

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION MARCH 5, 2026

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-106-25-8 (Continued from February 5, 2026)
Location:	Southeast corner of 16th Street and Portland Street
From:	PSC
To:	C-2
Acreage:	14.17
Proposal:	Grocery store with banquet hall
Applicant:	Madison Leake, Burch & Cracchiolo, P.A.
Owner:	Lutfy Family Limited Partnership
Representative:	Madison Leake, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 2/9/2026 Approval, per the staff recommendation. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-106-25-8, per the Central City Village Planning Committee recommendation.

Maker: Matthews

Second: Gorraiz

Vote: 7-0

Absent: Busching, Jaramillo

Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal, as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Eastlake Garfield Transit Oriented Development Policy Plan, Comprehensive Bicycle Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. Upon complete redevelopment or development that increases the cumulative floor area of all the buildings by more than 20%, from the existing 114,602 square feet depicted on the site plan date stamped August 14, 2025, or new development of 5,000 square feet or more, the following shall apply to any new construction:
 - a. The building frontages facing 16th Street and Roosevelt Street shall use an allowable frontage type per the standards of Table 1303.2 Transect T5.
 - b. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
 - c. All 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.
 - d. 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.
 - e. A publicly accessible bicycle repair station ("fix it station") shall be provided and maintained on site near a primary site entrance for the first new construction of 5,000 square feet or more. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the based of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - f. A minimum of 5% of the required parking spaces shall include EV Ready infrastructure.
 - g. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
 - h. Where triggering development is adjacent, the existing detached sidewalks along Roosevelt Street shall remain and the planters shall be replenished as follows:
 - i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

- ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

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- ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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- j. Where triggering development is adjacent, the sidewalks along Portland Street and Patricio Street shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

- k. Where triggering development is adjacent, 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.
- l. All streets within and adjacent to the triggering 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.
- m. A minimum of eight bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near new building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall

adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

- n. Where triggering development is adjacent, the landscape planters within the parking lot shall be replenished per the C-2 standards for planting type, size and quantity, as approved by Planning and Development Department.
 - o. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
 - p. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
 - q. The northbound bus bay and pad on 16th Street south of the existing driveway shall be retained.
 - r. A minimum of 50 feet of right-of-way shall be dedicated for the east side of 16th Street.
2. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
 3. 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, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
 4. 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.
 5. 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.