

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Logan Zappolo, Planner I, Assisting

February 18, 2026

ITEM NO: 1	
	DISTRICT NO. 2
SUBJECT:	
Application #:	PHO-1-25--Z-28-21-2
Location:	Northeast corner of Sonoran Desert Drive and 29th Avenue
Zoning:	C-2 NBCOD
Acreage:	2.76
Request:	1) Modification of Stipulation 5 regarding maximum height.
Applicant:	Preston Johnson, Stewart + Reindersma Architecture, PLLC
Owner:	Terrance Plas, Sonoran Desert Retail LLC
Representative:	Terrance Plas, Sonoran Desert Retail LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications.

Village Planning Committee (VPC) Recommendation: The North Gateway Village Planning Committee heard this request on February 12, 2026 and recommended approval by a vote of 9-0.

DISCUSSION:

Preston Johnson, representative of SRA360, described the subject property located at the northeast corner of Sonoran Desert Drive and 29th Avenue. Mr. Johnson explained the property is currently undeveloped and zoned C-2. He overviewed the request to modify Stipulation 5 of the original rezoning case which stipulated the maximum height of 25 feet and 1 story, and explained he is requesting to modify this stipulation to allow for the height proposed for the updated hotel use. Mr. Johnson reviewed the surrounding properties and explained that the adjacent apartment complexes were built and constructed to a height greater than 1 story and/or 25 feet. Mr. Johnson presented the proposed elevations for the Hyatt Studios, with the highest point of the building, approximately 48 feet. He then presented renderings of the elevations, highlighting the materials and quality of the design. Mr. Johnson explained this case went to the North Gateway Village Planning Committee and the project received a unanimous recommendation for approval of the request.

Byron Easton, Planning Hearing Officer, asked if there are any registered speakers for this case.

Logan Zappolo, Planning Hearing Officer Assistant, confirmed there are no registered speakers for this item.

Mr. Easton stated the North Gateway Village Planning Committee heard the case at their meeting on February 12, 2026, and recommended approval of the request by vote of 9-0. He asked if there was any discussion regarding any overlay districts that would prohibit any height increase.

Mr. Johnson stated there was no conversation at the VPC regarding any overlay districts. He included most of their concerns related to right-of-way and setbacks which would require variance.

Mr. Easton asked if the applicant is requesting to modify the stipulation to include a new height or to remove the stipulation entirely.

Mr. Johnson confirmed he would like the height to reflect a standard maximum height of 56 feet in the C-2 zoning district.

Mr. Easton asked if the applicant had any communication with the Streets Transportation Department regarding an updated Traffic Impact Study.

Mr. Johnson replied he has not started this process with the Streets Transportation Department; however, he is aware of the comments received and they requested to modify the stipulation to include an updated Traffic Study and that would be required prior to site plan approval.

Mr. Easton asked if Mr. Johnson would have any opposition to adding a stipulation to reflect the concerns raised by the Streets Transportation Department. Mr. Easton recommended approval of the request with a modification to delete the stipulation in its entirety, which would allow the height to be dictated according to the standards of the underlying zoning district. He added there will also need to be a modification to Stipulation 19 regarding an updated Traffic Impact Study. Mr. Easton reiterated the updated traffic study would need to be reviewed and approved by the Streets Transportation Department to satisfy Stipulation 19.

Mr. Johnson confirmed this is understood.

Mr. Easton reiterated his decision of approval with modifications.

FINDINGS:

- 1) The request to modify Stipulation 5 regarding the maximum allowable building height is recommended for approval with a modification. The modification is to remove the stipulation in its entirety. The current 25-foot/one-story height limit is an outdated restriction that conflicts with the established C-2 Intermediate Commercial District standards, which allow for heights up to 56 feet. As hotels are a permitted use within this zone, they typically require multi-story designs to meet modern operational and brand standards. At 48 feet, the proposed Hyatt Studios Hotel remains well under the maximum height allowance and matches the commercial character of Sonoran Desert Drive. Maintaining the existing restriction would effectively prohibit a use that is otherwise allowed by right.

This request does not seek special treatment or increased intensity; it simply seeks to apply the standard C-2 rules to a site currently bound by a mismatched limitation.

- 2) In response to the applicant's request to modify the stipulated height and story limitations from the subject parcel within the C-2 zoning district, the Street Transportation Department recommends modifying Stipulation 19. The modification to Stipulation 19 cannot be implemented, however, due to the fact that it was not advertised.

STIPULATIONS:

1.	A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.
2.	A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.
3.	The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.
4.	The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.
5.	The C-2 NBCOD zoned portion of the site shall be limited to a maximum height of one story and 25 feet.
5. 6.	All building facades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies, as approved by the Planning and Development Department.

6. 7.	All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
7. 8.	Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.
8. 9.	If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
9. 10.	All service areas in the C-2 zoned portion shall be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers, and other mechanical and or electrical equipment from eye level adjacent to public streets and private drives, as approved by the Planning and Development Department.
10. 11.	Pedestrian connectivity shall be provided between multifamily and commercial developments, as approved by the Planning and Development Department.
11. 12.	Secured bicycle parking shall be provided for multifamily development per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 18 bicycle parking spaces for the R-4 NBCOD zoned portion of the site and a minimum of 13 bicycle parking spaces for the R-3 NBCOD zoned portion of the site shall be provided for guests located near the offices or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
12. 13.	A minimum of six bicycle parking spaces for the C-2 NBCOD zoned portion of the site shall be provided near entrances of buildings or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
13. 14.	A minimum 10-foot-wide public multi-use trail (MUT) shall be constructed within the existing multi-use recreational trail easement

	(MURTE) along the north side of Sonoran Desert Drive in accordance with Section 429 of the City of Phoenix MAG Supplemental detail, as approved by the Planning and Development Department.
14. 15.	All sidewalks along public streets shall be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
15. 16.	A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.
16. 17.	Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
17. 18.	Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.
18. 19.	The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.
19. 20.	The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
20. 21.	The developer shall dedicate a minimum 80 feet of right-of-way and construct a City classified "E" section roadway for North Foothills Drive connecting to 29th Avenue, or as otherwise determined through the approved Traffic Impact Study. If constructed, a Shared-Use Path shall be provided along North Foothills Drive in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.
21.	The developer shall provide a minimum of two shaded pedestrian

22.	connections from the development site to the wash and any designated trails, as approved by the Planning and Development Department.
22. 23.	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.
23. 24.	If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
24. 25.	If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
25. 26.	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
26. 27.	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.

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