



Village Planning Committee Meeting Summary

Z-183-25-8

Date of VPC Meeting	April 14, 2026
Request From	R-5 RSIOD, C-2 RSIOD, and C-3 RSIOD
Request To	C-1 HGT/WVR DNS/WVR RSIOD
Proposal	Commercial and multi-family residential
Location	Northeast corner of 16th Street and Broadway Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

One member of the public registered to speak and did not indicate support or opposition.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

Chair Greathouse asked about the Rio Salado Interim Overlay District (RSIOD). **Mr. Rogers** explained that the RSIOD is intended to control open-storage uses and bring industrial developments up to the Commerce Park development standards. Mr. Rogers noted that because this request is not for an industrial use, the RSIOD does not have much impact on the proposal.

Committee Member Mark Beehler asked about the maximum allowed height in the C-1 zoning district without a height waiver and for the maximum height of the current zoning district. **Mr. Rogers** explained that the requested C-1 district allows a maximum height of 30 feet without a height waiver and stated he would need to verify the maximum height in the R-5 district but believed it to be either 48 or 56 feet.

Committee Member Darlene Jackson asked whether sidewalks would be provided on both sides of Wood Street. **Mr. Rogers** stated that the developer would only provide sidewalks on the subject site's side of the street.

APPLICANT PRESENTATION

Xandon Keating, representing the applicant, explained that the City does not own the entire site and that adjacent property owners requested to join the rezoning. Mr. Keating stated that C-1 zoning was selected to limit the more intense uses permitted in C-2 and

C-3 while allowing for mixed-use development, explained that the rezoning prepares the site for future development, and described alignment with the South Mountain Village Character Plan, the South Central Transit Oriented Development Community Plan, the General Plan, and the Target Area B Redevelopment Plan. Mr. Keating described the rezoning request, project timeline, the Request for Proposal (RFP) process and asked for questions.

QUESTIONS FROM THE COMMITTEE

Committee Member Beehler stated that the staff report indicated a height limit of 48 feet while the applicant presentation requested a maximum height of 56 feet. **Mr. Keating** explained that he is requesting the maximum allowable height to provide flexibility but is agreeable to 48 feet. **Chair Greathouse** stated that a maximum height of 56 feet would make vertical mixed-use development easier to achieve. Mr. Keating agreed with Chair Greathouse. **Mr. Rogers** clarified that multi-family developments may utilize the maximum R-5 height, while commercial buildings are limited to lower heights. Mr. Rogers explained that vertical mixed-use is uncommon in this zoning district due to differing development standards between commercial and multi-family structures.

Committee Member Marcia Busching asked what outreach had occurred and whether height was a concern for nearby properties. **Mr. Keating** stated that no concerns were raised and explained that only two individuals attended the neighborhood meeting.

Committee Member Busching asked whether the RFP applies only to City-owned land. **Mr. Keating** confirmed that the RFP applies only to City-owned land.

Committee Member Busching commented that the site appears narrow and asked whether development is viable. **Mr. Keating** confirmed development is viable and described the likely development form. Committee Member Busching asked for the width of the two parcels. Mr. Keating stated he was unsure but would confirm.

Committee Member Ralph Thompson noted that the American Legion property is included in the request and asked for an explanation of the relationship. **Mr. Keating** explained that there is no direct correlation between the City RFP development and the American Legion; stated that the American Legion is simply a neighboring property, explained that the Community and Economic Development Department (CED) believed including the American Legion site was appropriate. Mr. Keating explained that the American Legion asked to be included request and stated that the City agreed include the American Legion site in the request as a good-neighbor gesture.

Chair Greathouse described the subject-site boundaries. **Mr. Keating** stated that the City-owned property is approximately 125–130 feet wide.

Committee Member Fatima Muhammad Roque asked whether specific outreach was conducted to the American Legion. **Mr. Keating** stated that the development team coordinated with American Legion's leadership.

Committee Member Jackson asked whether it would make sense to purchase the adjacent property. **Mr. Keating** explained that the property owner is not interested in selling.

Committee Member Jackson stated her understanding that the American Legion wants to participate in the redevelopment. **Mr. Keating** stated that the American Legion has its own plans but that he has not been involved in those discussions.

Committee Member Kay Shepard expressed concern that without a unified development plan for all the parcels included in the request the area will lack cohesion and community character. **Mr. Keating** explained that the City is limited in how it can dispose of its land, stated that selling the land would eliminate the City's ability to shape the development, and explained that the City cannot purchase unwilling sellers' properties. Mr. Keating stated that consolidating the zoning is appropriate and will support the right kind of development.

Committee Member Kassandra Alvarez asked whether development could occur on the adjacent property after this project moves forward. **Mr. Keating** stated that one scenario is that the adjacent owner might coordinate with the future RFP awardee and another scenario is that this development could catalyze additional redevelopment in the area.

PUBLIC COMMENT

Michelle Daniels asked what "mixed use" means and whether outreach to the American Legion can be expected. **Chair Greathouse** stated that mixed use means multiple uses.

APPLICANT RESPONSE

Mr. Keating stated that the development team has met with American Legion leadership and is open to further conversation and explained that the American Legion would likely lead outreach to its own membership.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member George Brooks asked whether only two people attended the community meeting. **Mr. Keating** confirmed that two people attended. Committee Member Brooks stated that two people does not constitute meaningful community engagement and suggested coordinating with the American Legion to improve turnout. Mr. Keating agreed that additional coordination would be possible.

Committee Member Muhammad Roque asked what the timeline would be for additional outreach. **Mr. Keating** stated his team would reach out to the American Legion within the week but could not speak for the Legion's internal process and stated that the outreach approach would be determined collaboratively. Committee Member Muhammad Roque asked whether communication would be quick or require postal mail. Mr. Keating stated that postal mail would not be the primary method of communication.

Committee Member Jackson recalled that the area once contained a junkyard and expressed support for development, noting that new residential and commercial uses would be beneficial.

Ms. Daniels stated that she is a member of the American Legion and would like more information and is interested in the development. **Committee Member Beehler** asked whether the American Legion is supportive of the request. Ms. Daniels stated that the membership aims to improve the American Legion's reputation and would likely be supportive but needs more information. Ms. Daniels stated that unless members are present at the meeting, the organization may not formally support the request and explained that the membership must understand what the rezoning entails.

Committee Member Beehler asked who owns the American Legion land. **Mr. Keating** stated that he did not know, but that it is not individually owned.

MOTION

Committee Member Marcia Busching motioned to recommend approval of Z-183-25-8, per the staff recommendation. **Committee Member Mark Beehler** seconded the motion.

VOTE

12-0, motion to recommend approval of Z-183-25-8, per the staff recommendation, passed with Committee Members Alvarez, Beehler, Brooks, Busching, F. Daniels, Gupta, Jackson, Marchuck, Muhammad Roque, Shepard, Thompson, and Greathouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.