMED BEARING OF SOUTH $00^{\circ} 10' 28''$ EAST FOR THE EAST LINE OF SAID SECTION 27) A DISTANCE OF 624.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 4850.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ} 27' 35''$ A DISTANCE OF 546.80 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN;

TOGETHER WITH THAT PART OF SAID LOT 11 DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 11 AND THE LINE, DESCRIBED HEREIN AS LINE "B", WHICH IS PARALLEL AND CONCENTRIC WITH AND 55 FEET WESTERLY OF SAID LINE "A";

THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 15 FEET;

THENCE NORTHEASTERLY TO A POINT IN SAID LINE "B" WHICH IS 15 FEET NORTHERLY OF THE POINT OF BEGINNING, AS MEASURED ALONG SAID LINE "B";

THENCE SOUTHERLY ALONG SAID LINE "B" TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF THE WHOLE HEREIN DESCRIBED LYING WITHIN THE EAST 32 FEET OF SAID LOT 11, AND;

EXCEPT THAT PART OF THE WHOLE HEREIN DESCRIBED LYING WITH THE SOUTH 25 FEET OF SAID LOT 11, AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY WARRANTY DEED RECORDED MAY 1, 2014 AS 20140285396 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 11 OF MAPS, AT PAGE 38, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 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 NORTHEAST QUARTER OF SECTION 27 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH $89^{\circ} 51' 53''$ WEST, A DISTANCE OF 2,624.52 FEET;

THENCE SOUTH $00^{\circ} 08' 07''$ EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ} 09' 33''$ EAST A DISTANCE OF 35.52 FEET;

THENCE NORTH $43^{\circ} 32' 08''$ WEST A DISTANCE OF 35.75 FEET TO A POINT IN A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHERLY THE RADIUS POINT OF WHICH BEARS NORTH $03^{\circ} 12' 18''$ EAST A DISTANCE OF 11,529.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ} 39' 34''$, A DISTANCE OF 132.71 FEET;

THENCE NORTH $86^{\circ} 08' 08''$ WEST A DISTANCE OF 15.05 FEET;

THENCE NORTH $89^{\circ} 51' 53''$ EAST A DISTANCE OF 171.99 FEET TO THE POINT OF BEGINNING,

AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY QUIT CLAIM DEED RECORDED

MAY 1, 2014 AS 20140285397 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET OF THE EAST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 11 OF MAPS, AT PAGE 38, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE WEST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS AS RECORDED IN BOOK 11 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH $89^{\circ} 51' 53''$ WEST (BASIS OF BEARINGS), A DISTANCE OF 2624.47 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, SOUTH $89^{\circ} 51' 53''$ WEST, A DISTANCE OF 328.06 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID LOT 11;

THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF LOT 11, SOUTH $00^{\circ} 08' 28''$ EAST, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH $00^{\circ} 08' 28''$ EAST, A DISTANCE OF 595.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TAMARISK AVENUE;

THENCE LEAVING SAID EAST LINE, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH $89^{\circ} 51' 59''$ WEST, A DISTANCE OF 24.79 FEET TO THE SOUTHEAST CORNER OF INDEPENDENCE PARK UNIT FIVE AS RECORDED IN BOOK 89 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID INDEPENDENCE PARK UNIT FIVE, NORTH $00^{\circ} 08' 12''$ WEST, A DISTANCE OF 595.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY ROAD;

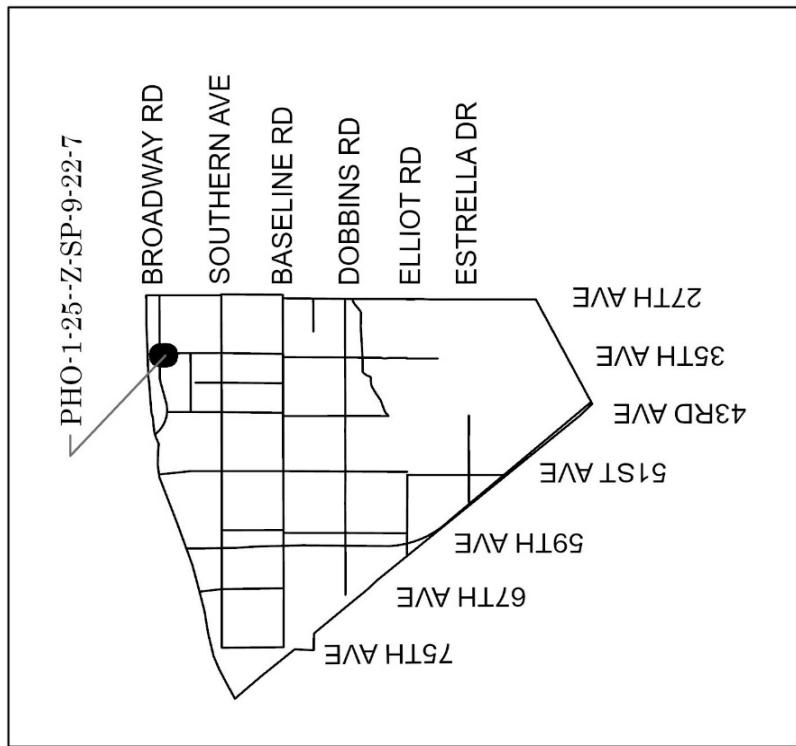
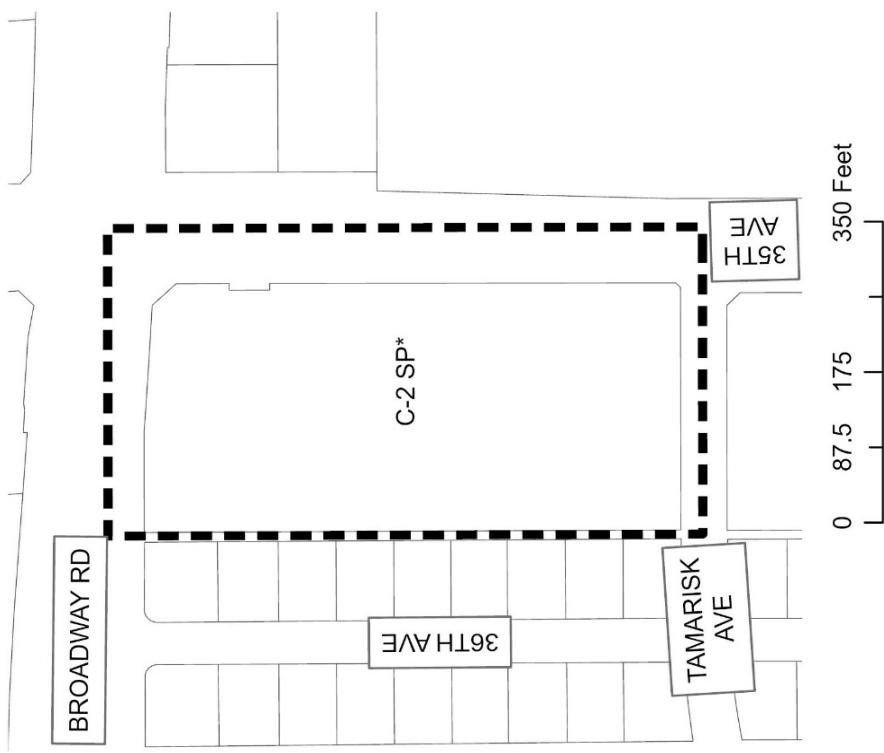
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH $89^{\circ} 51' 53''$ EAST, A DISTANCE OF 24.74 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: -----

Zoning Case Number: PHO-1-25-Z-SP-9-22-7
Zoning Overlay: N/A
Planning Village: Laveen



NOT TO SCALE

Drawn Date: 12/2/2025

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. 53

(CONTINUED FROM JANUARY 7, 2026) - Modification of Stipulation Request for Ratification of November 19, 2025, Planning Hearing Officer Action - PHO-1-25-Z-131-99-7 - Southeast Corner of 59th Avenue and Lower Buckeye Road - District 7

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on November 19, 2025. This ratification requires formal action only.

Summary

Application: PHO-1-25-Z-131-99-7

Existing Zoning: CP/GCP

Acreage: 7.82

Owner: Peter Shaplin, Arizona Becknell Investors 2007 LLC

Applicant: Daniel Chambers, QuikTrip Corporation

Representative: Robert Hennen, Kimley-Horn and Associates, Inc.

Proposal:

1. Request to modify Stipulation 1 regarding outdoor activity.

VPC Action: The Estrella Village Planning Committee heard this request on November 18, 2025 and recommended approval with an additional stipulation by a vote of 4-0.

PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 59th Avenue and Lower Buckeye Road

Council District: 7

Parcel Address: 5875 W. Lower Buckeye Road

Responsible Department

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



To: Mayor and City Council Members **Date:** January 7, 2026

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 93 ON THE JANUARY 7, 2026, FORMAL AGENDA –
MODIFICATION OF STIPULATION REQUEST FOR RATIFICATION OF
NOVEMBER 19, 2025, PLANNING HEARING OFFICER ACTION - PHO-1-25-Z-
131-99-7 - SOUTHEAST CORNER OF 59TH AVENUE AND LOWER BUCKEYE
ROAD

Item 93, Planning Hearing Officer Application No. PHO-1-25-Z-131-99-7, is a request to modify Stipulation 1 regarding outdoor activity for the property located at the southeast corner of 59th Avenue and Lower Buckeye Road.

Staff recommends that this case be continued to the February 4, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved:

A handwritten signature in black ink, appearing to read 'Lori Bays'.

Lori Bays
Assistant City Manager

1/7/24
Date

ATTACHMENT A
Stipulations – PHO-1-25-Z-131-99-7

Location: Southeast corner of 59th Avenue and Lower Buckeye Road

STIPULATIONS:

1. That No loading docks or outdoor activity, other than passenger vehicle parking AND FUELING AREAS, shall be located between the north, south and west perimeter boundary of the property and adjacent buildings.
2. That the area zoned A-1 conform to the commerce park development standards.
3. That the Estrella Village Major Street Landscape Plan be utilized for all landscaping along Lower Buckeye Road and 59th Avenue.
4. That the applicant shall notify the City Archeologist, prior to any constructional grading activity. The State Historic Preservation Officer and the City of Phoenix Archaeologist shall be notified if during construction any archaeological artifacts or remains are found.
5. That 8-foot-wide multi-purpose trail be provided along the south side of Lower Buckeye Road, based on the guidance provided in the Estrella Village Multi-Purpose Trail Plan.
6. That a transit stop/shelter be provided east bound on Lower Buckeye Road east of 59th Avenue, providing convenient access to pedestrians and persons with disabilities as per guidance from the Public Transit Department.
7. That the following right of way standards shall be provided:
 - A. Right of way totaling 40 feet and 10 foot sidewalk easement shall be dedicated for the south half of Lower Buckeye Road;
 - B. Right of way totaling 40 feet shall be dedicated for the east half of 59th Avenue;
 - C. A 21 foot by 21 foot right of way triangle shall be dedicated at the southeast corner of 59th Avenue and Lower Buckeye Road;
 - D. Sufficient right of way shall be dedicated to accommodate a far side bus bay (Detail P-1257) on Lower Buckeye Road at 59th Avenue.
8. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidental as per plans approved by the City. Improvements shall comply with all ADA standards.

9. 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.

DRAFT

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/4/2026, Item No. *54

*****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-44-25-6 (2400 Biltmore Residential PUD) - Northeast Corner of 24th Street and Arizona Biltmore Circle (Ordinance G-7482) - District 6**

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-44-25-6 and rezone the site from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) to allow mixed use multifamily residential, office and restaurant; and PCD removal.

Summary

Current Zoning: C-2 PCD

Proposed Zoning: PUD

Acreage: 7.68

Proposal: Mixed use multifamily residential, office and restaurant; and PCD removal

Owner/Applicant: JDMD Biltmore, LLC

Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Camelback East Village Planning Committee heard this item on July 1, 2025, for information only.

VPC Action: The Camelback East Village Planning Committee heard this item on November 4, 2025, and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 13-5.

PC Action: The Planning Commission heard this item on December 4, 2025, and recommended a continuance to January 8, 2026, by a vote of 9-0.

PC Action: The Planning Commission heard this item on January 8, 2026, and recommended approval, per the staff memo dated January 7, 2026, with additional stipulations, and with direction, by a vote of 5-3.

The Planning Commission recommendation was appealed by a member of the public on January 14, 2026.

Location

Northeast corner of 24th Street and Arizona Biltmore Circle

Council District: 6

Parcel Address: 2400 and 2402 E. Arizona Biltmore Circle

Responsible Department

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



To: Lori Bays
Assistant City Manager

Date: February 3, 2026

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 54 ON THE FEBRUARY 4, 2026, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-44-25-6 (2400 BILTMORE RESIDENTIAL PUD) – NORTHEAST CORNER OF 24TH STREET AND ARIZONA BILTMORE CIRCLE (ORDINANCE G-7482)

Item 54, Rezoning Application No. Z-44-25-6, is a request to rezone 7.68 acres located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The Camelback East Village Planning Committee heard this request on November 4, 2025, recommended approval, per the staff recommendation, with additional stipulations, by a vote of 13-5.

The Planning Commission heard this item on January 8, 2026, and recommended approval, per the staff memo dated January 7, 2026, with additional stipulations, and with direction, by a vote of 5-3.

The Planning Commission recommendation was appealed by a member of the public on January 14, 2026.

As directed by the Planning Commission, staff has been working with the applicant to revise stipulations related to the site plan and potential driveway access onto 24th Street. The applicant has submitted a revised site plan further increasing the proposed setbacks. The modified stipulations below reflect changes made on the site plan and related plans (see attached enclosures), requirements for a terraced retaining wall on 24th Street, required access onto 24th Street, and the updated Traffic Impact Analysis.

Correspondence received after the Staff Report was published includes six letters in support and 494 letters in opposition (see attached enclosure).

The modified and additional stipulations are listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add ", except as modified by the Building Height Step Plan shown in Exhibit 10."
 - c. Page 12, D1: Development Standards: Add a row with "g. Minimum Unit Size" in the left column and "1,500 square feet" in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
- E. **PAGE 5, A1: PROJECT OVERVIEW AND GOALS: REVISE UNIT COUNT REFERENCES TO 195 UNITS.**
- F. **PAGE 7: REPLACE FIRST AND SECOND IMAGE TO BE CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- G. **PAGE 8, B1: PROPOSED LAND USE CATEGORIES: REVISE "203 DWELLING UNITS (AT A MAXIMUM OF 26.44 DU/AC)" TO "195 DWELLING UNITS (AT A MAXIMUM OF 25.39 DU/AC)" AND "11,000 SQ. FT. OF OFFICE SPACE" TO "7,000 SQ. FT. OF OFFICE SPACE."**
- H. **PAGE 9: REPLACE/REMOVE FLOOR PLANS TO BE CONSISTENT WITH THE SITE PLAN DATE STAMPED JANUARY 30, 2026.**
- I. **PAGE 10: REPLACE IMAGE WITH SITE PLAN DATE STAMPED JANUARY 30, 2026.**
- J. **PAGE 12, D1: DEVELOPMENT STANDARDS, ROW A. DENSITY (MAXIMUM): REVISE TO "195 DWELLING UNITS (25.39 DWELLING UNITS PER GROSS ACRE)."**
- eK. Page 12, D1: Development Standards, row c. Building setbacks: Delete all of the average setbacks, ~~and~~ change the south setback to 25 feet, **AND CHANGE THE NORTH SETBACK TO 200 FEET.**

- fL.** Page 14, D4: Parking Standards: Revise electric vehicle charging to state "a minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed type and 50% shall be EV Ready type."
- gM.** Page 15, D4: Parking Standards, row d. Tandem Parking: Delete tandem parking standards.
- N.** **PAGE 16, D5: FENCES/WALLS: REPLACE IMAGE TO BE CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- O.** **PAGE 19, E1: ROW J. RETAINING WALLS: ADD "RETAINING WALLS SHALL BE TERRACED, CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- P.** **PAGE 24, CIRCULATION: ADD "AN ADDITIONAL RIGHT-IN, RIGHT-OUT VEHICULAR ACCESS POINT WILL BE PROVIDED ON 24TH STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT."**
- Q.** **PAGE 27, COMPARATIVE ZONING STANDARDS, ROW B. BUILDING SETBACKS: REMOVE THE WORDS "(AVERAGE)," REVISE THE SOUTH SETBACK TO 25 FEET, AND REVISE THE NORTH SETBACK TO 200 FEET.**
- R.** **EXHIBITS: REPLACE EXHIBITS 2 THROUGH 4, AND 6 THROUGH 9 TO BE CONSISTENT WITH THE UPDATED SITE PLAN AND ELEVATIONS, DATE STAMPED JANUARY 30, 2026. REPLACE EXHIBIT 5 TO BE CONSISTENT WITH THE UPDATED RENDERINGS DATE STAMPED JANUARY 8, 2026.**

2. The development shall be in general conformance with the site plan **AND ELEVATIONS** date stamped ~~October 20, 2025~~**January 30, 2026 and the elevations** date stamped ~~April 25, 2025~~, as modified by the following stipulations and approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated ~~July 17, 2025~~**JANUARY 31, 2026**.
4. 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.

5. 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.
6. 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.
7. 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.

Enclosures

Conceptual Site Plan date stamped January 30, 2026

Conceptual Building Height Step plan date stamped January 30, 2026

Conceptual Elevations date stamped January 30, 2026

Conceptual Renderings date stamped January 8, 2026 (4 Pages)

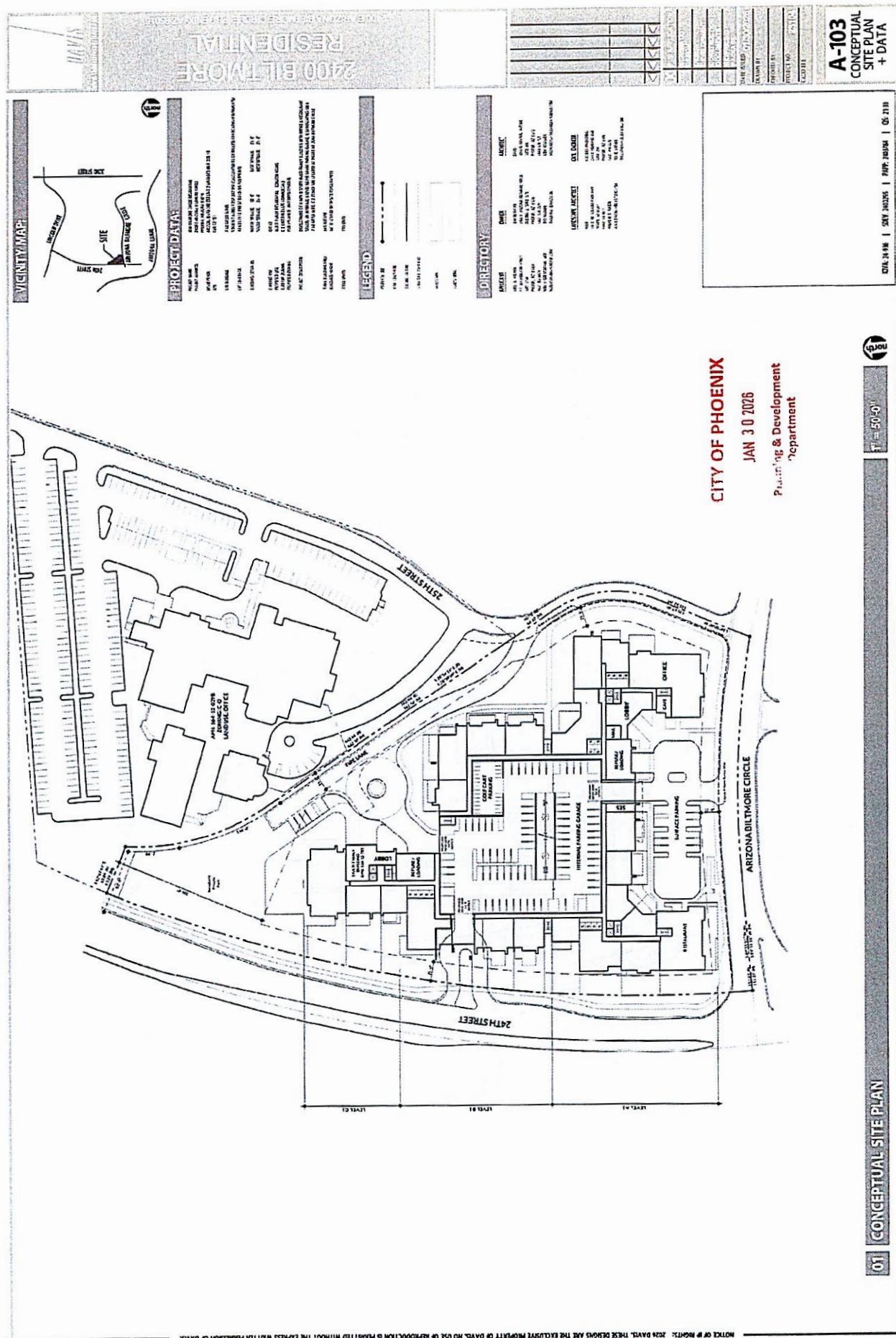
Community Correspondence

Approved:



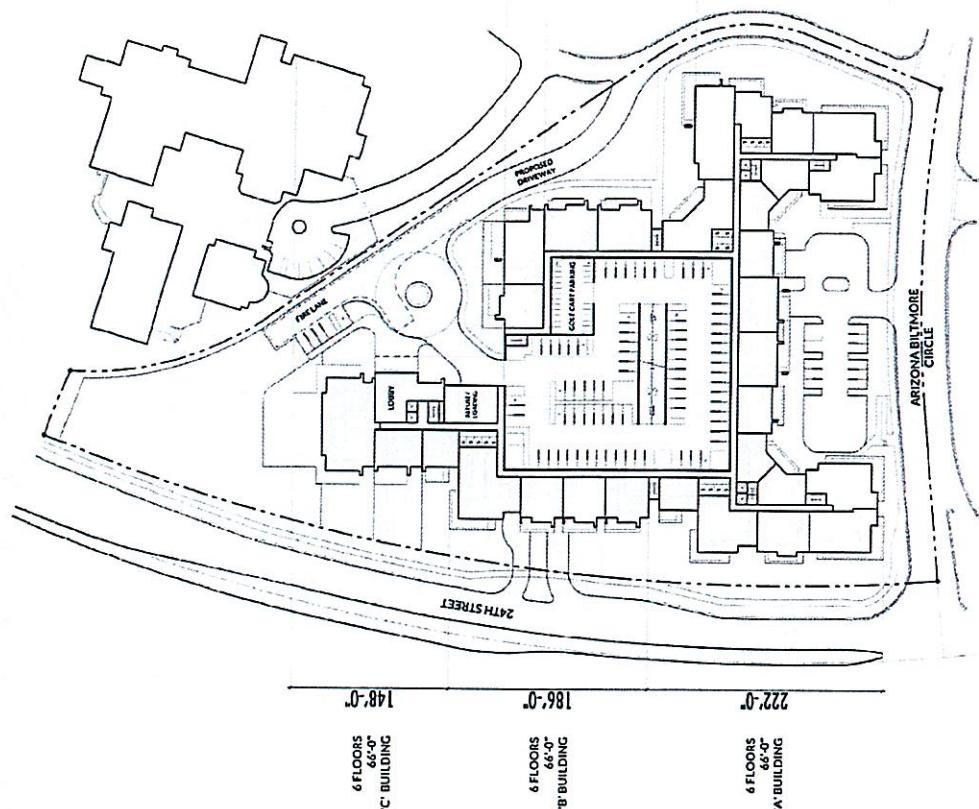
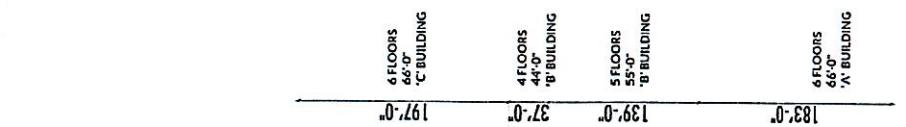
Lori Bays, Assistant City Manager

2/3/2026
Date

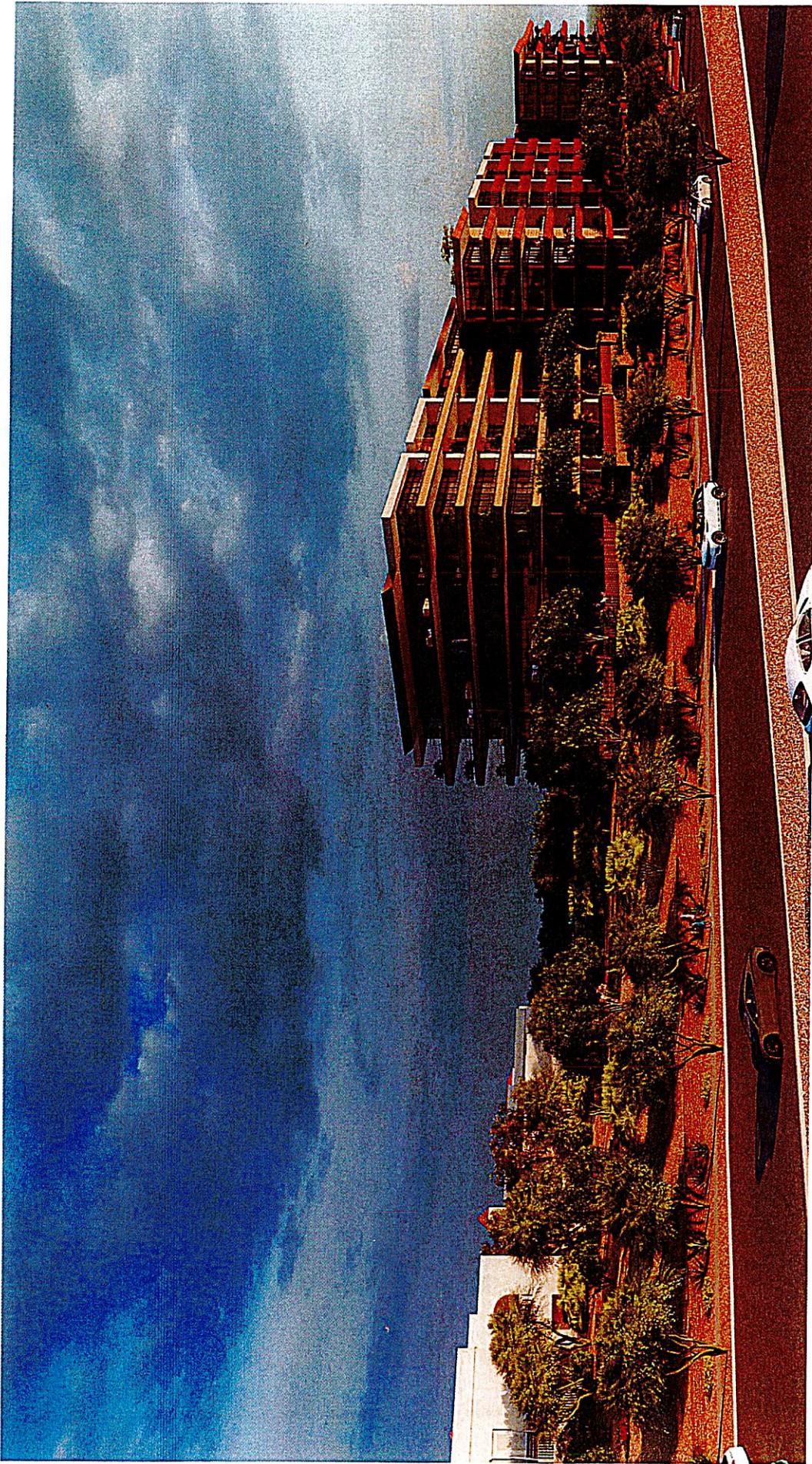




CITY OF PHOENIX
JAN 30 2026
Planning & Development
Department







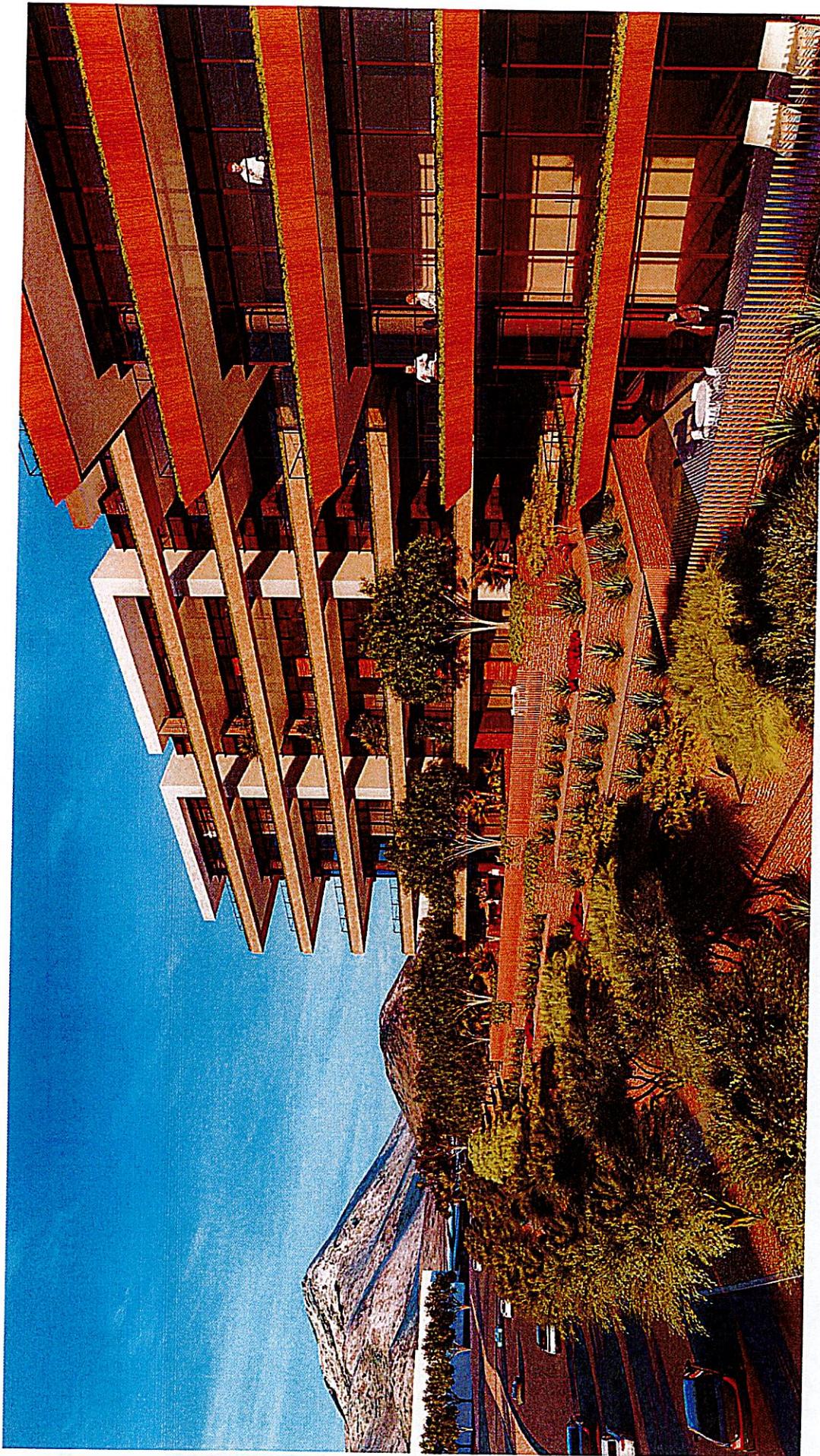
JDM | 2400 BILTMORE - Phoenix, AZ
P A R T N E R S

EDUCED NORTH WING
RENDERINGS
24TH STREET

Planning & Development
Department

24TH STREET 23194 01/07/2006

DAVIS



JDM

2400 BILTMORE - Phoenix, AZ

CITY OF PHOENIX

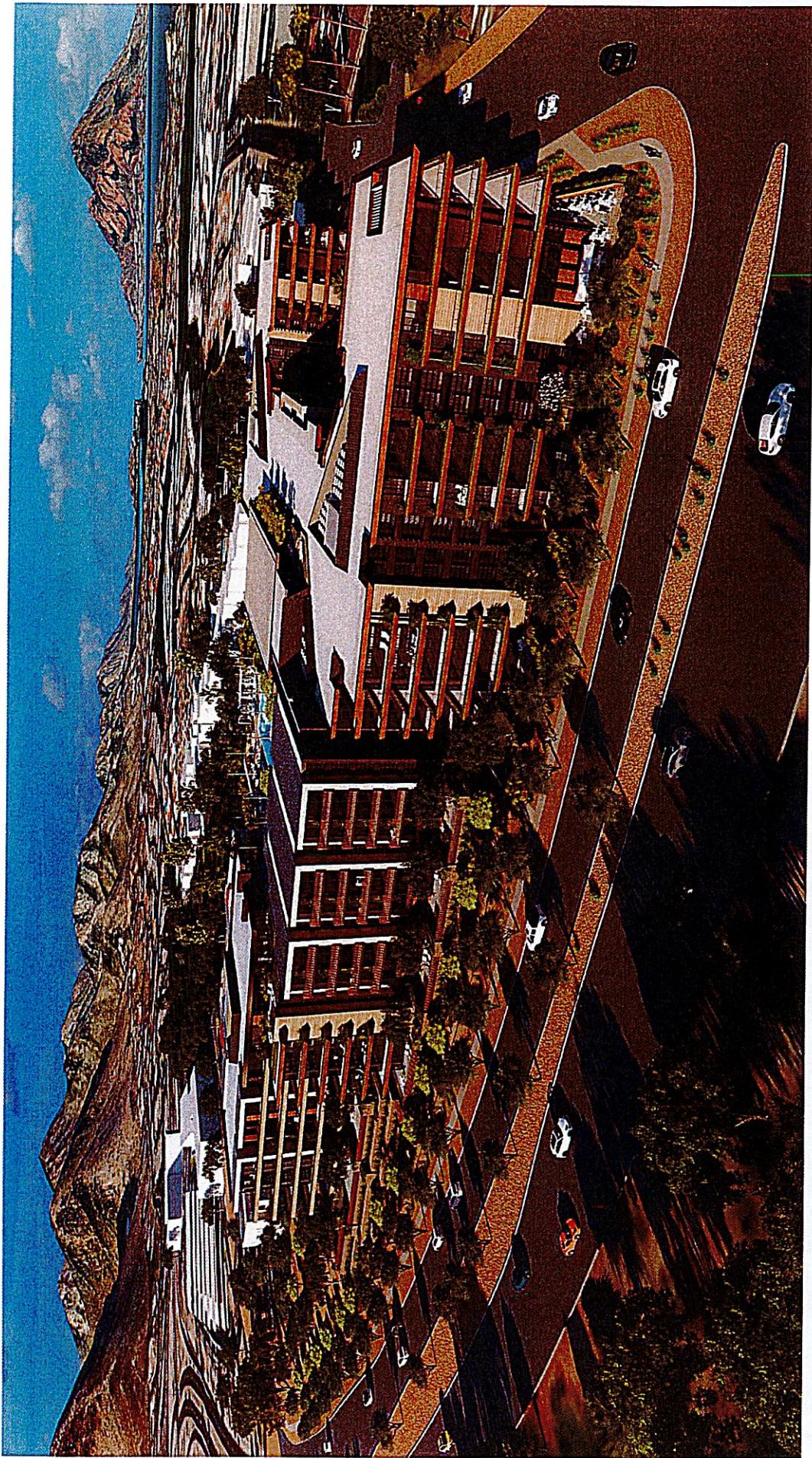
Planning & Development
Department

REDUCED NORTH WING
RENDERINGS
24TH STREET

the first time in history, the United States has become a superpower.

DAVIS

231(3)



JDM PARTNERS | 2400 BILTMORE - Phoenix, AZ

CITY OF PHOENIX

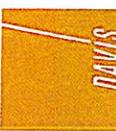
JAN 08 2026

Planning & Development
Department

REDUCED NORTH WING
RENDERINGS
24TH STREET

23101 01.07.2026

THIS IMAGE IS THE PROPERTY OF JDM PARTNERS. THIS IMAGE IS THE PROPERTY OF JDM PARTNERS.





JDM
PARTNERS

2400 BILTMORE - Phoenix, AZ

JAN UU EKKU

REDUCED NORTH WING
RENDERINGS
24TH STREET AND E ARIZONA BILTMORE CIRCLE

THE JOURNAL OF CLIMATE

23104 01.007-2026

For additional correspondence, please refer to the following items.

Correspondence received after the staff report:

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-cc-psr.pdf>

Correspondence received after the VPC meeting:

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-ccpvpc.pdf>

Other correspondence:

<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html#2025>

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-44-25-6) FROM C-2 PCD (INTERMEDIATE
COMMERCIAL, PLANNED COMMUNITY DISTRICT) TO PUD
(PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 7.68-acre site located at the northeast corner
of 24th Street and Arizona Biltmore Circle in a portion of Section 11, Township 2 North,
Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-
2 PCD" (Intermediate Commercial, Planned Community District) to "PUD" (Planned Unit
Development).

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. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
 - e. Page 12, D1: Development Standards, row c. Building setbacks: Delete all of the average setbacks and change the south setback to 25 feet.
 - f. Page 14, D4: Parking Standards: Revise electric vehicle charging to state “a minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed type and 50% shall be EV Ready type.”
 - g. Page 15, D4: Parking Standards, row d. Tandem Parking: Delete tandem parking standards.
2. The development shall be in general conformance with the site plan date stamped October 20, 2025 and the elevations date stamped April 25, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
4. 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.

5. 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.
6. 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.
7. 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 4th day of February, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-44-25-6

PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20070125821 LOT 6, OF ARIZONA BILTMORE ESTATES UNIT II, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 208 OF MAPS, PAGE 14.

Section 11 Township 2N Range 3E

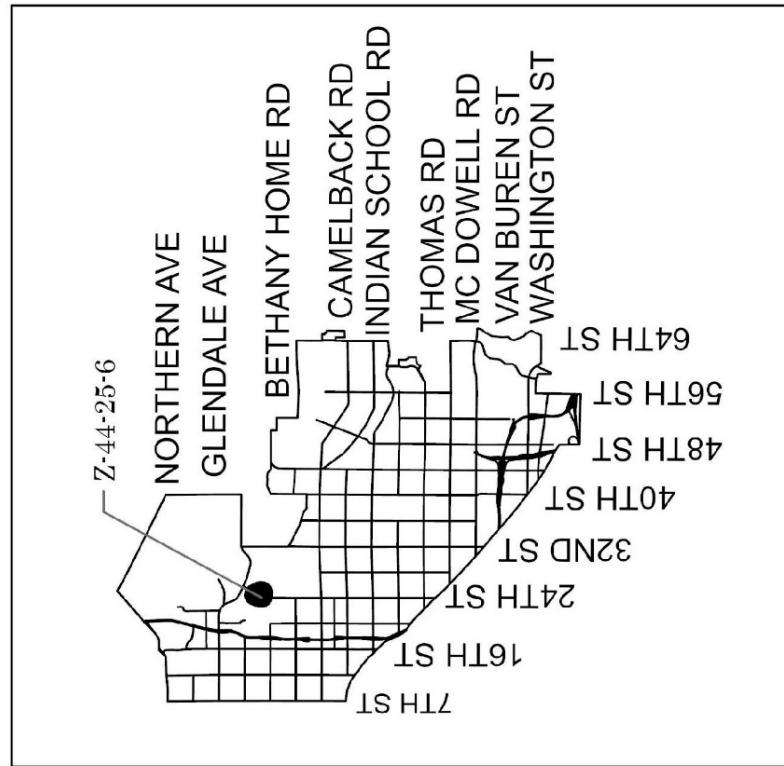
DRAFT

ORDINANCE LOCATION MAP

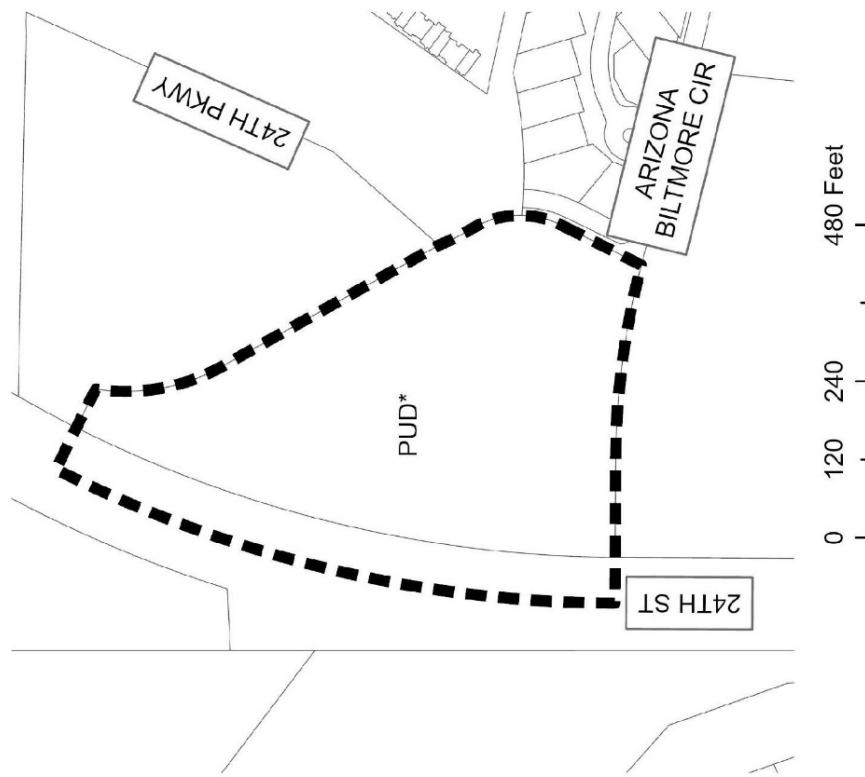
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - -

Zoning Case Number: Z-44-25-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 12/2/2025

\OneDrive\Shared\Department Share\Information Systems\PL_GIS\IS_TeamCore\Functions\Zoning\SuppMaps_OrgMaps\Functions\Zoning\SuppMaps_OrgMaps_2026\CR01-7-2026\1-7-2026.aprx

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-44-25-6 2400 Biltmore Residential PUD October 27, 2025

<u>Camelback East Village Planning Committee</u> Meeting Date:	November 4, 2025
<u>Planning Commission</u> Hearing Date:	December 4, 2025
Request From:	<u>C-2 PCD</u> (Intermediate Commercial, Planned Community District) (7.68 acres)
Request To:	<u>PUD</u> (Planned Unit Development) (7.68 acres)
Proposal:	PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal
Location:	Northeast corner of 24th Street and Arizona Biltmore Circle
Owner/Applicant:	JDMD Biltmore, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	Commercial		
<u>Street Map Classification</u>	24th Street	Arterial	70-foot east half street
	Arizona Biltmore Circle	Local (Private)	25.59-foot north half street
	25th Street	Local (Private)	12.58-foot west half street

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*

The proposal, as stipulated, for mixed-use development at the proposed scale is appropriate for this location along an arterial street with commercial uses and in proximity to the village core.

General Plan Conformity

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will add to the mix of housing types within the immediate area, which is along a commercial corridor and located within a Major Employment Center.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposal will contribute to the mix of uses in the area by providing a mix of commercial and multifamily residential uses at an appropriate location.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Camelback Biltmore Major Employment Center](#) – See Background Item No. 2.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Shade Phoenix Plan](#) – See Background Item No. 15.

[Housing Phoenix Plan](#) – See Background Item No. 16.

[Monarch Butterfly](#) – See Background Item No. 17.

[Transportation Electrification Action Plan](#) – See Background Item No. 18.

[Conservation Measures for New Development](#) – See Background Item No. 19.

[Zero Waste PHX](#) – See Background Item No. 20.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial office	C-2 PCD
North	Commercial office	C-O PCD
East (across 25th Street)	Single-family residential and golf course	PAD-15 PCD and GC PCD
South (across Arizona Biltmore Circle)	Commercial office	C-1 PCD
West (across 24th Street)	Commercial office, surface parking, and water treatment plant	RE-35, RE-35 SP, P-1, and C-O

Background/Issues/Analysis

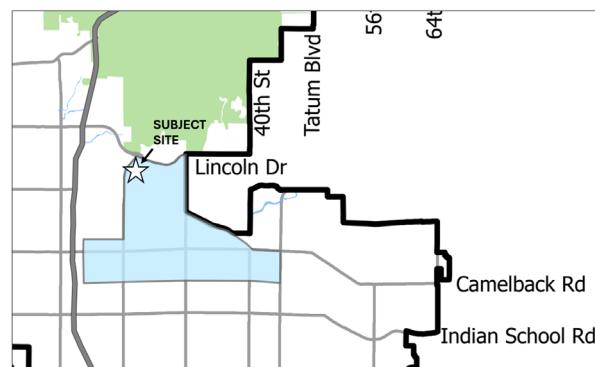
SUBJECT SITE

1. This request is to rezone a 7.68-acre site located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) for the 2400 Biltmore Residential PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The subject site is within the Arizona Biltmore PCD, generally bounded by 24th Street to the west, 32nd Street to the east, Camelback Road to the south, and Lincoln Drive to the north, which was initially established in 1974. The subject site was zoned C-2 PCD in the original PCD approval and this zoning designation remains on the site today. The proposed rezoning would remove the site from the PCD.

2. **Camelback Biltmore Major Employment Center**

The subject site falls within the boundaries of the City of Phoenix designated Camelback Biltmore Major Employment Center, which extends generally from 20th Street on the west to 44th Street on the east and from Campbell Avenue on the south to Lincoln Drive on the north.

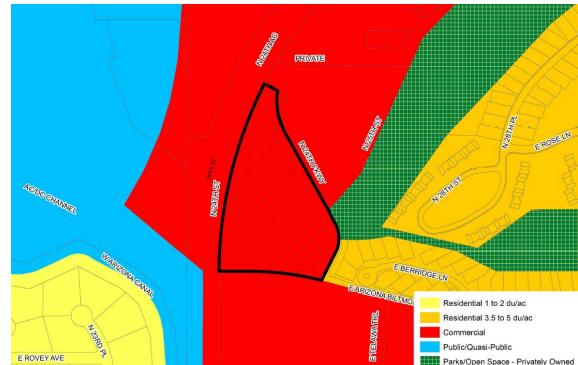


Major Employment Centers Map, Source: City of Phoenix General Plan

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is designated as Commercial on the General Plan Land Use Map. To the south, across Arizona Biltmore Circle, to the west, across 24th Street, and to the north is also designated Commercial. To the east is designated Parks/Open Space – Privately Owned and Residential 3.5 to 5 dwelling units per acre.

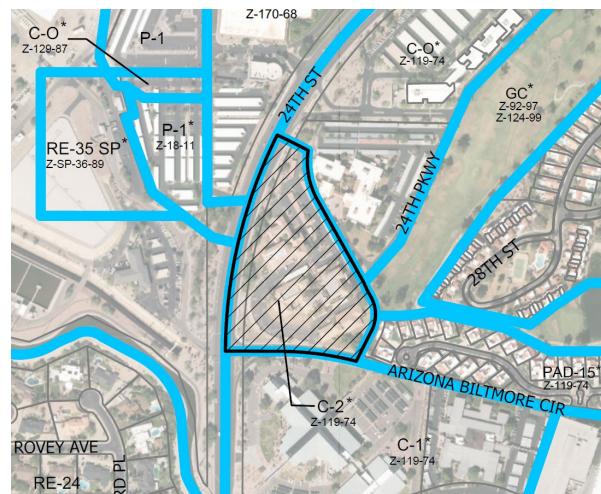
The proposal for mixed use commercial and multifamily residential development is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

4. The subject site is a commercial office development zoned C-2 PCD. To the north is a commercial office zoned C-O PCD. To the east is single-family residential zoned PAD-15 PCD and a golf course zoned GC PCD. To the south is a commercial office zoned C-1 PCD. To the west is a commercial office zoned C-O, surface parking zoned P-1, and a water treatment plant zoned RE-35 and RE-35 with a Special Permit.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. The PUD proposes to redevelop the site with a new six-story mixed-use building with 203 multifamily residential units and ground floor space for a restaurant and offices.

7. **Land Use**

The proposed development narrative allows multifamily residential uses and uses permitted within the C-2 zoning district, and includes a list of prohibited uses.

8. **Development Standards**

The table below summarizes the key development standards set forth in the narrative, which are most analogous to the R-4 zoning district. The density allowed in the proposed PUD is less than the density of 30.45 dwelling units per acre allowed in the R-4 district. The proposed PUD allows greater height than permitted in the R-4 district and requires greater setbacks, shading, and bicycle parking than the R-4 district. The proposed parking and lot coverage matches the Zoning Ordinance requirements.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	66 feet, measured from finished grade (based on three grade tiers)
<i>Maximum Density</i>	203 dwelling units (26.44 dwelling units per acre)
<i>Maximum Lot Coverage</i>	50 percent
<i>Minimum Perimeter Building Setbacks</i>	North: 50 feet average; 45 feet minimum East: 25 feet average; 12 feet minimum South (Arizona Biltmore Circle): 50 feet average; 15 feet minimum West (24th Street): 25 feet average; 11 feet minimum
<i>Minimum Open Space</i>	5,000 square feet (Approximately 1.4 percent of gross lot area)
<i>Vehicular Parking</i>	Per Section 702, except offices: 1 space per 300 square feet
<i>Bicycle Parking</i>	0.25 spaces per residential unit; 1 space per 25 vehicular parking spaces for nonresidential uses
<i>Shade</i>	Public sidewalks: 75 percent minimum; Common open space areas and internal walkways: 50 percent minimum; Surface parking lots: 25 percent minimum

The proposed PUD allows a maximum building height of 66 feet. Staff recommends revising the maximum building height to incorporate a step down on the eastern elevation of the building to 55 feet and 44 feet in portions of the building, as shown in the Building Height Step Plan attached as an exhibit. Additionally, staff recommend incorporating a minimum unit size of 1,500 square feet to match the proposal from the applicant for large unit sizes. These are addressed in Stipulation

Nos. 1.b through 1.d.

9. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards. The landscape setbacks proposed in the PUD exceed the requirements of the R-4 district, except along the portion of the east property line with no landscape setback requirement. The streetscape and all the planting standards exceed the requirements of the R-4 district.

Standard	PUD Proposed
<i>Minimum Landscape Setbacks</i>	North: 40 feet (average) East (adjacent to property line): 0 feet East (adjacent to 25th Street): 25 feet average; 20 feet minimum South (Arizona Biltmore Circle): 15 feet average; 10 feet minimum West (24th Street): 25 feet average; 11 feet minimum
<i>Planting Standards (Perimeter Landscape Setbacks)</i>	West and south: 50% minimum 2-inch caliper, 50% minimum 3-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree; 75% live groundcover North and east: minimum 2-inch caliper trees, planted 25 feet on center; five 5-gallon shrubs per tree; 75% live groundcover
<i>Planting Standards (Right-of-way)</i>	24th Street: Minimum 2 to 3-inch caliper trees, planted 25 feet on center, to achieve 75% sidewalk shade; five 5-gallon shrubs per tree; 75% live groundcover
<i>Streetscape</i>	24th Street: 6-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk

10. **Fences and Walls**

Because of the sloping topography of the site, the PUD proposes requirements for retaining walls that vary from Zoning Ordinance standards for fences and walls. Retaining walls up to a height of 16 feet would be permitted for a maximum of 600 linear feet along the 24th Street side of the development.

11. **Lighting**

The PUD proposes compliance with Zoning Ordinance standards related to lighting with additional lighting requirements that pedestrian lighting along private and public sidewalks to comply with portions of the Walkable Urban Code related to adequate and consistent illumination along walkways, in addition to a maximum height of 15 feet for light fixtures.

12. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings, open space, and amenities on-site. Buildings will use a variety of materials on each building façade, including a minimum of 40 percent glazing and a minimum of 80 percent of units having private balconies. Buildings will not have blank walls exceeding 50 feet in length, and screening walls and retaining walls will utilize architectural features consistent with or complimentary to the building façade.

The landscape design guidelines promote a uniform design throughout the development and include the use of milkweed other native nectar species to support the monarch butterfly population.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted 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 promote safety and connectivity for all users, the PUD proposes standards for shaded, detached sidewalks along 24th Street, enhanced shade for all pedestrian walkways, and bicycle parking.

14. **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. The PUD narrative incorporates requirements for bicycle parking to encourage multi-modal transportation.

15. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The PUD narrative includes standards for shaded, detached sidewalks along 24th Street and enhanced shading requirements for sidewalks and surface parking lots, in addition to enhanced tree sizes within landscape areas.

16. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

17. **Monarch Butterfly**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the City to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative includes standards for the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

18. **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. This 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. The PUD proposes standards for electric vehicle parking, charging and infrastructure.

19. **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. The PUD incorporates requirements for water conservation in landscape design and sustainability sections.

20. **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. The project will incorporate recycling as part of its waste management system.

COMMUNITY INPUT SUMMARY

21. At the time this staff report was written, staff has received 17 letters in opposition to this request and two letters in support. Concerns include the proposed height and density, the potential loss of views, and traffic impacts to the neighborhood.

INTERDEPARTMENTAL COMMENTS

22. The Street Transportation Department commented that mitigation improvements shall be constructed as identified in the Traffic Impact Analysis, unused driveways shall be replaced with sidewalk, curb, and gutter, and the developer shall construct all streets within and adjacent to the development with all required improvements and comply with ADA standards. These are addressed in Stipulation Nos. 2 through 4.

OTHER

23. 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. 5.

24. 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. 6.

25. 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. The proposal is consistent with the General Plan Land Use Map designation and the character of the surrounding area.
2. The proposal will facilitate new commercial and multifamily residential development at an appropriate location along a commercial corridor within a Major Employment Center, contributing to the land use mix in the area.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks.

Stipulations

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
3. 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.

4. 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.
5. 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.
6. 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

Anthony Grande

October 27, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

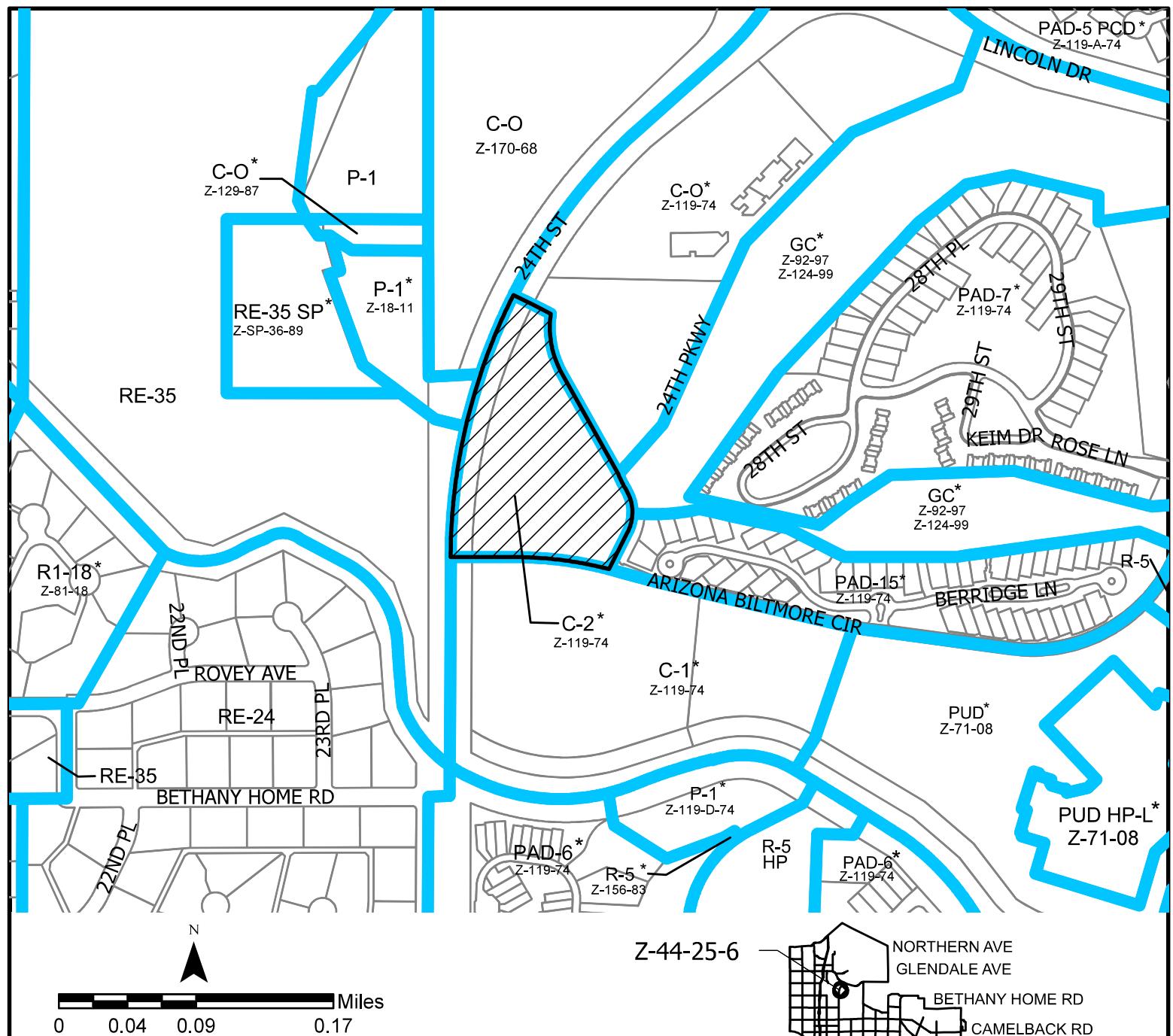
Conceptual Site Plan date stamped October 20, 2025

Conceptual Elevations and Renderings date stamped April 25, 2025 (7 pages)

Building Height Step Plan date stamped October 23, 2025

[Community Correspondence](#) (51 pages)

[2400 Biltmore Residential PUD](#) development narrative date stamped October 10, 2025



CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

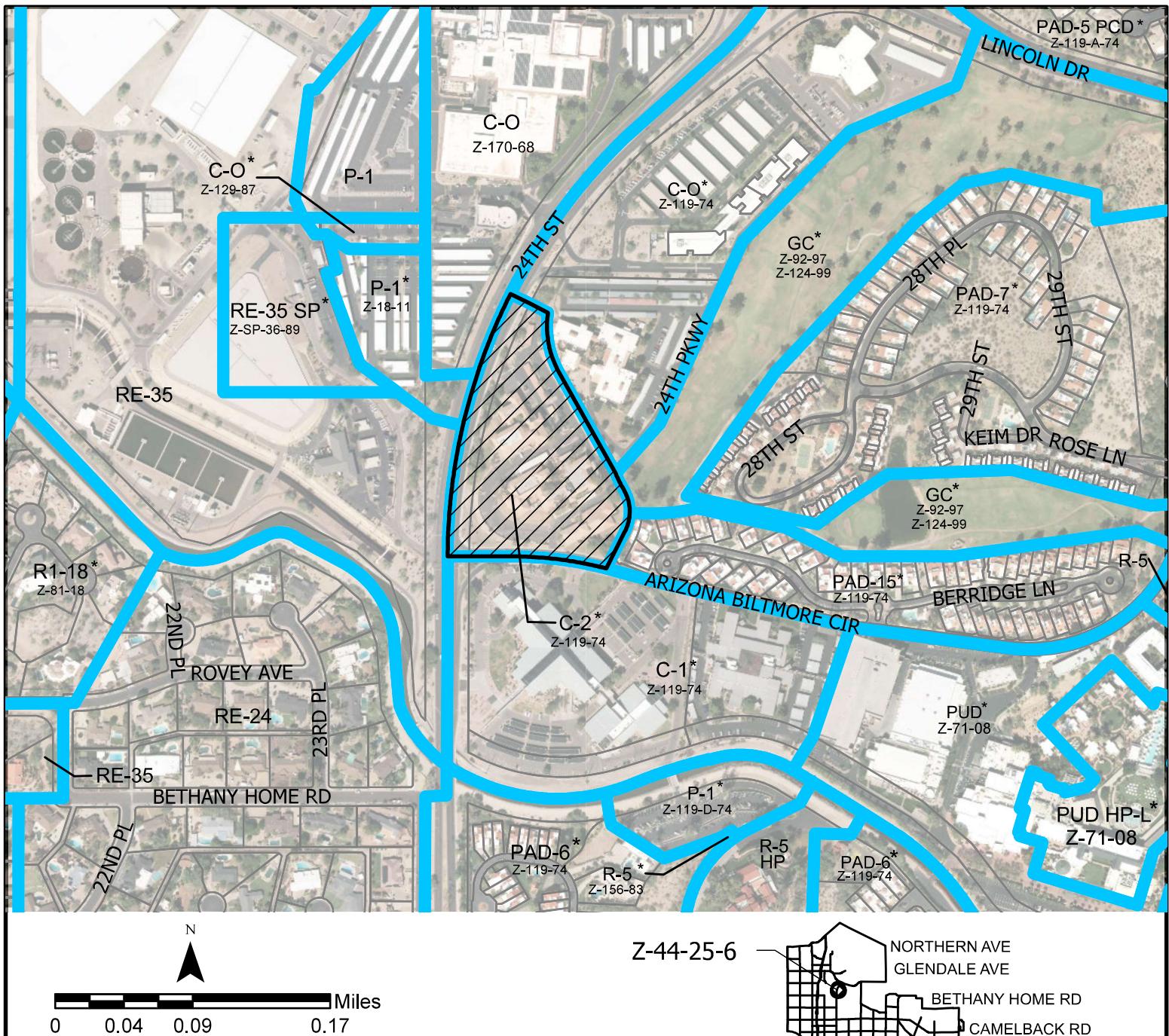


City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
		FROM: C-2 PCD (7.68 ac.)	
APPLICATION NO: Z-44-25-6	DATE: 5/01/2025	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.68 Acres	6/11/2025		
	AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
	QS 21-33	I-9	TO: PUD (7.68 ac.)
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 PCD		111	
PUD		203	
		* UNITS P.R.D OPTION	
		133	
		N/A	

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

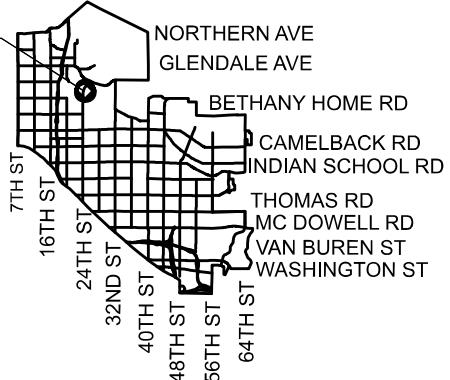


CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Snell & Wilmer, LLP		REQUESTED CHANGE:
APPLICATION NO:	Z-44-25-6	DATE: 5/01/2025	FROM: C-2 PCD (7.68 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES: 6/11/2025	TO: PUD (7.68 ac.)
7.68 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 21-33	ZONING MAP I-9
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 PCD		111	
PUD		203	
		* UNITS P.R.D OPTION	
		133	
		N/A	

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



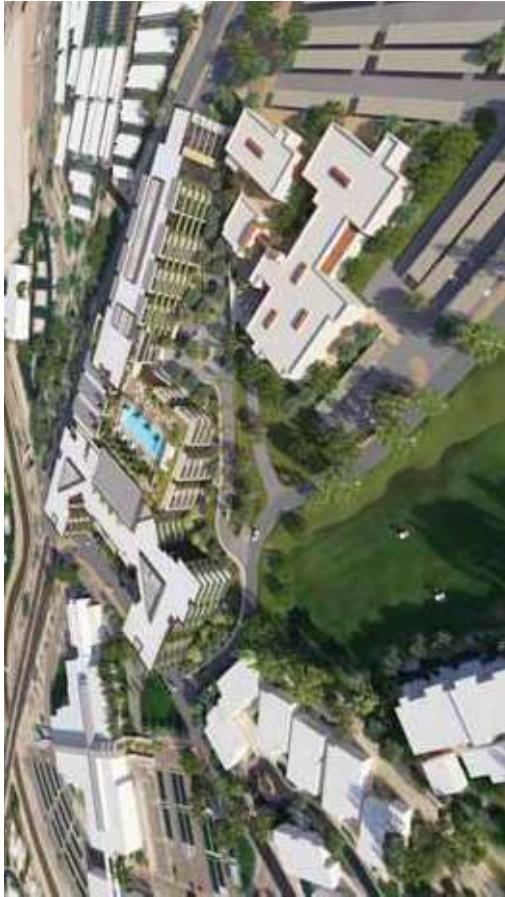
03 | SW AERIAL



01 | SE AERIAL



04 | NW AERIAL



02 | NE AERIAL



DATE ISSUED: 04/10/2024
DRAWN BY: 31
CHECKED BY:
PROJECT NO.: 23104
DRAWING FEE:

A-901
CONCEPTUAL
RENDERINGS



07 | SOUTH ENTRY COURT



05 | SW CORNER



08 | SOUTH ENTRY COURT



06 | SOUTH ENTRY COURT



DATE ISSUED: 04/10/2024
DRAWN BY: 31
CHECKED BY:
PROJECT NO.: 23104
FEE:

A-902
CONCEPTUAL
RENDERINGS



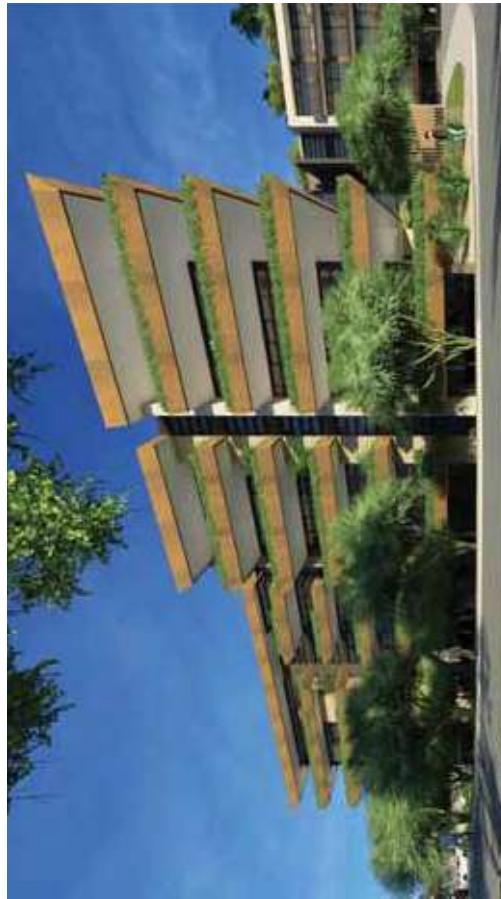
11 | 25TH STREET APPROACH



09 | SE CORNER



12 | 25TH STREET APPROACH



10 | 25TH STREET APPROACH



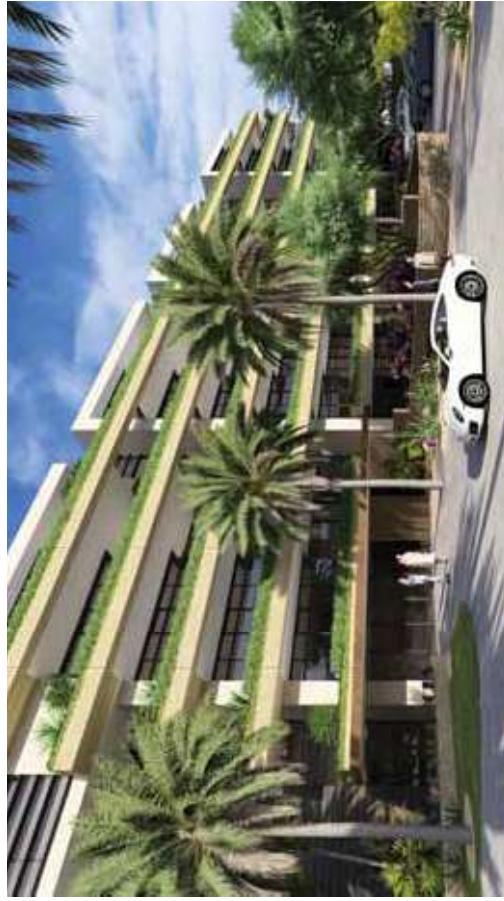
15 | EAST FAÇADE



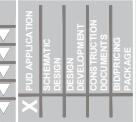
16 | AMENITY DECK



13 | 25TH STREET APPROACH



14 | EAST ENTRY



DATE ISSUED: 04/10/2024

DRAWN BY: 31

CHECKED BY:

PROJECT NO.: 23104

DRAFT FEE:

A-903
CONCEPTUAL
RENDERINGS



www.thecityofphoenix.com

2400 BILTMORE RESIDENTIAL

2400 E ARIZONA BILTMORE CIRCLE, PHOENIX, AZ 85016

CITY OF PHOENIX

APR 15 2015

Planning & Development
Department

19 | AMENITY DECK



17 | AMENITY DECK



20 | AMENITY DECK



18 | AMENITY DECK

X PUD APPLICATION
Schematic
Design
Development
Construction
Documents
Bidding
Package

DATE ISSUED: 04/10/2024

DRAWN BY: 31

CHECKED BY:

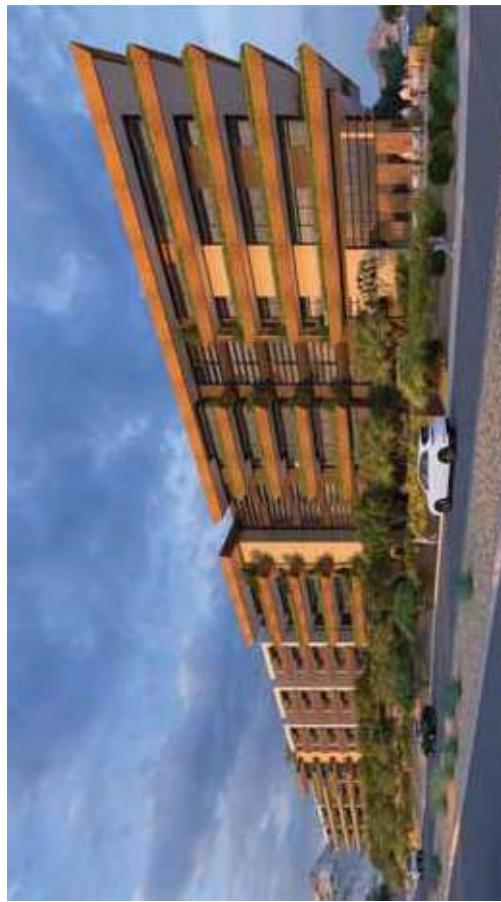
PROJECT NO: 23104

DRAWING FEE:

A-904
CONCEPTUAL
RENDERINGS



23 | NW CORNER



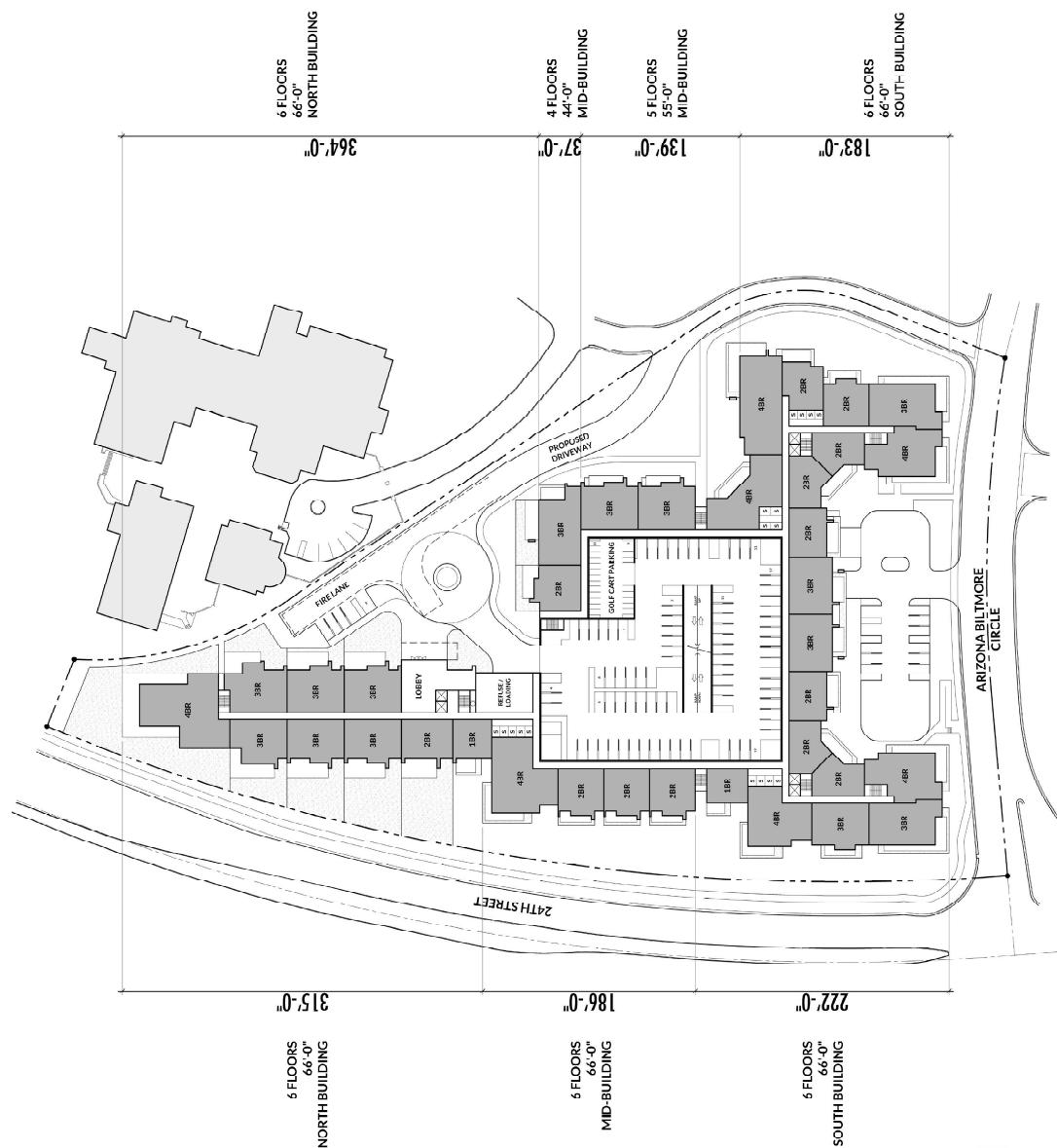
21 | WEST FAÇADE



24 | 24TH STREET APPROACH



22 | WEST FAÇADE



CITY OF PHOENIX

OCT 23 2025
Planning & Development
Department

NOTICE OF IP RIGHTS: 2023 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Village Planning Committee Meeting Summary

Z-44-25-6

Date of VPC Meeting	November 4, 2025
Request From	C-2 PCD
Request To	PUD
Proposal	PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal
Location	Northeast corner of 24th Street and Arizona Biltmore Circle
VPC Recommendation	Approval, per the staff recommendation, with additional stipulations
VPC Vote	13-5

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee Member Guevar joined the meeting during this item, bringing quorum to 19 members, then left the meeting during this item, bringing quorum to 18 members.

Sixteen members of the public registered to speak on this item, 11 in opposition, 5 in support. Thirteen members of the public registered in opposition, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed development, the standards in the proposed PUD narrative, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Nick Wood, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the subject site, background of zoning requests in the area, including the previous request for this site, the proposed development and design elements, comparisons with the previous proposal, and that the applicant proposes to add two additional stipulations related to general conformance to the site plan and elevations.

QUESTIONS FROM COMMITTEE

Committee Member Augusta asked about parking and if it is sufficient for the mix of uses. **Mr. Wood** reviewed the parking requirements, noting the development will provide significantly more parking than is required by the Zoning Ordinance.

Committee Member Guevar asked for clarification on the square footage of the units. **Mr. Wood** stated that the Zoning Ordinance doesn't distinguish between condos and apartments, but the 1,500-square-foot minimum unit size will make condos more likely.

Committee Member Todd asked about the right of use for Arizona Biltmore Circle. **Mr. Wood** stated that Arizona Biltmore Circle is not a public street and is owned by the adjoining property owners, further noting that an easement allows for use of the street by residents.

Committee Member Todd asked for clarification that the rooftop amenities will only be located above the parking garage and if the building will rise to 8 stories. **Mr. Wood** stated that amenities will only be located above the garage and reviewed the drawings to indicate that the building is only 6 stories from the grade of any point on the property.

Committee Member Todd asked about how the building relates to the nearby owners at the southeast corner of the site. **Mr. Wood** stated that the two closest owners are not in opposition to this proposal.

Committee Member Sharaby asked if the development partners are in attendance at this meeting. **Mr. Wood** stated that they are not in attendance because of the issues they had at a previous public hearing. **Chair Fischbach** noted that it was his suggestion to the applicant.

Committee Member Todd asked about the retaining wall. **Mr. Wood** noted that it was necessary because of the slope of the property and water that runs north to south.

Committee Member Siegal asked about the proposed striping on Arizona Biltmore Circle. **Dawn Cartier** with CivTech reviewed the proposed striping, noting that it likely should have been done already based on the existing traffic volume. **Ms. Siegal** asked about pedestrian improvements. **Ms. Cartier** reviewed the pedestrian improvements related to the northbound right turn lane.

Committee Member Williams asked about the ground level view from one of the angles shown in the presentation and whether the mountain view would be maintained. **Mr. Wood** stated that the view in question would have the proposed building blocking the view from the street level at the southwest corner of the site.

Committee Member Guevar asked about the height of the existing structure. **Mr. Wodd** stated that he didn't have the exact height. **Mr. Guevar** asked about the alternative scenario if this rezoning is not approved and why they would build a medical office at this location under the current zoning, rather than a smaller R-3 multifamily

development. **Mr. Wood** stated that the economics would work out better for a medical office in that scenario and noted that at that density, the development would likely be apartments, rather than condos.

Committee Member Augusta asked if the street striping could be included as a stipulation. **Mr. Grande** noted that Stipulation No. 2 already included the striping since it is part of the Traffic Impact Analysis.

PUBLIC COMMENTS

Timothy La Sota introduced himself and spoke in opposition to the proposal, highlighting the long uninterrupted street frontage, the ground level elevations, and the fact that a setback is typically required for this height.

Larry Cuculic introduced himself as the President and CEO of Best Western and spoke in opposition to the proposal, referencing letters provided to the Committee from Best Western leadership in opposition to the proposal and highlighting issues with the scale of the proposal, including a loss of views from the Best Western office building.

Ellen Best-Laimit introduced herself and spoke in opposition to the proposal, stating that the current view is preferred over the view that would be created by the proposed development.

Gene Hechler introduced himself and spoke in opposition to the proposal, stating that the proposed development doesn't fit with the neighborhood and that it will create traffic issues.

Wes McKeage introduced himself and spoke in opposition to the proposal, stating that a beautiful location will be destroyed by the proposed development, also noting that the traffic study was conducted on a Tuesday, which is when most of the Best Western employees are working from home.

Rosemary Robinson introduced herself and spoke in opposition to the proposal, stating that it is possible for the developer to go down in height and the developer should listen to the community, adding that comparisons made to other developments are not valid because it is comparing a suburban context to an urban one.

Richard Lund introduced himself and spoke in opposition to the proposal, stating that the proposal will block existing views and cause a dangerous traffic situation on Arizona Biltmore Circle.

Esther Battok introduced herself and spoke in opposition to the proposal, stating that the homes are very close to this development, and that the parcel needs to be redeveloped, but this proposal is too massive.

Wayne Ziemer introduced himself and spoke in opposition to the proposal, stating that the proposal is not compliant with the Phoenix General Plan, and that the developer could make it work with the existing C-2 district.

Jerry Deutsch introduced himself and spoke in opposition to the proposal, stating that he built a home in this neighborhood because of the openness, and the proposed development would change that and is a result of greed.

Lynne Lagarde introduced herself and spoke in opposition to the proposal, stating concerns about the scale of the building that is out of character with the neighborhood where there are no other buildings of this height nearby, also noting that this is not within a village core.

Heather Barilla introduced herself and spoke in support of the proposal, highlighting that the area is growing as an employment area and needs more housing.

Kaylee Johannsen introduced herself and spoke in support of the proposal, noting that the proposed development is respectful of the landscape.

Patricia Hawkins introduced herself and spoke in support of the proposal, stating that she was opposed to the original proposal, but believes this corner deserves something special.

Orianna Picklesimer introduced herself and spoke in support of the proposal, stating there is a need for housing in this area with a lot of employment.

Taylor Schmidt introduced himself and spoke in support of the proposal, stating that the Valley is growing and needs to go up in scale, adding that these projects provide good jobs.

APPLICANT RESPONSE

Mr. Wood stated that many of the opposition letters are duplicates and that Best Western originally was a partner in the previous proposal, which proposed similar heights even closer to the Best Western office, further noting distances of property owners from the proposed development and that views will not be blocked, and clarifying that the building will only be 6 stories from any portion on the lot.

Committee Member Swart asked for clarification if the traffic study was conducted on a Tuesday. **Ms. Cartier** replied with the traffic count requirements, noting that the traffic is very minimal compared to the capacity of the street.

Committee Member Schmieder asked what date the count was done. **Ms. Cartier** stated it was September 10, 2024.

Vice Chair Paceley stated Biltmore is a treasure, and JDM has done a fantastic job in the area, noting that the proposed development will be an asset to the area.

MOTION:

Vice Chair Paceley made a motion to recommend approval of Z-44-25-6, per the staff recommendation, with the following additional stipulations:

- That the development shall be in general conformance with the site plan date stamped October 10, 2025, as approved or modified by the Planning and Development Services Department.
- That the development shall be in general conformance with the elevations date stamped April 25, 2025, as approved or modified by the Planning and Development Services Department.

Committee Member Grace seconded the motion.

DISCUSSION:

Committee Member Whitesell thanked the public for making comments and stated that this plan doesn't meet parts of the General Plan, noting that the site is outside of the village core, that the design is not Biltmore-esque, that access is on a private street, and that we do protect scenic views.

Committee Member Augusta stated that this is a thoughtful development on a challenging site and is voting yes.

Committee Member Beckerleg Thraen stated concerns about compatibility and is voting no.

Committee Member Eichelkraut stated that cities are growing and changing and it is not reasonable to expect a view to be preserved, and is voting yes.

Committee Member Grace stated a concern about the leadership of the opposition having form letters sent to the Committee.

Committee Member Langmade stated this will be a good project that people will enjoy in the future and is voting yes.

Committee Member Schmieder stated concerns about the height and is voting no.

Committee Member Sharaby stated that the developers should not have been asked not to attend the meeting, but this is a good project, and he is voting yes.

Committee Member Siegal stated that change can be difficult, noting that new development that is initially opposed is often enjoyed later by residents.

Committee Member Todd stated he read all the letters and concerns, and he is voting yes.

Chair Fischbach provided an explanation for requesting the developers not attend the meeting, and stated he is voting yes.

VOTE:

13-5; motion to recommend approval of Z-44-25-6, per the staff recommendation, with additional stipulations, passed; Committee Members Abbott, Augusta, Baumer, Eichelkraut, Grace, Jurayeva, Langmade, Sharaby, Siegel, Swart, Todd, Paceley, and Fischbach in favor. Committee Members Beckerleg Thraen, McClelland, Schmieder, Whitesell, and Williams opposed.

Recommended Stipulations:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add ", except as modified by the Building Height Step Plan shown in Exhibit 10."
 - c. Page 12, D1: Development Standards: Add a row with "g. Minimum Unit Size" in the left column and "1,500 square feet" in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
2. **THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 10, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.**
3. **THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.**
2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.

3. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
5. 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.
4. All streets within and adjacent to the development shall be constructed with paving,
6. 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.
5. In the event archaeological materials are encountered during construction, the
7. 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.
6. 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.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff recommends consolidating the two additional stipulations, revising the date of the site plan to match the latest version, and revising the language for clarity as follows: The development shall be in general conformance with the site plan date stamped October 20, 2025 and the elevations date stamped April 25, 2025, as modified by the following stipulations and approved by the Planning and Development Department.



Village Planning Committee Meeting Summary

Z-44-25-6

INFORMATION ONLY

Date of VPC Meeting	July 1, 2025
Request From	C-2 PCD
Request To	PUD
Proposal	PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal
Location	Northeast corner of 24th Street and Arizona Biltmore Circle

VPC DISCUSSION:

No members of the public registered to speak on this item.

APPLICANT PRESENTATION

Nick Wood, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the proposed site, surrounding context and streets, the proposed development and architectural details of the design, noting that the unit count is not as high as it could be because the average unit size is 2,000 square feet.

QUESTIONS FROM THE COMMITTEE:

None.

PUBLIC COMMENTS

None.

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** January 7, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 10 (Z-44-25-6) – NORTHEAST CORNER OF 24TH STREET
AND ARIZONA BILTMORE CIRCLE

Rezoning Case No. Z-44-25-6 is a request to rezone 7.68 acres located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) for the 2400 Biltmore Residential PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The Camelback East Village Planning Committee (VPC) heard this request on November 4, 2025 and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 13-5.

The applicant suggested two additional stipulations to require general conformance with the site plan and elevations submitted with the request, which were incorporated by the VPC in the recommendation. Staff recommends consolidating the two additional stipulations, revising the date of the site plan to match the latest version, and revising the language for clarity.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.

- ~~2. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 10, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~
- ~~3. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~
- 2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 20, 2025 AND THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- 2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
- 3.
- 3. 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 4. upgrade all off-site improvements to be in compliance with current ADA guidelines.
- 4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and 5. other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 5. In the event archaeological materials are encountered during construction, the 7. developer shall immediately cease all ground-disturbing activities within a 33-foot 6. radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 6. 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 7. Recorder's Office and delivered to the City to be included in the rezoning application file for record.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION January 8, 2026

ITEM NO: 10	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-44-25-6 (2400 Biltmore Residential PUD) (Continued from December 4, 2025)
Location:	Northeast corner of 24th Street and Arizona Biltmore Circle
From:	C-2 PCD
To:	PUD
Acreage:	7.68
Proposal:	Planned Unit Development to allow mixed use multifamily residential, office and restaurant; and PCD (Planned Community District) removal
Applicant:	JDMD Biltmore, LLC
Owner:	JDMD Biltmore, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 7/1/2025 Information only.

Camelback East 11/4/2025 Approval, per the staff recommendation, with additional stipulations. Vote: 13-5.

Planning Commission Recommendation: Approval, per the Staff Memo dated January 7, 2026, with additional stipulations, and with direction.

Motion Discussion:

Ms. Racelle Escolar reminded the Commission that the applicant requested additional stipulations. She explained that staff did not have any concerns with the added Stipulation Nos. 1.e through 1.g, however she would recommend revised language for Stipulation No. 1.e to state that, Page 12, D1: Development Standards, Row c. Building Setbacks: Delete all of the average setbacks and change the south setback to 25 feet.

Ms. Racelle Escolar explained that staff did not agree with the requested stipulation modification to replace the site plan date in Stipulation No. 2, since the revised site plan was just submitted that day and staff has not had a chance to evaluate it. Additionally, staff could not agree with the stipulation to require a driveway on 24th Street. The Street Transportation Department is evaluating this request. Ms. Escolar recommended that should they approve the request, they provide direction that the applicant work with staff to determine if Stipulation No. 2 can be revised to reflect the updated plans, and to consider a stipulation to require a driveway on 24th Street.

Commissioner Gorraiz made a MOTION to approve Z-44-25-6, per the Staff Memo dated January 7, 2026, with additional stipulations (1.e through 1.g) as recommended by staff, and with direction that the applicant work with staff to determine if Stipulation No. 2 can be revised to reflect the updated plans, and to consider a stipulation to require a driveway on 24th Street.

Commissioner James SECONDED that motion.

Commissioner Matthews made a SUBSTITUTE MOTION to continue Z-44-25-6, to the February 5, 2026 Planning Commission Hearing, without fee.

Commissioner Jaramillo SECONDED the motion.

The SUBSTITUTE MOTION failed by a vote of 4-4 (Boyd, Gorraiz, Hu, James).

The original motion was entertained and is detailed below.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-44-25-6, per the Staff Memo dated January 7, 2026, with additional stipulations (1.e through 1.g) as recommended by staff, and with direction that the applicant work with staff to determine if Stipulation No. 2 can be revised to reflect the updated plans, and to consider a stipulation to require a driveway on 24th Street.

Maker: Gorraiz
Second: James
Vote: 5-3 (Busching, Jaramillo, Matthews)
Absent: Soronson
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and the character of the surrounding area.
2. The proposal will facilitate new commercial and multifamily residential development at an appropriate location along a commercial corridor within a Major Employment Center, contributing to the land use mix in the area.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks.

Stipulations:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.

- E. PAGE 12, D1: DEVELOPMENT STANDARDS, ROW C. BUILDING SETBACKS: DELETE ALL OF THE AVERAGE SETBACKS AND CHANGE THE SOUTH SETBACK TO 25 FEET.**
- F. PAGE 14, D4: PARKING STANDARDS: REVISE ELECTRIC VEHICLE CHARGING TO STATE “A MINIMUM OF 10% OF THE REQUIRED PARKING SPACES SHALL BE AVAILABLE FOR ELECTRIC VEHICLE (EV) CHARGING. OF THOSE, 50% SHALL BE EV INSTALLED TYPE AND 50% SHALL BE EV READY TYPE.”**
- G. PAGE 15, D4: PARKING STANDARDS, ROW D. TANDEM PARKING: DELETE TANDEM PARKING STANDARDS.**

2. ~~THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 10, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~

3. ~~THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~

2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 20, 2025 AND THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.

3.

3. 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.

4. 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.

5. 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.

6. 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.

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-44-25-6 Northeast corner of 24th Street and Arizona Biltmore Circle	(SIGNATURE ON ORIGINAL IN FILE)	
	opposition	X	applicant
APPEALED FROM:	PC 1/8/2026	6190 North 28th Place Phoenix, AZ 85016	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 2/4/2026	Lynne Lagarde 602-370-4290 Lynbob94@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST:			
Irresponsible approval by Planning Commission of last-minute changes staff said they had not had time to review. Applicant misrepresented that the new driveway on 24th Street had City approval, but staff said it had not and required analysis.			
RECEIVED BY:	Dom Amodio	RECEIVED ON:	1/14/2026

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

Andrew Birkelbach/Teresa Garcia
 Micah Alexander
 PDD GIS
 Byron Easton (for PHO appeals only)
 Village Planner - Anthony Grande
 Applicant



CITY OF PHOENIX
JAN 14 2026
Planning & Development
Department

The PLANNING COMMISSION agenda for January 8, 2026 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 15, 2026.

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 15, 2026.

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 15, 2026.

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 22, 2026.

FORM TO REQUEST CITY COUNCIL HEARING

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

Z-44-25-6

APPLICATION NO.

1-8-25

DATE APPEALED FROM

OPPOSITION
 APPLICANT

NEC 24th Street + Arizona Biltmore Circle

LOCATION OF APPLICATION SITE

Don Amador

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

LYNNE LAGARDE

PRINTED NAME OF PERSON APPEALING

6190 N. 28th Place

STREET ADDRESS

Phoenix Az 85016

CITY, STATE & ZIP CODE

lynbob94@gmail.com

EMAIL ADDRESS

lynne lagarde

SIGNATURE

1-9-25

DATE OF SIGNATURE

602-370-4290

TELEPHONE NO.

REASON FOR REQUEST: IRRESPONSIBLE APPROVAL BY PC OF LAST MINUTE CHANGES STAFF SAID THEY HAD NOT HAD TIME TO REVIEW. APPLICANT MISREPRESENTED THAT NEW DRIVEWAY ON 24th ST HAD CITY APPROVAL BUT STAFF SAID IT HAD NOT AND REQUIRED ANALYSIS.

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

ATTACHMENT G

For additional correspondence, please refer to the following items.

Correspondence received after the staff report:

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-cc-psr.pdf>

Correspondence received after the VPC meeting:

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-ccvpc.pdf>

Other correspondence:

<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html#2025>