City of Phoenix

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

City of Phoenix

Agenda

Wednesday, January 7, 2026

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED January 6, 2026*****
Items Revised: 2 and 89;
Items Requested to be Withdrawn: 45 and 100

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/onstage/g.php?MTID=m2eb733d9d4b042e1d0cc1a0ff1aedb01

- 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.

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- 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 2552 751 8996#. 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 2552 751 8996#). 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

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Attachment G - Opposition Letters - Z-91-25-6.pdf

*100 ***REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** (CONTINUED FROM OCTOBER 15, NOVEMBER 5 AND DECEMBER 3, 2025) - Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6** Page 663

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 1

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:** January 7, 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:

Alhambra Village Planning Committee

Councilwoman Betty Guardado recommends the following for appointment:

Susie Smith
Ms. Smith is a retiree and a resident of District 5. She fills a vacancy for a term to expire January 7, 2028.

Parks and Recreation Board

I recommend the following for appointment:

Rick Naimark
Mr. Naimark is an Associate Vice President at Arizona State University and a resident of District 7. He replaces Kelly Dalton for a partial term to expire April 4, 2027.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** *2

ITEM REVISED (SEE ATTACHED MEMO) Swearing In of Municipal Court Judges

Request to permit the swearing in of Municipal Court Judges.

Summary
Administer the oath of office for the reappointments of five Municipal Court Judges to another four-year term as Judge of the Phoenix Municipal Court.

Concurrence/Previous Council Action
On November 5, 2025, the Judicial Selection Advisory Board recommended reappointments of five Municipal Court Judges to another four-year term as Judge of the Phoenix Municipal Court.

On November 19, 2025, the City Council approved the reappointment of the following:
- Judge Monyette Nyquist as a Judge of the Phoenix Municipal Court for a four-year term that would end on December 19, 2029.
- Judge Ana Sanchez as a Judge of the Phoenix Municipal Court for a four-year term that would end on December 19, 2029.
- Judge Hercules Dellas as a Judge of the Phoenix Municipal Court for a four-year term that would end on January 17, 2030.
- Judge Heidi Gilbert as a Judge of the Phoenix Municipal Court for a four-year term that would end on January 17, 2030.
- Judge Frankie Jones as a Judge of the Phoenix Municipal Court for a four-year term that would end on January 17, 2030.

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: January 5, 2026

From: Zack Wallace
City Manager's Office

Subject: CORRECTION TO ITEM 2 ON THE JANUARY 7, 2026, FORMAL AGENDA – SWEARING IN OF MUNICIPAL COURT JUDGES

This correction memo is to update the date of when the City Council approved the reappointment of the five municipal court judges. The judges were approved for reappointment during the Formal City Council Meeting on Wednesday, December 17, 2025. The file should state December 17, 2025, instead of November 19, 2025.

Approved: Amber Williamson 11/5/26
Amber Williamson
Deputy City Manager
Date

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 3

Reappointment of Phoenix Municipal Court Judge - Citywide

This item is to consider the reappointment of a Phoenix Municipal Court Judge for a four-year term.

Summary

The Judicial Selection Advisory Board convened on November 5, 2025, and recommended the following reappointment of Phoenix Municipal Court Judge:

- Judge Alex Benezra as a Judge of the Phoenix Municipal Court for a four-year term that would end on January 17, 2030.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Phoenix Municipal Court.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 4

Liquor License - Special Event - Our Lady of Czestochowa Roman Catholic Parish Phoenix - District 1

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

Summary

Applicant
Kinga Hoffmann

Location
2828 W. Country Gables Drive
Council District: 1

Function
Dinner

Date(s) - Time(s) / Expected Attendance
January 31, 2026 - 7 p.m. to 2 a.m. / 180 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 5

Liquor License - Double Tree by Hilton Phoenix North - District 1

Request for a liquor license. Arizona State License Application 366237.

Summary

Applicant
Tammy Facer, Agent

License Type
Series 11 - Hotel

Location
10220 N. Metro Parkway East
Zoning Classification: RSC, RSC SP
Council District: 1

This request is for a new liquor license for a hotel. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was January 4, 2026. However, the applicant submitted a written request for more time.

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 the expertise and knowledge of compliance, a strong understanding of local regulations, and a commitment to responsible service, ensuring that all standards for the liquor license are met."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will enhance the hospitality offerings, attract more visitors, support local businesses, and contribute positively to the local economy and community engagement."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Double Tree by Hilton Phoenix North - Data
Attachment B - Double Tree by Hilton Phoenix North - Map

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

Liquor License Data: DOUBLE TREE BY HILTON PHOENIX NORTH

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	3	1
Government	5	2	0
Bar	6	15	3
Beer and Wine Bar	7	6	5
Liquor Store	9	7	0
Beer and Wine Store	10	8	1
Hotel	11	12	12
Restaurant	12	53	36

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	253.26	486.41
Violent Crimes	12.31	39.01	58.49

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

Property Violation Data

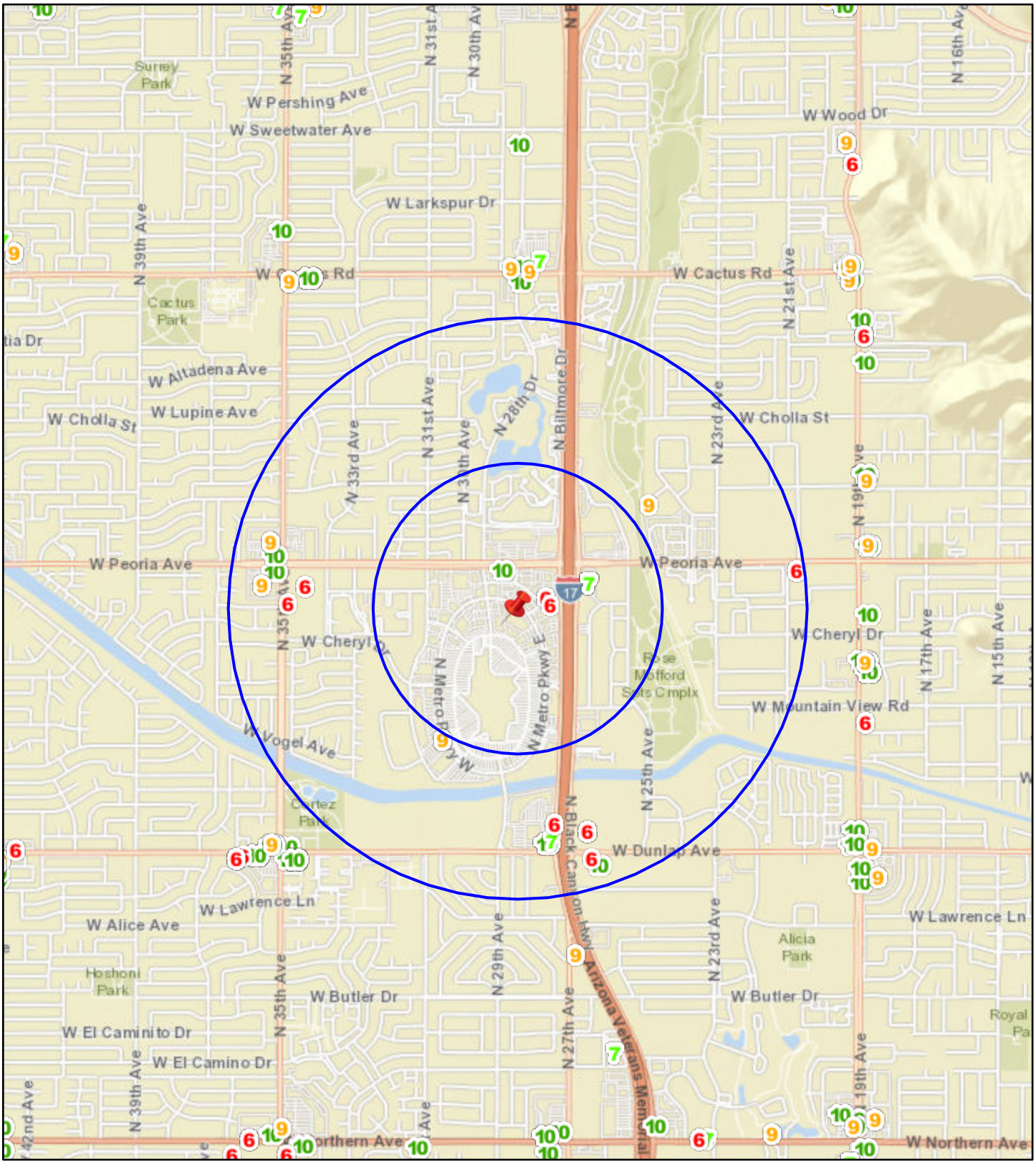
Description	Average	1/2 Mile Average
Parcels w/Violations	40	19
Total Violations	69	51

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042052	2410	76	64	453
1042054	1560	187	71	626
1043012	1885	605	31	309
1043021	1378	183	36	402
1043022	2468	355	166	423
1044012	1461	17	28	88
1044022	1976	11	68	250
Average	1601	393	60	177

Liquor License Map: DOUBLE TREE BY HILTON PHOENIX NORTH

10220 N METRO PKWY



Date: 11/24/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 6

Liquor License - Special Event - Arizona Wine Foundation Inc. - District 2

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

Summary

Applicant
Michael Pigford

Location
15215 N. Kierland Boulevard
Council District: 2

Function
Art & Wine Festival

Date(s) - Time(s) / Expected Attendance
January 31, 2026 - 11 a.m. to 5:30 p.m. / 2,500 attendees
February 1, 2026 - 11 a.m. to 5:30 p.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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 7

Liquor License - Kajiken Ramen - District 2

Request for a liquor license. Arizona State License Application 359516.

Summary

Applicant
Patrick Dicesare, Agent

License Type
Series 12 - Restaurant

Location
21001 N. Tatum Boulevard, Ste. 34-1140
Zoning Classification: C-2 DRSP
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.

The 60-day limit for processing this application is January 20, 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:
"The owners of the restaurant are responsible, experienced, and successful restaurateurs of other locations throughout the United States. Its manager has received their liquor management training by authorized training providers. The owners, operators and management are committed to following all State, Federal and Local laws regarding the sale and consumption of alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The best interest of the community will be served by the issuance of the Series 12 liquor license. City of Phoenix residents have come to expect to have the option of consuming an alcoholic beverage when enjoying a meal at a restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Kajiken Ramen - Data
Attachment B - Kajiken Ramen - Map

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

Liquor License Data: KAJIKEN RAMEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	29	28
Beer and Wine Bar	7	13	13
Liquor Store	9	7	7
Beer and Wine Store	10	8	8
Hotel	11	2	0
Restaurant	12	78	75

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	53.42	150.63
Violent Crimes	12.31	2.91	7.74

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

Property Violation Data

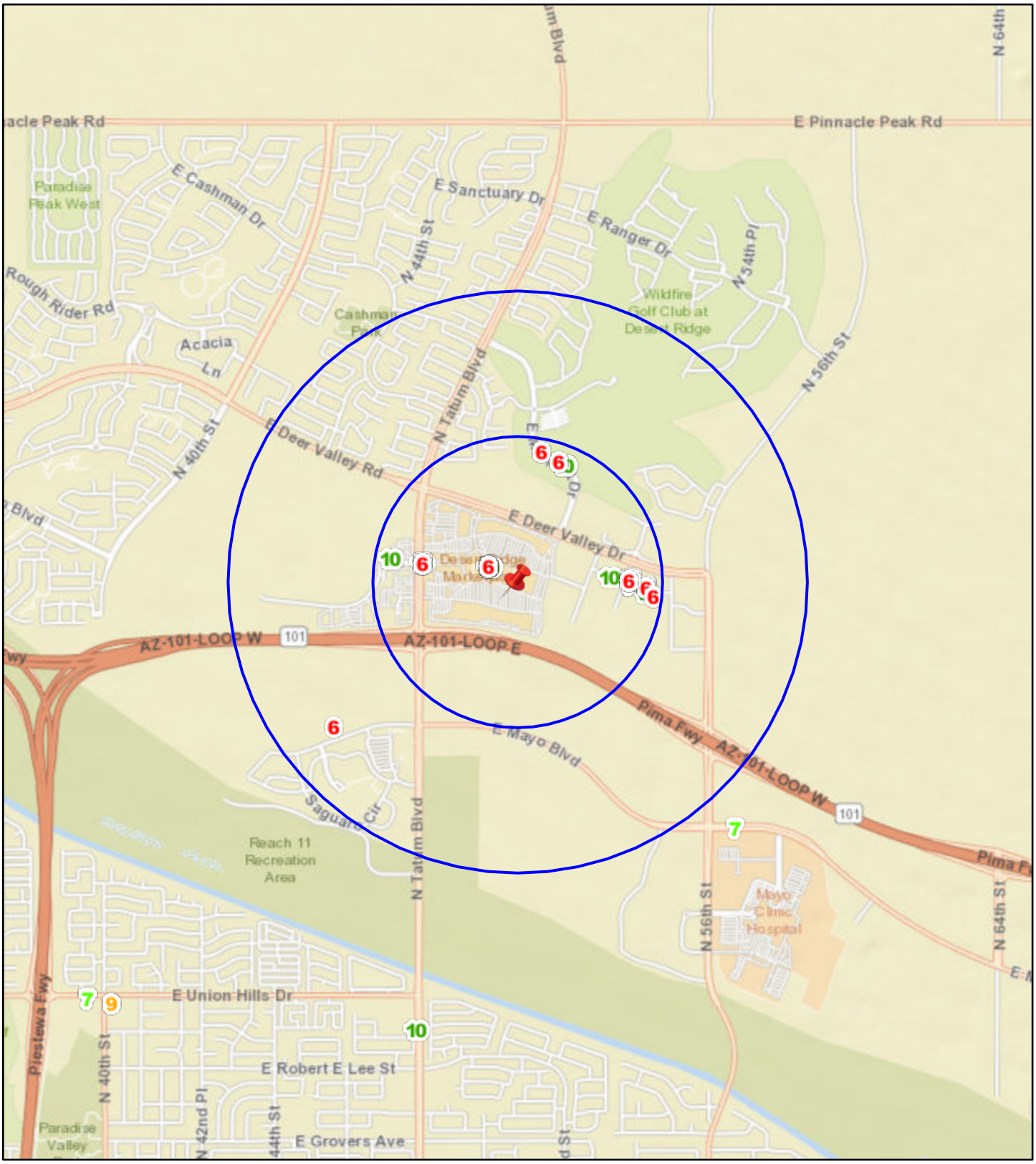
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	70	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6150021	488	100	5	14
6150023	1947	397	143	101
6151001	1413	407	25	11
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: KAJIKEN RAMEN

21001 N TATUM BLVD



Date: 12/7/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 8

Liquor License - Girasol Breakfast and Brunch - District 3

Request for a liquor license. Arizona State License Application 361799.

Summary

Applicant
Miguel Rocha, Agent

License Type
Series 12 - Restaurant

Location
1810 W. Northern Avenue, Ste. 9 & 10
Zoning Classification: C-1 HP RPSPD
Council District: 3

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 location requires a Use Permit to allow the sale of alcoholic beverages.

The 60-day limit for processing this application is January 17, 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:
"Im so responsoble kind, and, respeteble off the law."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My purpose is get better business to the area and try the comunity and neighbors pass a good time."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - Girasol Breakfast and Brunch - Data
Attachment B - Girasol Breakfast and Brunch - Map

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

Liquor License Data: GIRASOL BREAKFAST AND BRUNCH

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	201.24	320.7
Violent Crimes	12.31	43.84	61.88

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

Property Violation Data

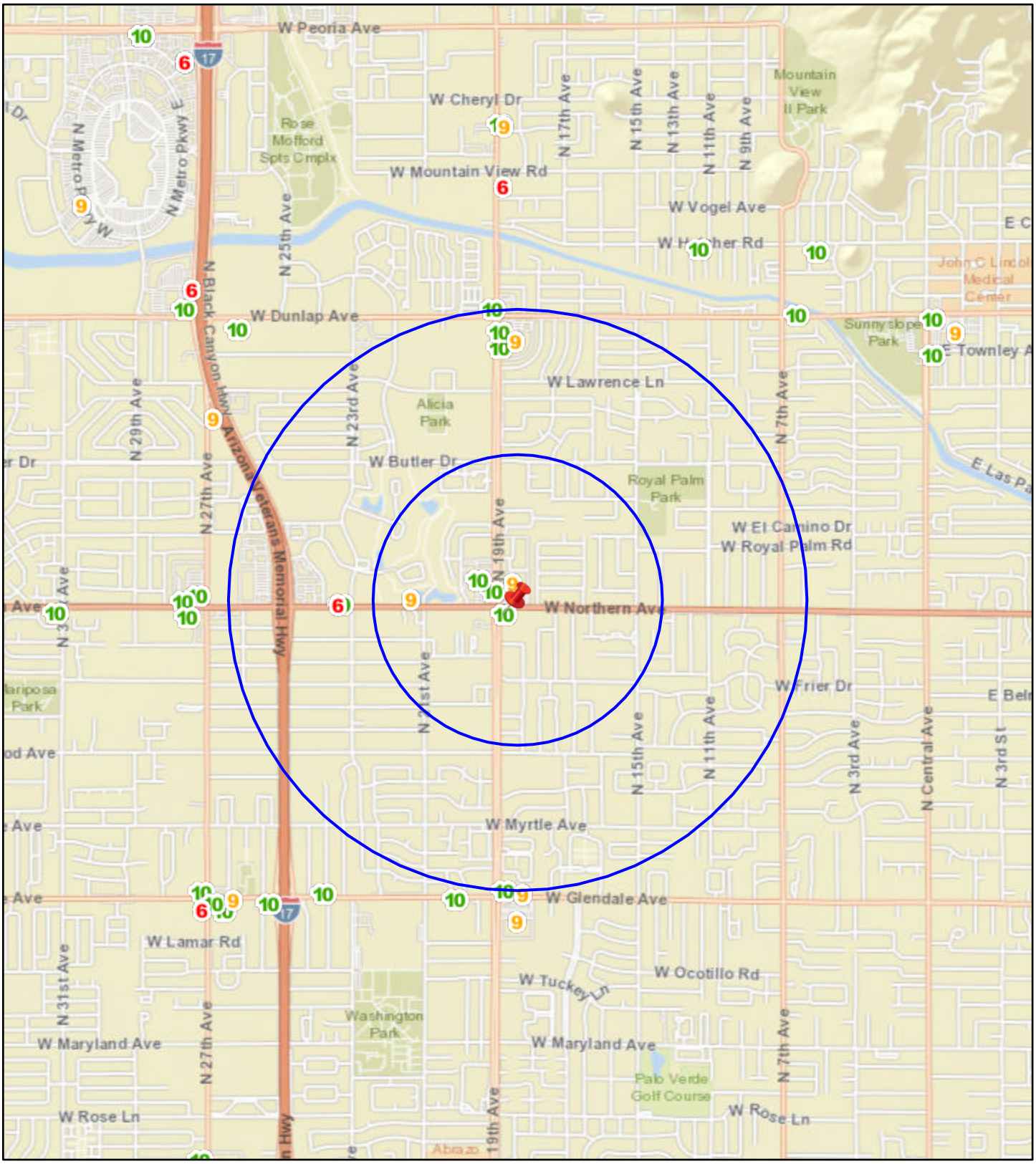
Description	Average	1/2 Mile Average
Parcels w/Violations	41	72
Total Violations	70	152

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1054001	1246	488	20	0
1054002	1261	465	33	28
1054003	1227	324	26	16
1055021	817	6	37	208
1055031	515	0	19	63
1055032	3678	260	205	969
1060021	1826	129	76	413
1060022	1038	145	43	199
1061001	1093	414	14	0
1061002	1280	430	31	277
Average	1601	393	60	177

Liquor License Map: GIRASOL BREAKFAST AND BRUNCH

1810 W NORTHERN AVE



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 9

Liquor License - Noor Mediterranean - District 3

Request for a liquor license. Arizona State License Application 365892.

Summary

Applicant
Michael Kaffer, Jr., Agent

License Type
Series 12 - Restaurant

Location
10625 N. Tatum Boulevard, Ste. 150
Zoning Classification: C-2 SP
Council District: 3

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 was January 2, 2026. However, the applicant submitted a request for more time.

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 for Arizona Alcohol Traffic & Firearms for 3 years helping establishments acquire liquor licenses through state and local jurisdictions while maintaining title four compliance."

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 - Noor Mediterranean - Data
Attachment B - Noor Mediterranean - Map

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

Liquor License Data: NOOR MEDITERRANEAN

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	2
Bar	6	2	2
Beer and Wine Bar	7	5	5
Liquor Store	9	6	4
Beer and Wine Store	10	8	6
Hotel	11	3	0
Restaurant	12	29	20

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	30.78	50.42
Violent Crimes	12.31	2.41	3.92

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

Property Violation Data

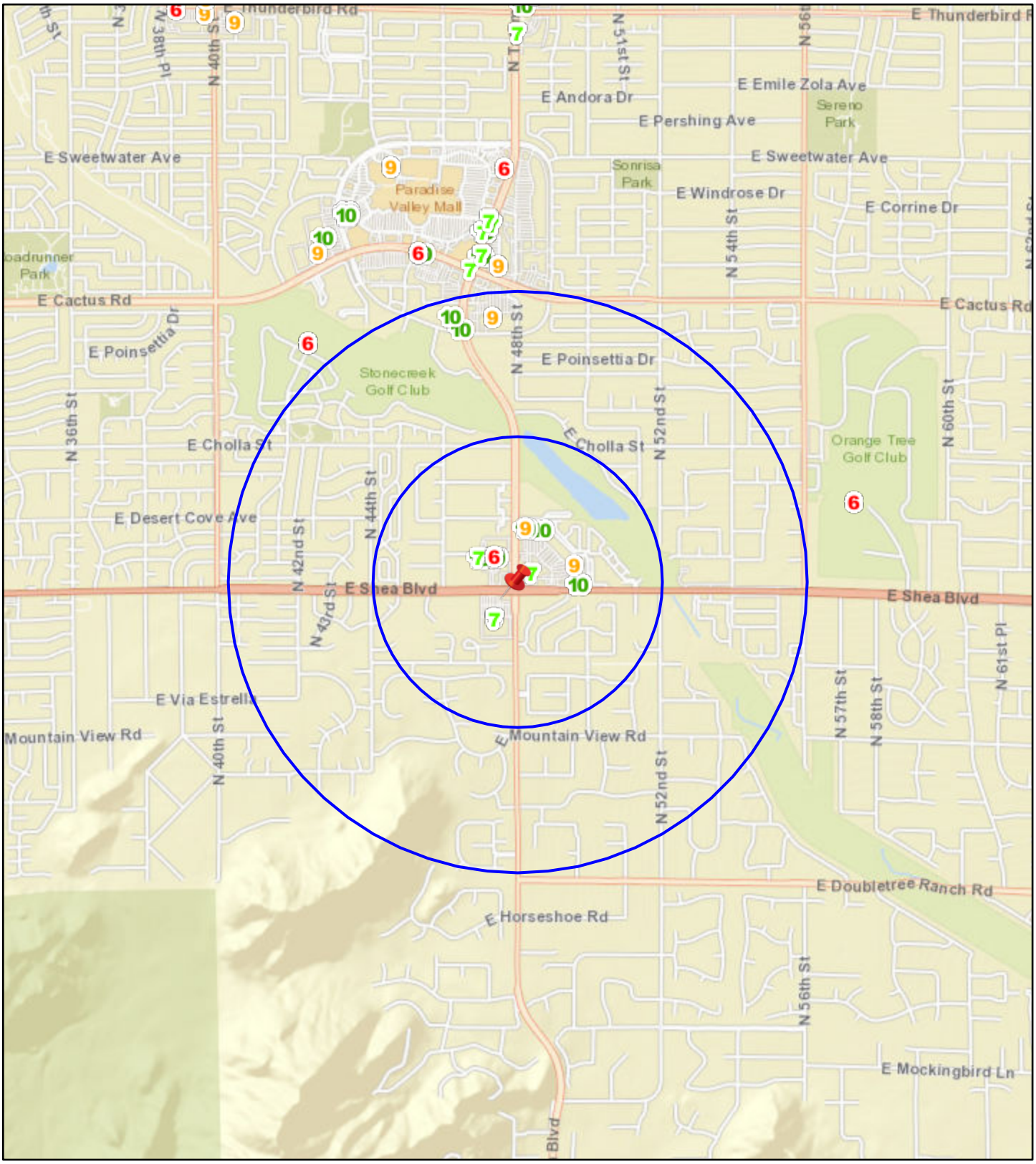
Description	Average	1/2 Mile Average
Parcels w/Violations	40	4
Total Violations	69	5

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032081	1370	464	39	45
1032083	910	500	68	27
1032092	313	141	131	14
1032093	1786	622	64	68
1032094	1784	460	154	85
1050032	2066	671	97	29
1051012	1961	677	14	45
Average	1601	393	60	177

Liquor License Map: NOOR MEDITERRANEAN

10625 N TATUM BLVD



Date: 11/24/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 10

Liquor License - Special Event - St. Mary's Roman Catholic High School Phoenix - District 4

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

Summary

Applicant
Paula Weitzel

Location
2525 N. 3rd Street
Council District: 4

Function
Dinner

Date(s) - Time(s) / Expected Attendance
March 21, 2026 - 5:30 p.m. to 10 p.m. / 250 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 11

Liquor License - Special Event - Ukrainian National Women's League of America, Inc., Branch #3 - District 4

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

Summary

Applicant
Nataliya Anderson

Location
4715 N. Central Avenue
Council District: 4

Function
Gala

Date(s) - Time(s) / Expected Attendance
January 24, 2026 - 4:30 p.m. to 10 p.m. / 250 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 12

Liquor License - Coronado Patty & Grill - District 4

Request for a liquor license. Arizona State License Application 366966.

Summary

Applicant
Hussam Yousef, Agent

License Type
Series 12 - Restaurant

Location
2605 N. 7th Street
Zoning Classification: C-2
Council District: 4

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 was January 6, 2026. However, the applicant submitted a request for more time.

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.

Mesa Liquor (Series 9)
1930 E. Broadway Road, Ste. 2, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Virginia Market (Series 9)
702 E. Virginia Avenue, Phoenix
Calls for police service: 5
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 the capability, reliability, and qualifications to hold a liquor license because I have been responsibly managing two liquor licenses (#9) since 2017, maintaining full compliance with all state regulations, and consistently operating my businesses in a safe, responsible, and well-managed manner."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"They will support a well-managed, compliant business that provides residents with a safe and convenient location for dining and beverage service. This license will allow us to enhance the customer experience, create additional jobs, contribute to the local economy, and offer a responsible,controlled environment that meets the needs of the community."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - Coronado Patty & Grill - Data
Attachment B - Coronado Patty & Grill - Map

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

Liquor License Data: CORONADO PATTY & GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Bar	6	20	5
Beer and Wine Bar	7	17	0
Liquor Store	9	12	2
Beer and Wine Store	10	22	11
Hotel	11	2	2
Restaurant	12	90	36
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	155.73	100.63
Violent Crimes	12.31	32.59	19.32

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

Property Violation Data

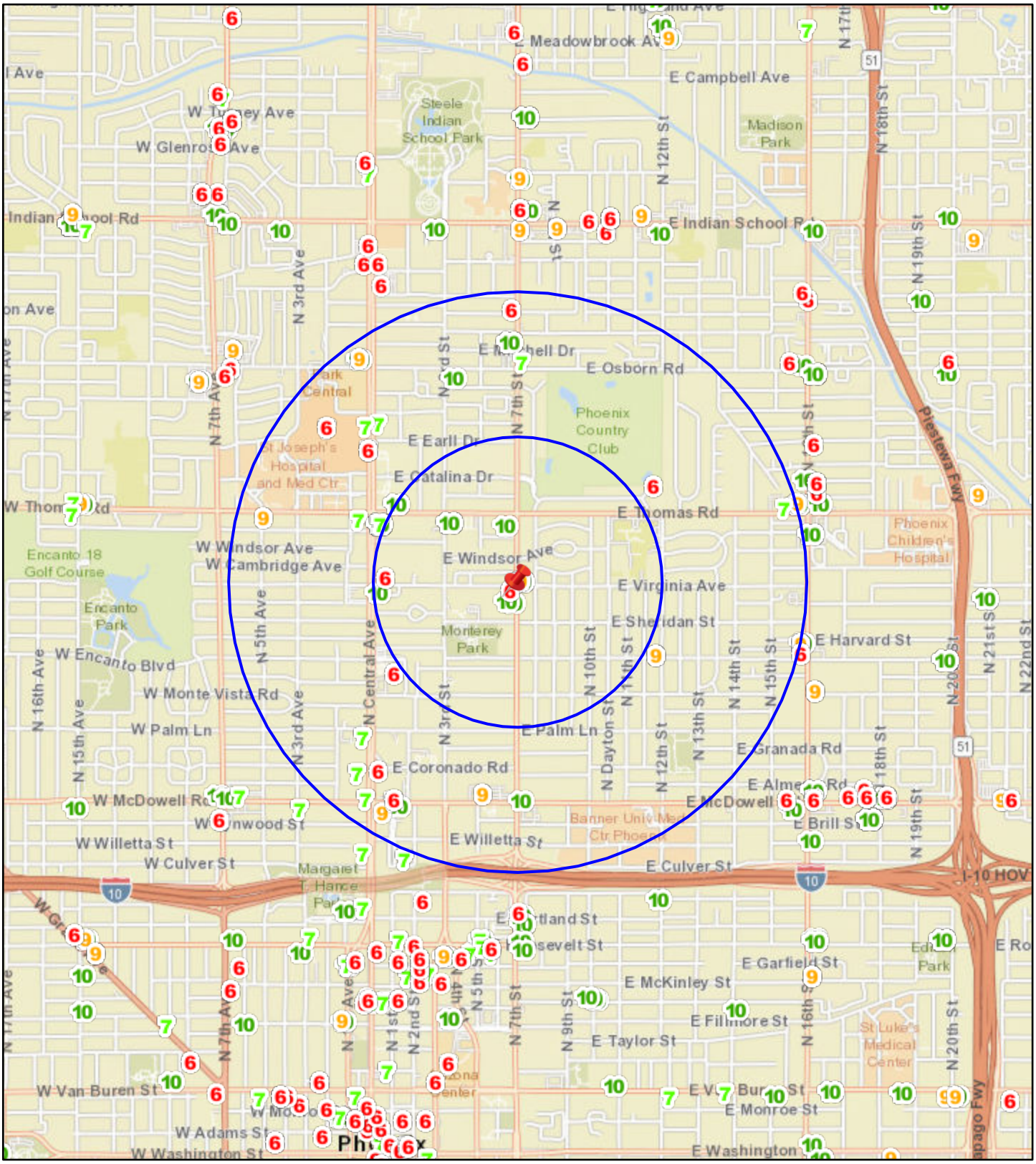
Description	Average	1/2 Mile Average
Parcels w/Violations	41	51
Total Violations	70	70

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105022	2166	436	185	339
1106004	1350	265	59	196
1117001	1240	396	65	217
1117003	951	300	94	62
1117004	1426	315	66	49
1118001	962	221	108	264
1118004	1423	507	117	200
Average	1601	393	60	177

Liquor License Map: CORONADO PATTY & GRILL

2605 N 7TH ST



City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 13

Liquor License - Hachiko Sushi House - District 4

Request for a liquor license. Arizona State License Application 365093.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
1616 N. Central Avenue, Ste. 102
Zoning Classification: DTC - Downtown Gateway
Council District: 4

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 was January 2, 2026. However, the applicant submitted a request for more time.

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:
"We understand the responsibilities that come with selling and serving alcohol, including compliance with all local and state liquor laws, responsible service practices, and record keeping requirements."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are committed to maintaining a safe, respectful, and law-abiding environment for patrons and the community. This establishment will meet a demonstrated need for a safe, well-managed venue where patrons can enjoy food and beverages responsibly. It will also provide additional options for residents and visitors within the area, enhancing local hospitality offerings."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - Hachiko Sushi House - Data
Attachment B - Hachiko Sushi House - Map

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

Liquor License Data: HACHIKO SUSHI HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	4	2
Bar	6	19	5
Beer and Wine Bar	7	8	5
Liquor Store	9	4	1
Beer and Wine Store	10	9	0
Hotel	11	3	0
Restaurant	12	45	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	208.86	256.47
Violent Crimes	12.31	42.62	55.52

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

Property Violation Data

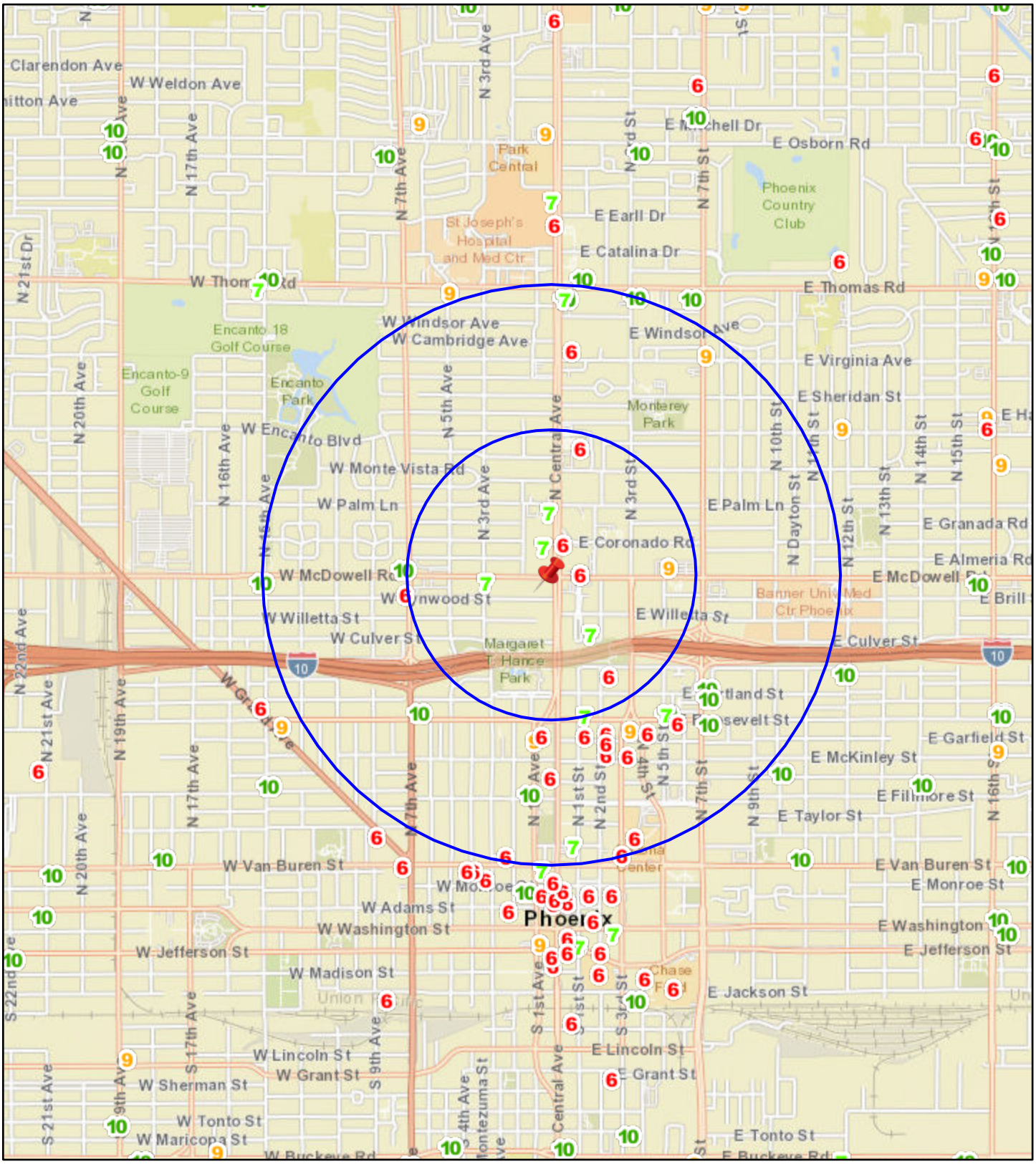
Description	Average	1/2 Mile Average
Parcels w/Violations	41	33
Total Violations	70	46

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118003	1247	510	88	26
1118004	1423	507	117	200
1119002	642	264	45	17
1129001	1399	521	53	62
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
Average	1601	393	60	177

Liquor License Map: HACHIKO SUSHI HOUSE

1616 N CENTRAL AVE



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 14

Liquor License - Tandy's - District 4

Request for a liquor license. Arizona State License Application 365236.

Summary

Applicant
Michael Kaffer, Jr., Agent

License Type
Series 12 - Restaurant

Location
2320 E. Osborn Road
Zoning Classification: C-1, P-1
Council District: 4

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 was December 30, 2025. However, the applicant submitted a request for more time.

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 worked for Arizona Alcohol Traffic & Firearms for 3 years helping people acquire liquor licenses and become Title Four certified to insure compliance with state and local governmental laws & regulations regarding the sale and consumption of 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/grocer 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 - Tandy's - Data
Attachment B - Tandy's - Map

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

Liquor License Data: TANDY'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	9	1
Beer and Wine Bar	7	4	2
Liquor Store	9	4	2
Beer and Wine Store	10	11	4
Restaurant	12	15	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	154.24	99.25
Violent Crimes	12.31	28.95	17.19

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

Property Violation Data

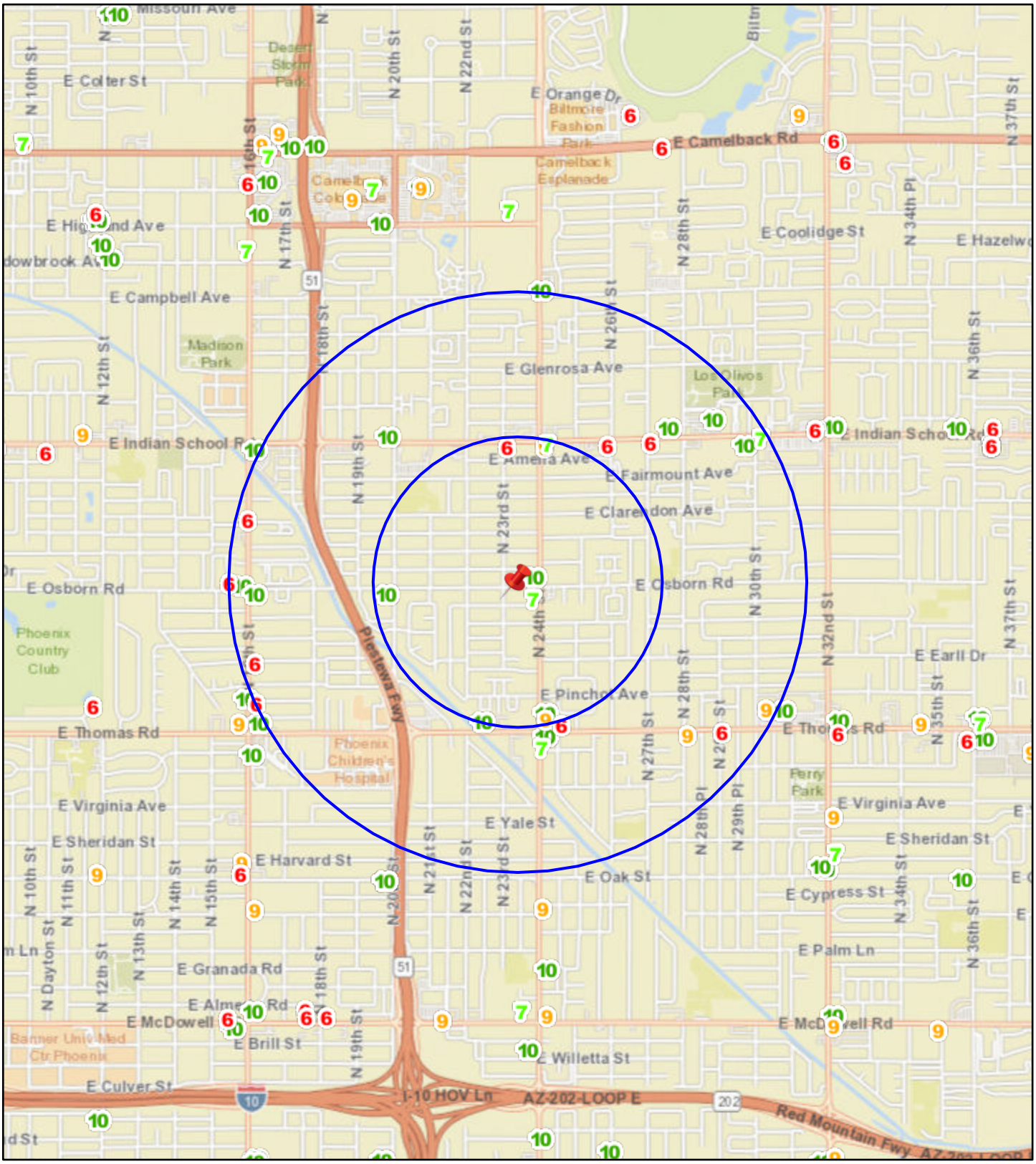
Description	Average	1/2 Mile Average
Parcels w/Violations	40	166
Total Violations	69	210

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1084003	1530	487	73	382
1085021	578	138	7	37
1107021	2550	450	73	215
1107022	1817	465	28	324
1108011	1965	414	124	372
1108022	1635	590	39	272
Average	1601	393	60	177

Liquor License Map: TANDY'S

2320 E OSBORN RD



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 15

Liquor License - Special Event - SS. Simon & Jude Roman Catholic Cathedral Phoenix - District 5

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

Summary

Applicant
Daylee Magneson

Location
6351 N. 27th Avenue
Council District: 5

Function
Dinner

Date(s) - Time(s) / Expected Attendance
February 28, 2026 - 5:30 p.m. to 11 p.m. / 500 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 16

Liquor License - El Mananero Breakfast-Dinner-Carreta - District 5

Request for a liquor license. Arizona State License Application 365022.

Summary

Applicant
Kevin Kramber, Agent

License Type
Series 12 - Restaurant

Location
2151 N. 83rd Avenue
Zoning Classification: C-2
Council District: 5

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 was January 2, 2026. However, the applicant submitted a request for more time.

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:
"1) I as the agent to the liquor license currently represent over 230+ licensees statewide. 2) Owner has a clean background and has 10+ years in the restaurant industry. 3) Owner will be a day-to-day operator with approved Title IV Basic & Management training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are a breakfast and lunch restaurant, and we want to be able to offer alcoholic beverages to our legal drinking age customers to be able to enhance their dining experience. The alcohol is merely an accessory to our primary purpose and is needed to be competitive in the marketplace."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - El Mananero Breakfast-Dinner-Carreta - Data
Attachment B - El Mananero Breakfast-Dinner-Carreta - Map

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

Liquor License Data: EL MANANERO BREAKFAST-DINNER-CARRETA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	2
Liquor Store	9	9	3
Beer and Wine Store	10	10	4
Restaurant	12	15	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	156.1	192.35
Violent Crimes	12.31	31.02	50.53

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

Property Violation Data

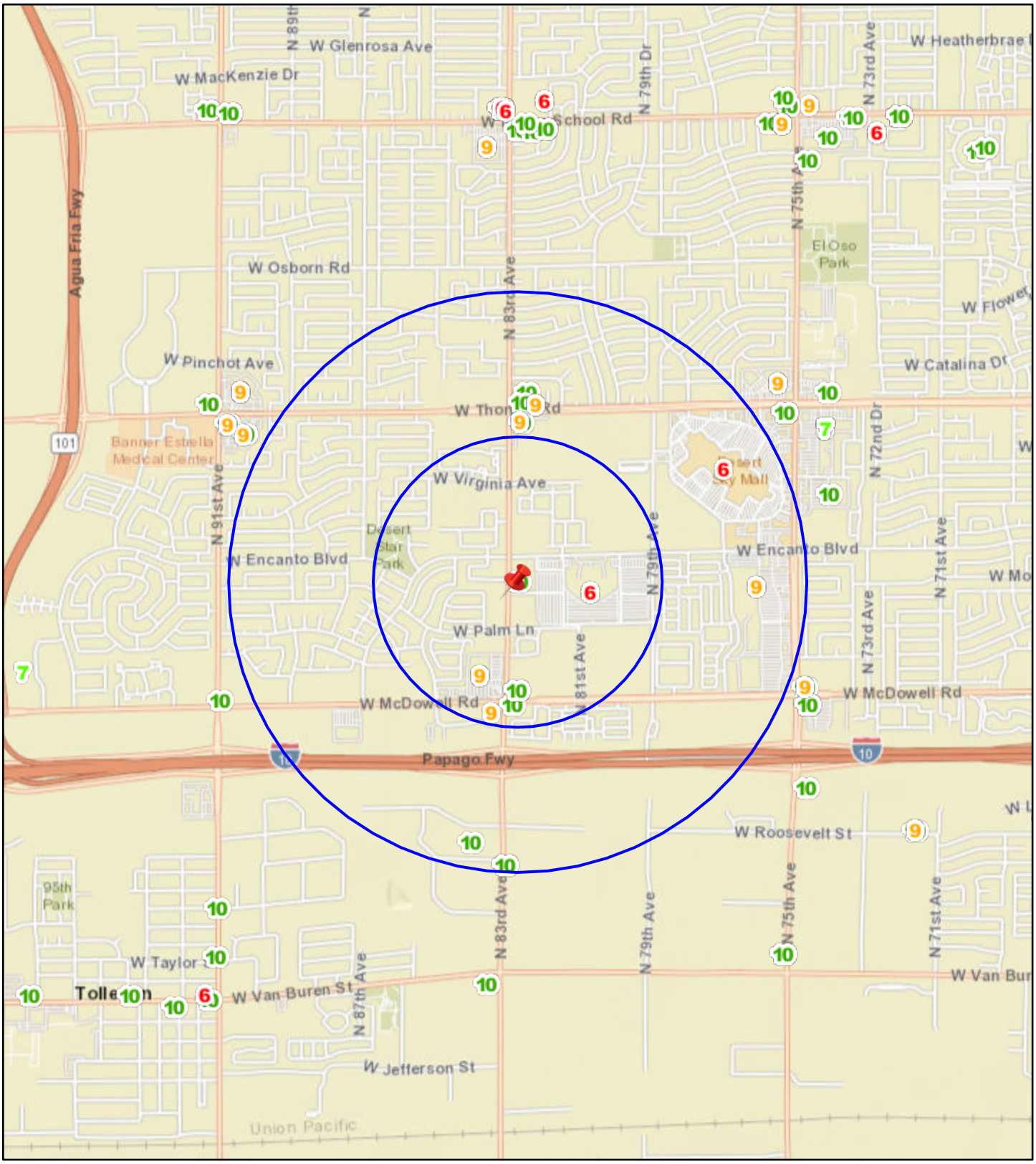
Description	Average	1/2 Mile Average
Parcels w/Violations	41	18
Total Violations	69	32

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820182	2890	620	79	238
0820281	1563	268	22	523
0820282	2753	475	33	381
0830003	0	0	0	0
1125231	1995	0	76	537
1125232	0	0	0	0
1125233	2197	589	40	218
1125241	3141	492	170	952
Average	1601	393	60	177

Liquor License Map: EL MANANERO BREAKFAST-DINNER-CARRETA

2151 N 83RD AVE



Date: 11/21/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 17

Liquor License - Filibertos Mexican Food - District 5

Request for a liquor license. Arizona State License Application 366354.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
2955 N. 91st Avenue
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 January 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.

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 worked at two establishment where alcohol was sold (Walmart and a gas station). I will be attending Arizona Title 4 Liquor Law training as well as my staff to ensure the safety of my customers and the general public. I will provide a safe environment for families to enjoy their meals. The service of alcoholic beverages is not my priority it is to complement their meal."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The public convenience will be served as there is a grocery store in the complex and other fast food locations that do not provide alcohol service with their food. My main concern is to meet the needs of the community by offering alcoholic berverages to complement the sales of my food. Food is my number one priority and focus. We have a drive-thru however it is for food service only. Additionally, all staff members will be trained in AZ liquor law to identify underage or intoxicated patrons and the steps to handle these situations."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Filibertos Mexican Food - Data
Attachment B - Filibertos Mexican Food - Map

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

Liquor License Data: FILIBERTOS MEXICAN FOOD

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	89.09	112.95
Violent Crimes	12.31	21.84	36.83

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

Property Violation Data

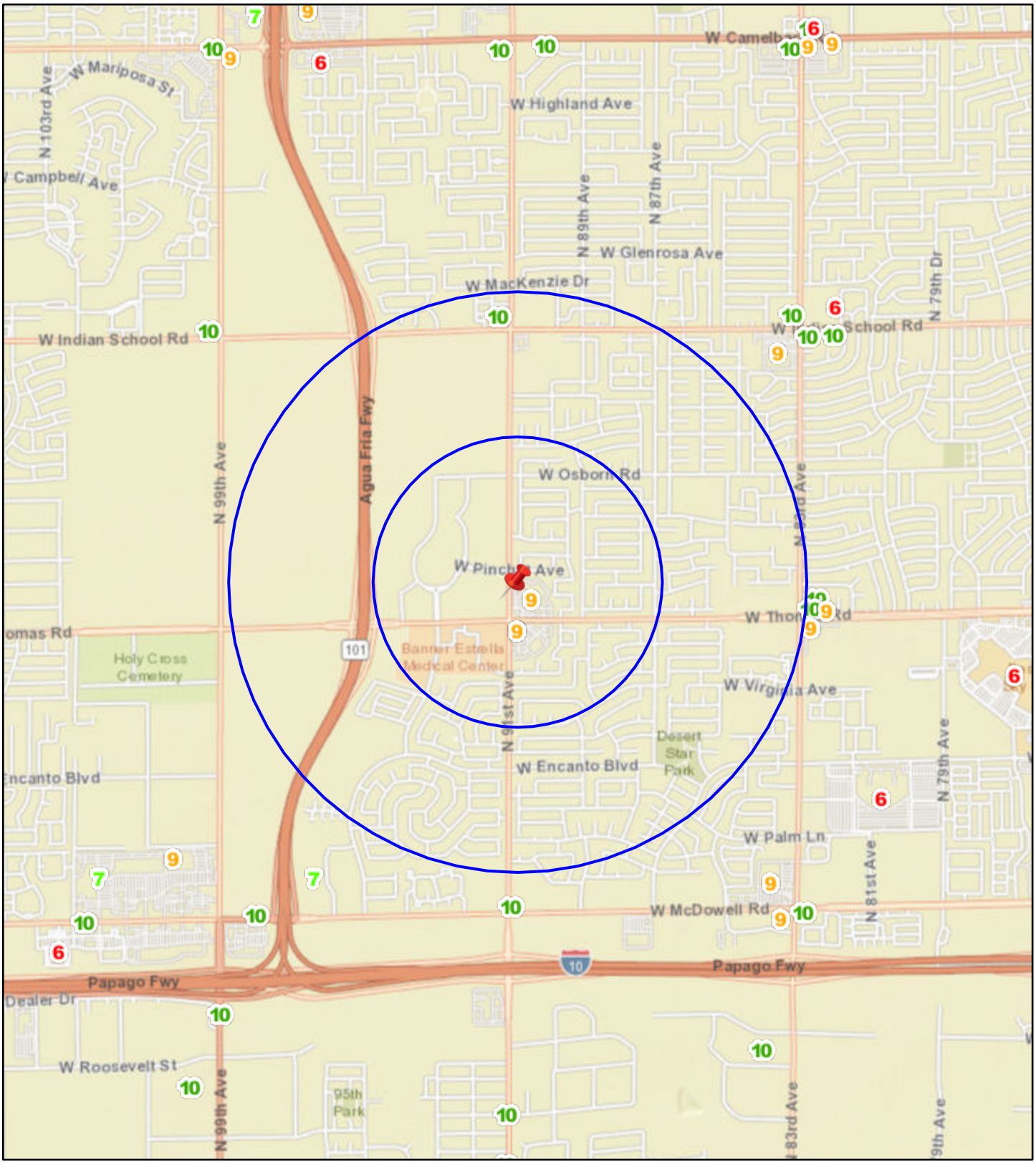
Description	Average	1/2 Mile Average
Parcels w/Violations	41	79
Total Violations	71	147

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820091	2139	401	18	477
0820092	2788	421	21	98
0820102	4166	823	8	448
0820162	4197	623	82	530
0820171	1887	192	18	229
0820181	2313	519	20	181
0820182	2890	620	79	238
Average	1601	393	60	177

Liquor License Map: FILIBERTOS MEXICAN FOOD

2955 N 91ST AVE



Date: 12/23/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 18

Liquor License - La Quinta Inn & Suites by Wyndham Phoenix West/Glendale - District 5

Request for a liquor license. Arizona State License Application 366382.

Summary

Applicant
Tammy Facer, Agent

License Type
Series 11 - Hotel

Location
9050 W. McDowell Road
Zoning Classification: C-2 HGT/WVR PCD
Council District: 5

This request is for a new liquor license for a hotel. 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 January 11, 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:
"As the agent, I have knowledge of compliance, a strong understanding of local regulations, and a commitment to responsible service, ensuring that all standards for the liquor license are met."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Because it will improve the hotel's guest experience, bring additional visitors to the area, create stronger support for nearby businesses, and provide a positive economic and benefit to the community."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - La Quinta Inn & Suites by Wyndham Phoenix West/Glendale - Data
Attachment B - La Quinta Inn & Suites by Wyndham Phoenix West/Glendale - Map

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

Liquor License Data: LA QUINTA INN & SUITES BY WYNDHAM PHOENIX

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	1	0
Liquor Store	9	4	0
Beer and Wine Store	10	6	1
Hotel	11	1	0
Restaurant	12	4	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	71.2	93.84
Violent Crimes	12.31	14.57	15.28

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

Property Violation Data

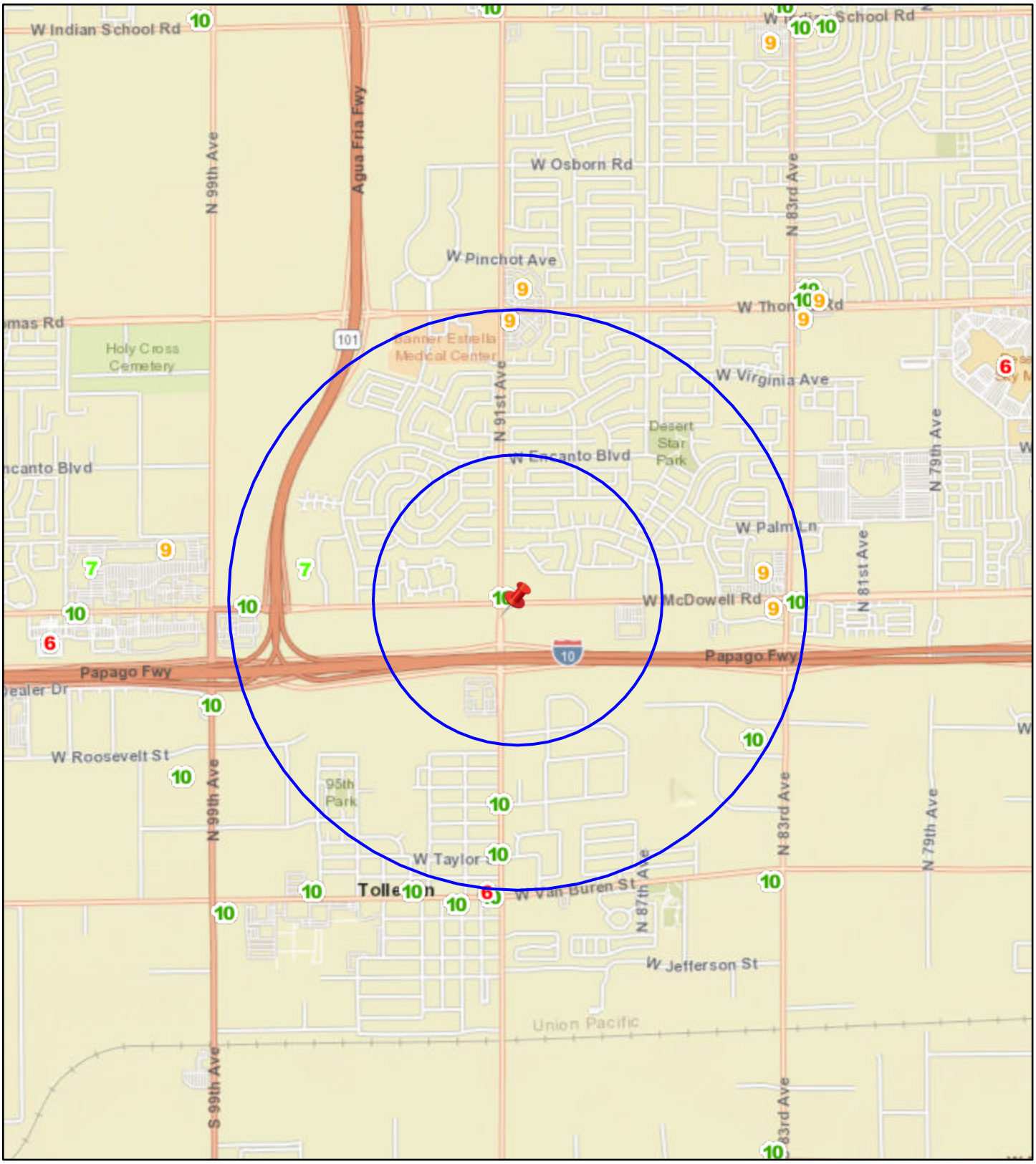
Description	Average	1/2 Mile Average
Parcels w/Violations	41	57
Total Violations	70	91

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820171	1887	192	18	229
0820173	3988	321	14	398
0820181	2313	519	20	181
0820281	1563	268	22	523
0820282	2753	475	33	381
0830002	2263	325	59	979
0830003	0	0	0	0
0830004	819	345	11	147
Average	1601	393	60	177

Liquor License Map: LA QUINTA INN & SUITES BY WYNDHAM PHOENIX

9050 W MCDOWELL RD



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 19

Liquor License - Sushinola Roll - District 5

Request for a liquor license. Arizona State License Application 363128.

Summary

Applicant
Juan Beltran, Agent

License Type
Series 12 - Restaurant

Location
3824 W. Indian School Road
Zoning Classification: A-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 was January 3, 2026. However, the applicant submitted a request for more time.

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.

Sushinola Roll (Series 12)
5930 W. McDowell Road, Ste. 103, Phoenix
Calls for police service: 24
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:
"Boosting the local economy with alcohol sales increases customer traffic, generating more jobs and higher tax revenue for the city."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Attracting tourism and visitors by enhancing the experience with beverages to strengthen the economy and promote new business on security place."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Sushinola Roll - Data
Attachment B - Sushinola Roll - Map

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

Liquor License Data: SUSHINOLA ROLL

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	0
Bar	6	4	2
Beer and Wine Bar	7	3	2
Liquor Store	9	2	1
Beer and Wine Store	10	10	1
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	189.75	174.09
Violent Crimes	12.31	50.47	49.15

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

Property Violation Data

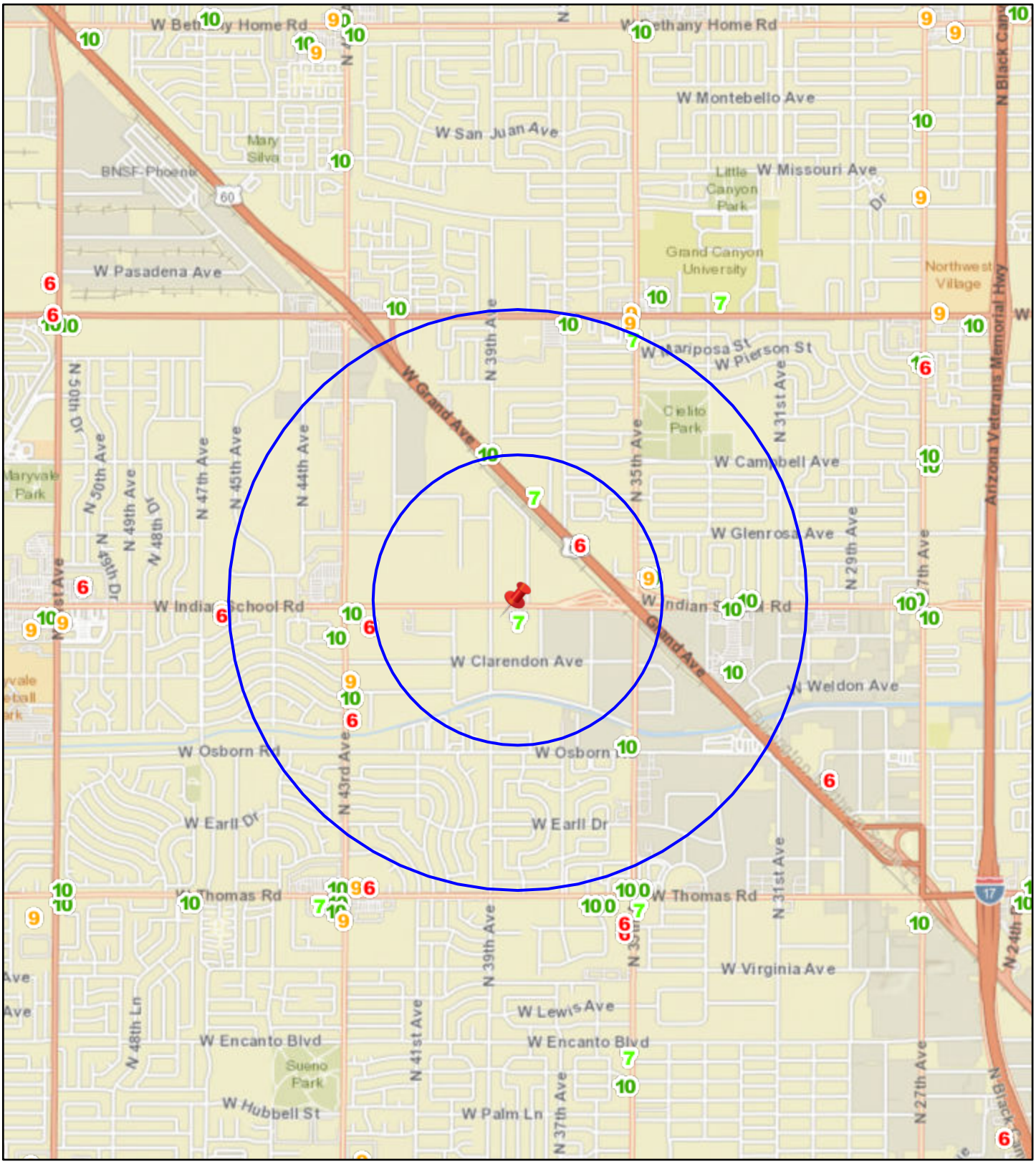
Description	Average	1/2 Mile Average
Parcels w/Violations	41	20
Total Violations	70	32

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1091021	1914	98	62	906
1092001	0	0	1	0
1092002	1281	176	52	131
1092003	2212	134	68	106
1092004	1218	159	51	448
1101001	1160	59	58	533
1169001	2763	372	39	622
Average	1601	393	60	177

Liquor License Map: SUSHINOLA ROLL

3824 W INDIAN SCHOOL RD



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 20

Liquor License - Special Event - Save Our Schools Arizona Network (January 25, 2026) - District 6

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

Summary

Applicant
Matthew Gerber

Location
5601 N. 16th Street
Council District: 6

Function
Musical Performance

Date(s) - Time(s) / Expected Attendance
January 25, 2026 - 5:30 p.m. to 10 p.m. / 904 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 21

Liquor License - Special Event - Save Our Schools Arizona Network (January 30, 2026) - District 6

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

Summary

Applicant
Matthew Gerber

Location
5601 N. 16th Street
Council District: 6

Function
Musical Performance

Date(s) - Time(s) / Expected Attendance
January 30, 2026 - 6 p.m. to 10 p.m. / 904 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 22

Liquor License - AC Hotel Biltmore - District 6

Request for a liquor license. Arizona State License Application 365103.

Summary

Applicant
Peter Schelstraete, Agent

License Type
Series 11 - Hotel

Location
2811 E. Camelback Road
Zoning Classification: PCD
Council District: 6

This request is for a new liquor license for a hotel. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was December 30, 2025. However, the applicant submitted a written request for more time.

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 information about any 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.

Hyatt Place & Hyatt House Scottsdale (Series 11)
18513 N. Scottsdale Road, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Graduate Tucson (Series 11)
930 E. 2nd Street, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Courtyard Tucson Williams Center (Series 11)
201 S. Williams Boulevard, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Residence Inn Williams Centre (Series 7)
5400 E. Williams Circle, Tucson
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: "With over 25 years experience in the hospitality industry, I currently hold an interest in over 100 liquor licenses across various jurisdications within the country, all of which have been maintained in full compliance with applicable laws and regulations. This level of involvement reflects not only a deep understanding of the legal and operational responsibilities tied to liquor licensing but also my commitment to responsible service and community standards."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“The AC Hotel Biltmore is an established and reputable business that has consistently provided quality accommodations and services to both local patrons and out-of town guests. Issuing the license to the incoming entity ensures continuity of service without disruption to employees, guests or the surrounding community. It supports local employment and contributes to the areas economy while encouraging responsible hospitality practices.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - AC Hotel Biltmore - Data
Attachment B - AC Hotel Biltmore - Map

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

Liquor License Data: AC HOTEL BILTMORE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	17	8
Beer and Wine Bar	7	12	1
Liquor Store	9	4	3
Beer and Wine Store	10	10	1
Hotel	11	7	5
Restaurant	12	90	56

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	94.69	140.44
Violent Crimes	12.31	9.15	11.88

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

Property Violation Data

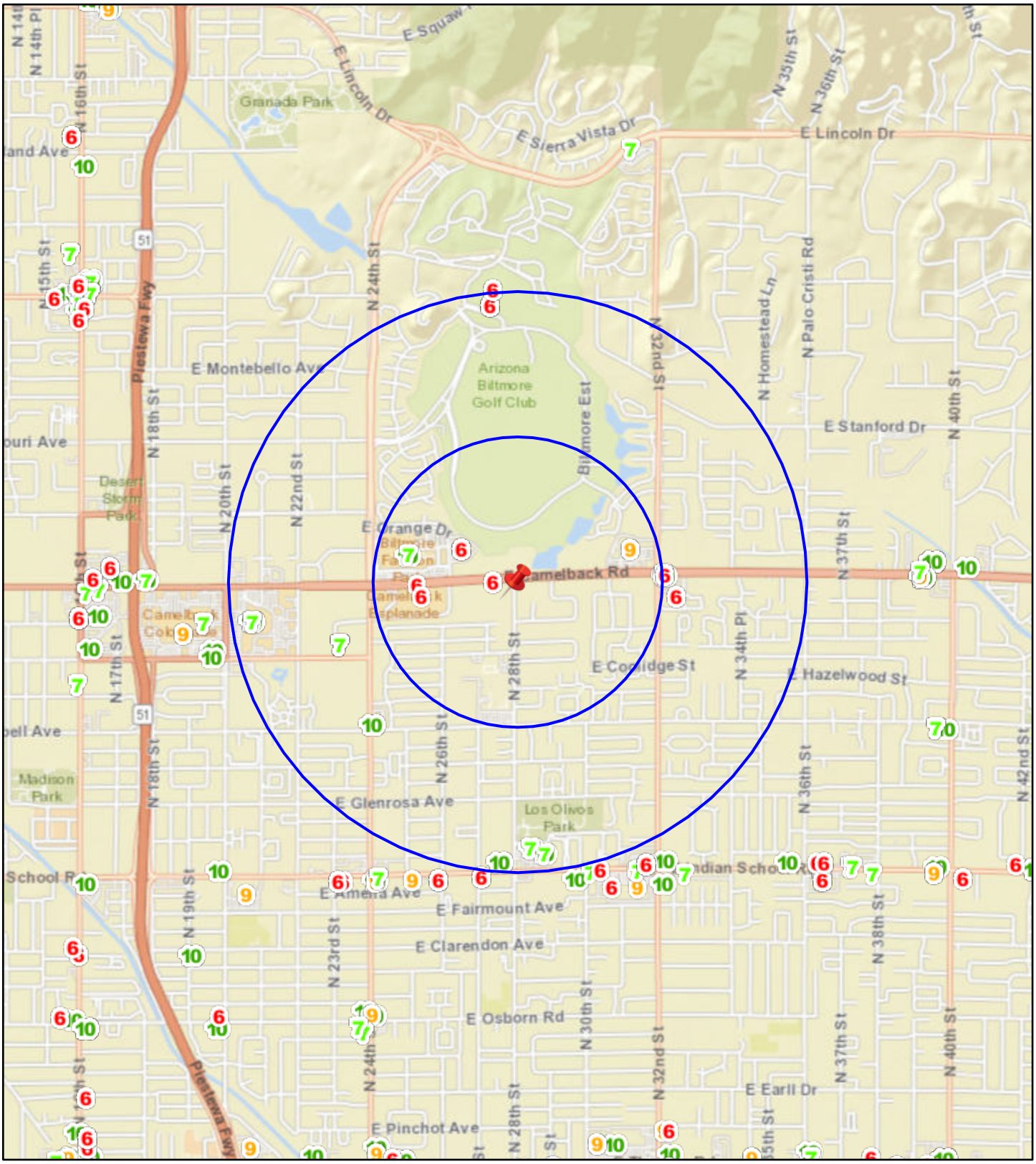
Description	Average	1/2 Mile Average
Parcels w/Violations	41	21
Total Violations	70	26

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1078002	1771	849	277	79
1083011	884	307	31	42
1083012	1555	525	75	108
1084002	1348	427	93	67
1084004	1540	380	246	135
1084005	989	109	57	230
Average	1601	393	60	177

Liquor License Map: AC HOTEL BILTMORE

2811 E CAMELBACK RD



Date: 11/25/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 23

Liquor License - Narahara Restaurant - District 6

Request for a liquor license. Arizona State License Application 365647.

Summary

Applicant
Huong Troung, Agent

License Type
Series 12 - Restaurant

Location
5651 N. 7th Street
Zoning Classification: C-2
Council District: 6

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.

The 60-day limit for processing this application is January 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.

Mensho (Series 12)
805 N. Dobson Road, Ste. 115, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Mensho Ramen (Series 12)
5813 N. 7th Street, Ste. 140, Phoenix
Calls for police service: 15
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:
"Applicant operates two popular Japanese ramen restaurants, one in Phoenix and one in Mesa. It is currently in the final stages of obtaining a third liquor license in Glendale. Applicant has had years of experience operating restaurants with liquor licenses. Its managers and staff will receive regular and comprehensive training in Arizona's alcohol laws to ensure compliance."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The business will add another well-regarded and highly anticipated culinary choice to central Phoenix. A liquor license is instrumental for the business to prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Narahara Restaurant - Data
Attachment B - Narahara Restaurant - Map

Responsible Department

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

Liquor License Data: NARAHARA RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	4	2
Beer and Wine Bar	7	9	0
Liquor Store	9	5	3
Beer and Wine Store	10	3	1
Restaurant	12	38	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	118.55	127.38
Violent Crimes	12.31	14.17	15.92

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

Property Violation Data

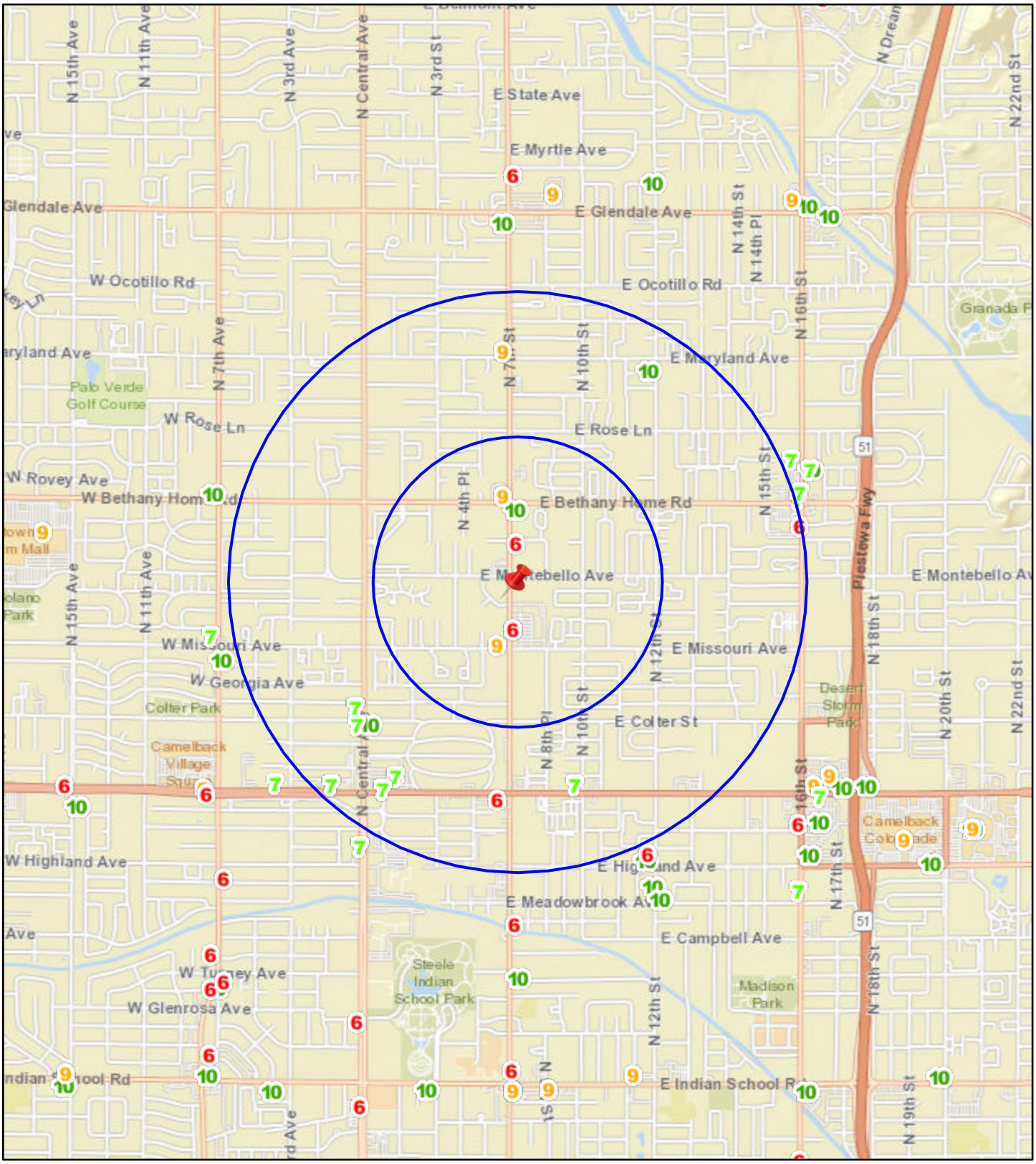
Description	Average	1/2 Mile Average
Parcels w/Violations	41	55
Total Violations	71	84

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1065012	1472	331	210	121
1066002	1827	640	71	48
1075001	942	355	22	43
1075002	1050	361	52	21
1076011	925	208	31	52
1076012	1255	262	47	84
1076013	997	362	76	88
1076021	1302	519	41	25
Average	1601	393	60	177

Liquor License Map: NARAHARA RESTAURANT

5651 N 7TH ST



Date: 12/23/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 24

Liquor License - Vektor Vodka - District 7

Request for a liquor license. Arizona State License Application 369072.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 4 - Wholesaler

Location
2440 W. Lincoln Street, Ste. 160 VV
Zoning Classification: A-2
Council District: 7

This request is for a new liquor license for a wholesaler. 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 January 17, 2026.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

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: information about any 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.

Vektor Vodka (Series 4)
5302 W. Buckeye Road, Phoenix
Calls for police service: 7

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: "Owner will continue to abide by Title 4 liquor laws. Currently the owner of the existing Vektor Vodka held at a different location in Phoenix. However, are will continue operations at a new location."

Staff Recommendation
Staff recommends approval of this application, noting that 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.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 25

Liquor License - The Farish House - District 7

Request for a liquor license. Arizona State License Application 366649.

Summary

Applicant
Gregory Cohen, Agent

License Type
Series 12 - Restaurant

Location
816 N. 3rd Street
Zoning Classification: DTC - Evans Churchill West HP
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 January 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've been either in or working within the restarant industry most of my life. I also completed the required certifications, such as, liquor management (Arizona title 4 management liquor law training) and Title 4 basic liquor law training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"I respect our liquor laws and understand the responsibility that is required to sell and serve alcohol."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - The Farish House - Data
Attachment B - The Farish House - Map

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

Liquor License Data: THE FARISH HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	3
Wholesaler	4	1	0
Government	5	6	5
Bar	6	42	13
Beer and Wine Bar	7	10	5
Liquor Store	9	5	2
Beer and Wine Store	10	12	5
Hotel	11	8	3
Restaurant	12	68	24

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	269	359.76
Violent Crimes	12.31	60.05	77.49

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

Property Violation Data

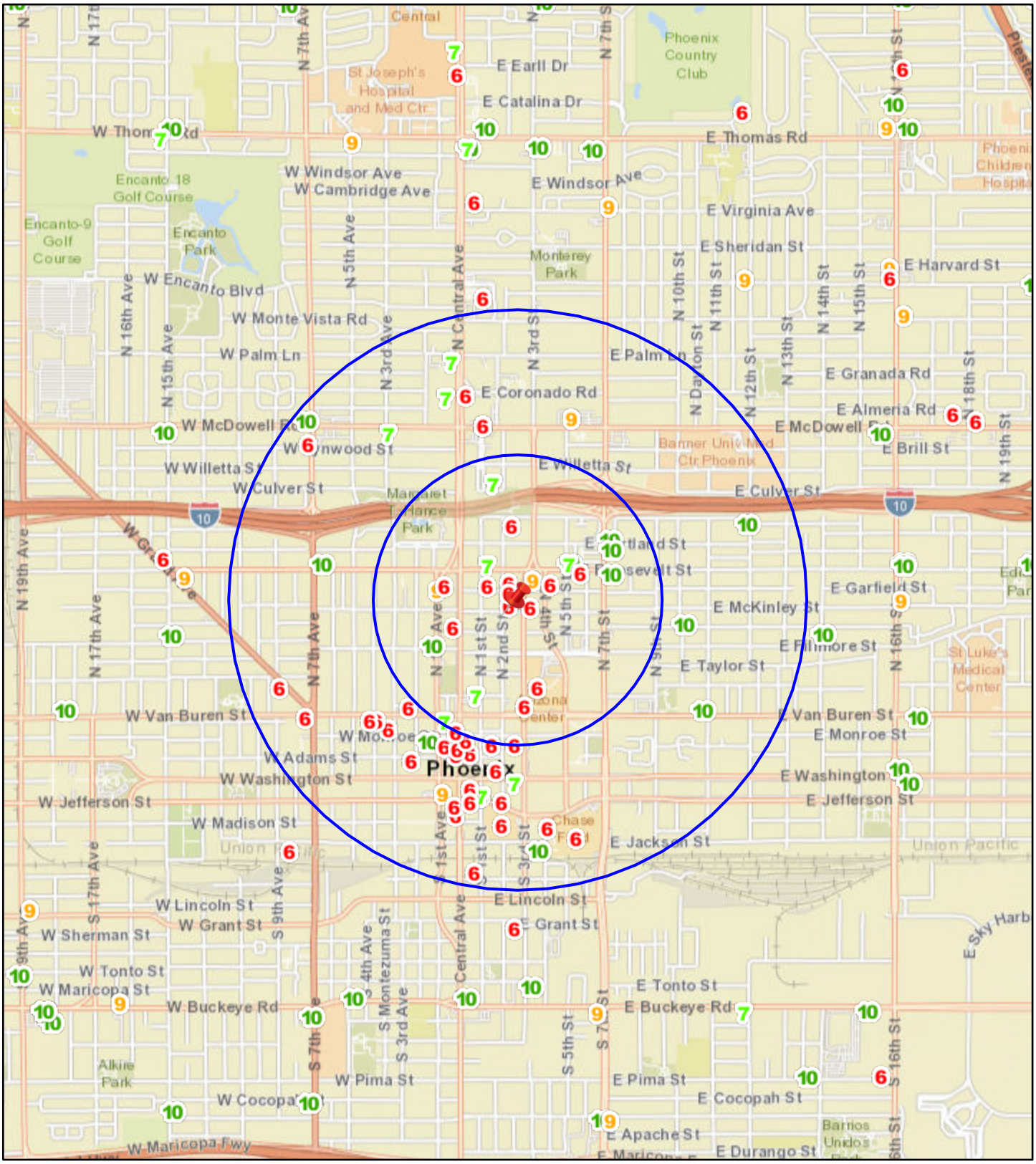
Description	Average	1/2 Mile Average
Parcels w/Violations	41	57
Total Violations	70	103

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
1140003	1025	304	49	114
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: THE FARISH HOUSE

816 N 3RD ST



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 26

Liquor License - Miel de Agave - District 7

Request for a liquor license. Arizona State License Application 367251.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
705 N. 1st Street, Ste. 110
Zoning Classification: DTC-Evans Churchill West
Council District: 7

This request is for a new liquor license for a restaurant. This location is currently licensed for liquor sales with a Series 6 - Bar, liquor license.

The 60-day limit for processing this application is January 11, 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:
"We have experience in the restaurant liquor industry and have knowledge of the Arizona Liquor Laws as required. The staff at this location will receive or have recieved liquor law training to ensure they are familiar with the laws; specifically which ID's are valid, checking young looking customers ID, preventing obvious intoxication and protecting the health, safety and welfare of our customers and any Arizona citizen by taking pro-active action."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The owners applying for the series 12 have been operating on a series 6 liquor license however the sales of food exceed 60% and we no longer have televisions or live bands. On the weekends we will have a vocalist or guitarist during dinner for ambiance. We will continue to provide upscale dining experience for our guest. The alcohol is to complement our food menu. We will have a DJ on Saturday from 8pm - 10pm."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - Miel de Agave - Data
Attachment B - Miel de Agave - Map

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

Liquor License Data: MIEL DE AGAVE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	6
Bar	6	43	24
Beer and Wine Bar	7	11	6
Liquor Store	9	6	2
Beer and Wine Store	10	14	4
Hotel	11	8	4
Restaurant	12	76	38

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	264.67	405.41
Violent Crimes	12.31	55.75	83.65

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

Property Violation Data

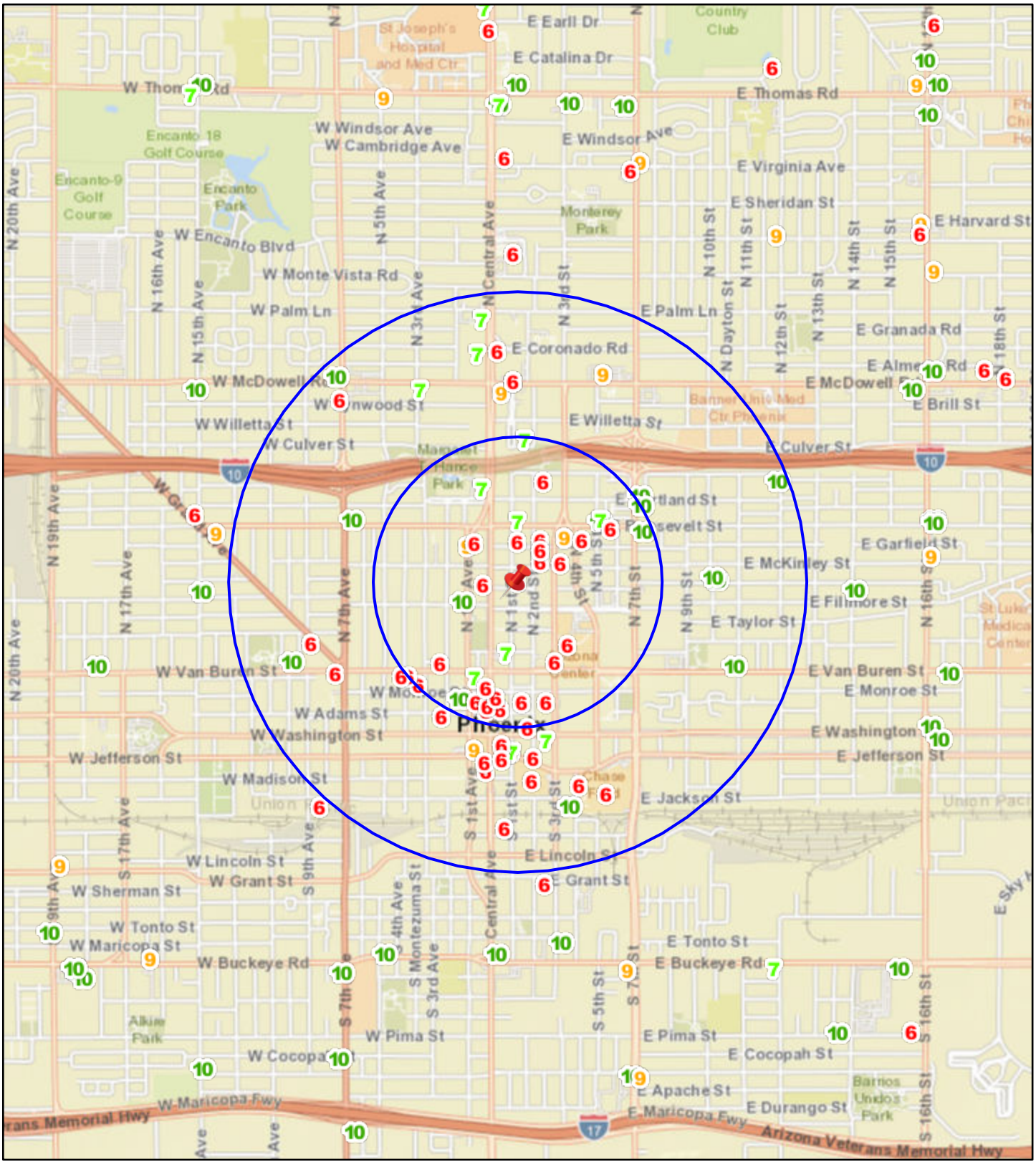
Description	Average	1/2 Mile Average
Parcels w/Violations	41	53
Total Violations	72	89

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: MIEL DE AGAVE

705 N 1ST ST



Date: 12/24/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 27

Liquor License - Special Event - Alwun House Foundation - District 8

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

Summary

Applicant
Dana Johnson

Location
415 E. Grant Street
Council District: 8

Function
Dance

Date(s) - Time(s) / Expected Attendance
January 24, 2026 - 6 p.m. to 11 p.m. / 350 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 28

Liquor License - Special Event - Valiant College Preparatory - District 8

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

Summary

Applicant
Michael Douglas, Jr.

Location
1601 E. Jackson Street
Council District: 8

Function
Concert

Date(s) - Time(s) / Expected Attendance
February 6, 2026 - 9 p.m. to 2 a.m. / 500 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 29

Liquor License - Alcove - District 8

Request for a liquor license. Arizona State License Application 366525.

Summary

Applicant
Mariah Coen, Agent

License Type
Series 10 - Beer and Wine Store

Location
1002 E. Pierce Street, Ste. 101
Zoning Classification: C-1 HP
Council District: 8

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 was January 5, 2026. However, the applicant submitted a request for additional time.

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 run Alcove with a strong commitment to safety and compliance. I've completed the required training, follow strict ID and product-control procedures, and maintain accurate records. As an on-site owner-operator, I ensure the space is secure and responsibly managed at all times."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Alcove provides a safe, well-managed neighborhood retail space offering responsibly curated beer and wine for off-premises consumption alongside retail and community events. Granting this license supports local demand, strengthens walkability, and enhances the vibrancy of the surrounding community. With strong compliance practices and daily on-site oversight, we serve the neighborhood in a responsible, community-forward way that meets both the public convenience and the best interests of the community."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - Alcove - Data
Attachment B - Alcove - Map

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

Liquor License Data: ALCOVE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	3
Wholesaler	4	1	0
Government	5	6	0
Bar	6	31	2
Beer and Wine Bar	7	7	1
Liquor Store	9	5	0
Beer and Wine Store	10	17	8
Hotel	11	4	1
Restaurant	12	60	6

Crime Data

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

Property Violation Data

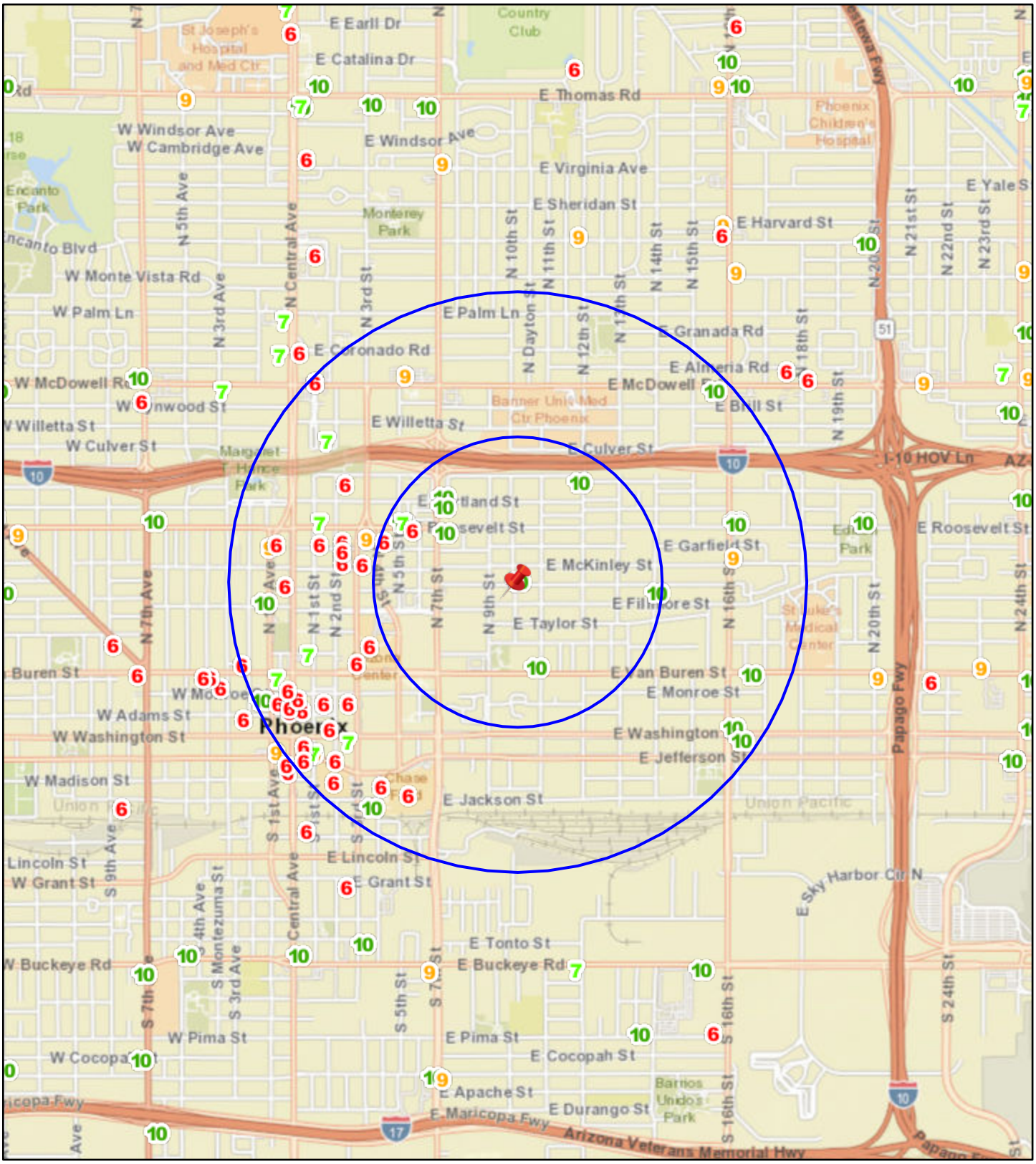
Description	Average	1/2 Mile Average
Parcels w/Violations	41	150
Total Violations	70	248

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1131002	2026	50	492	845
1131003	2654	2	355	297
1132011	1204	171	47	318
1132012	902	154	47	139
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
1140001	382	16	49	96
1140003	1025	304	49	114
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: ALCOVE

1002 E PIERCE ST



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 30

Liquor License - Aloft Hotel Phoenix Airport - District 8

Request for a liquor license. Arizona State License Application 368599.

Summary

Applicant
Kekoa Morton, Agent

License Type
Series 11 - Hotel

Location
4450 E. Washington Street
Zoning Classification: C-2 M-R TOD-1
Council District: 8

This request is for a new liquor license for a hotel. 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 January 19, 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:
"InnVentures F&B Services, LLC holds a number of retail liquor licenses in other States and has an unblemished compliance track record in connection with such liquor licenses. InnVentures F&B Services LLC will implement its internal compliance policies at the Aloft Hotel Phoenix Airport and will comply with all state and local training and responsible beverage service requirements to ensure that the sale of alcoholic beverages is done in a safe and responsible manner ."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Hotel is conveniently located the Phoenix Airport. There are thousands of visitors each day to the area and a high demand for full-service restaurants of this nature. The area includes a mixture of business and commercial uses that the community is already accustomed to. The convenience pf the Hotel would be greatly diminished if its guests and members of the general public were not able to enjoy an alcoholic beverage while dining at the Hotel. Furthermore, the ability to offer a full selection of alcoholic beverages adds to the viability of the Hotel's business model."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Aloft Hotel Phoenix Airport - Data
Attachment B - Aloft Hotel Phoenix Airport - Map

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

Liquor License Data: ALOFT HOTEL PHOENIX AIRPORT

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	3	0
Beer and Wine Bar	7	2	1
Conveyance	8	2	0
Liquor Store	9	2	0
Beer and Wine Store	10	6	3
Hotel	11	5	4
Restaurant	12	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	87.81	114.01
Violent Crimes	12.31	17.59	25.47

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

Property Violation Data

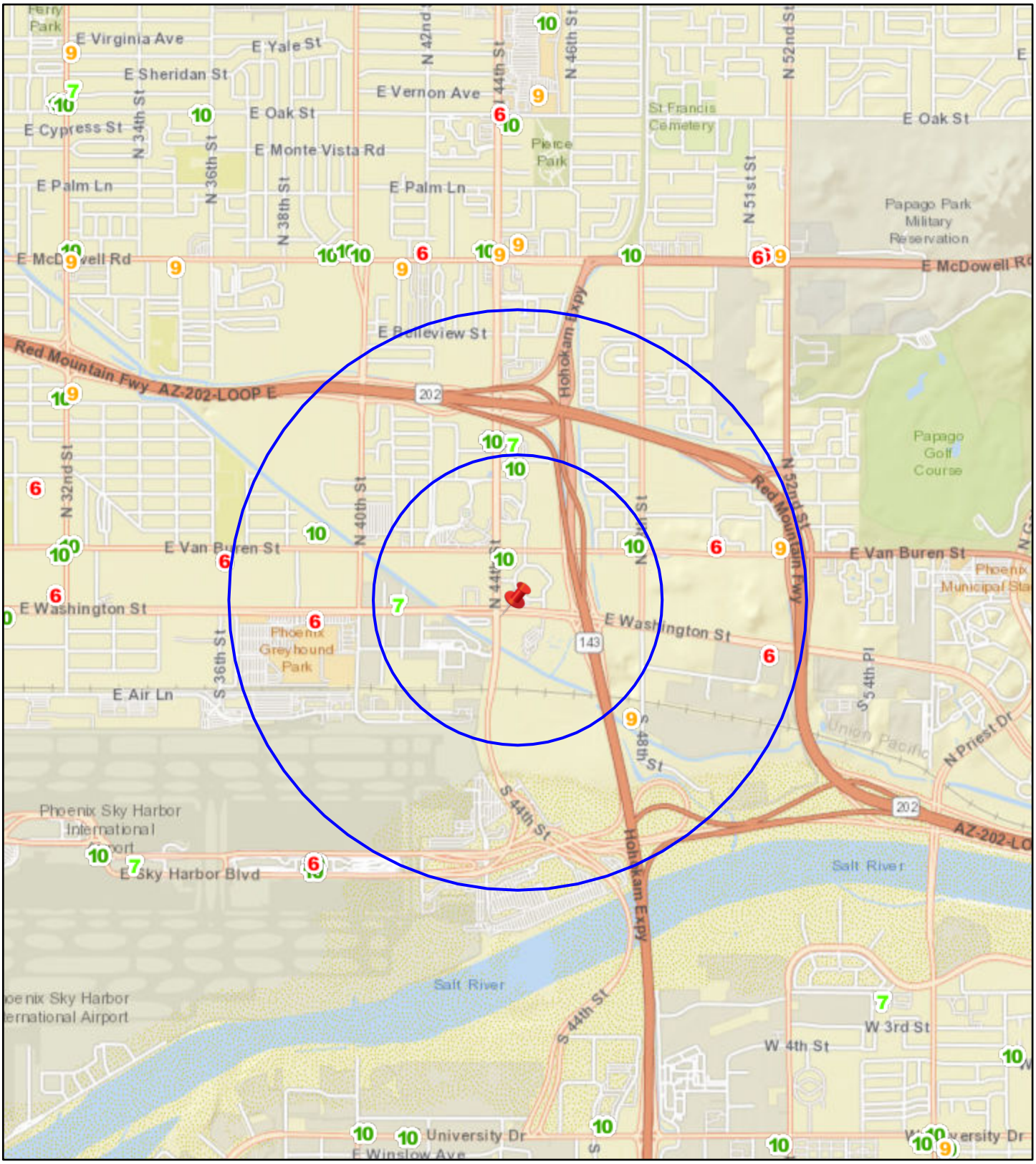
Description	Average	1/2 Mile Average
Parcels w/Violations	41	41
Total Violations	70	59

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1112031	2180	4	39	272
1137021	678	150	13	206
1137022	1711	178	13	580
1138001	0	0	0	0
1138003	247	0	131	89
1138004	423	0	13	74
1138006	0	0	1	0
Average	1601	393	60	177

Liquor License Map: ALOFT HOTEL PHOENIX AIRPORT

4450 E WASHINGTON ST



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 31

Liquor License - 24th St Fast Fill Market - District 8

Request for a liquor license. Arizona State License Application 366299.

Summary

Applicant
Kavon Ahmadi, Agent

License Type
Series 10 - Beer and Wine Store

Location
102 S. 24th Street
Zoning Classification: C-3
Council District: 8

This request is for a new liquor license for convenience store that sells 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 was January 6, 2026. However, the applicant submitted a written request for more time.

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 previous experience operating a convenience store that sells liquor. My motto is to uphold the law and serve customers in a responsible manner."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This particular business location previously had a liquor permit. Regular customers look to our facility as a sage and convenient location to buy alcoholic beverages."

Staff Recommendation
Staff recommends approval of this application, noting that 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 - 24th St Fast Fill Market - Data
Attachment B - 24th St Fast Fill Market - Map

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

Liquor License Data: 24TH ST FAST FILL MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	2	1
Conveyance	8	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	12	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	97.02	90.33
Violent Crimes	12.31	46.92	59.76

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

Property Violation Data

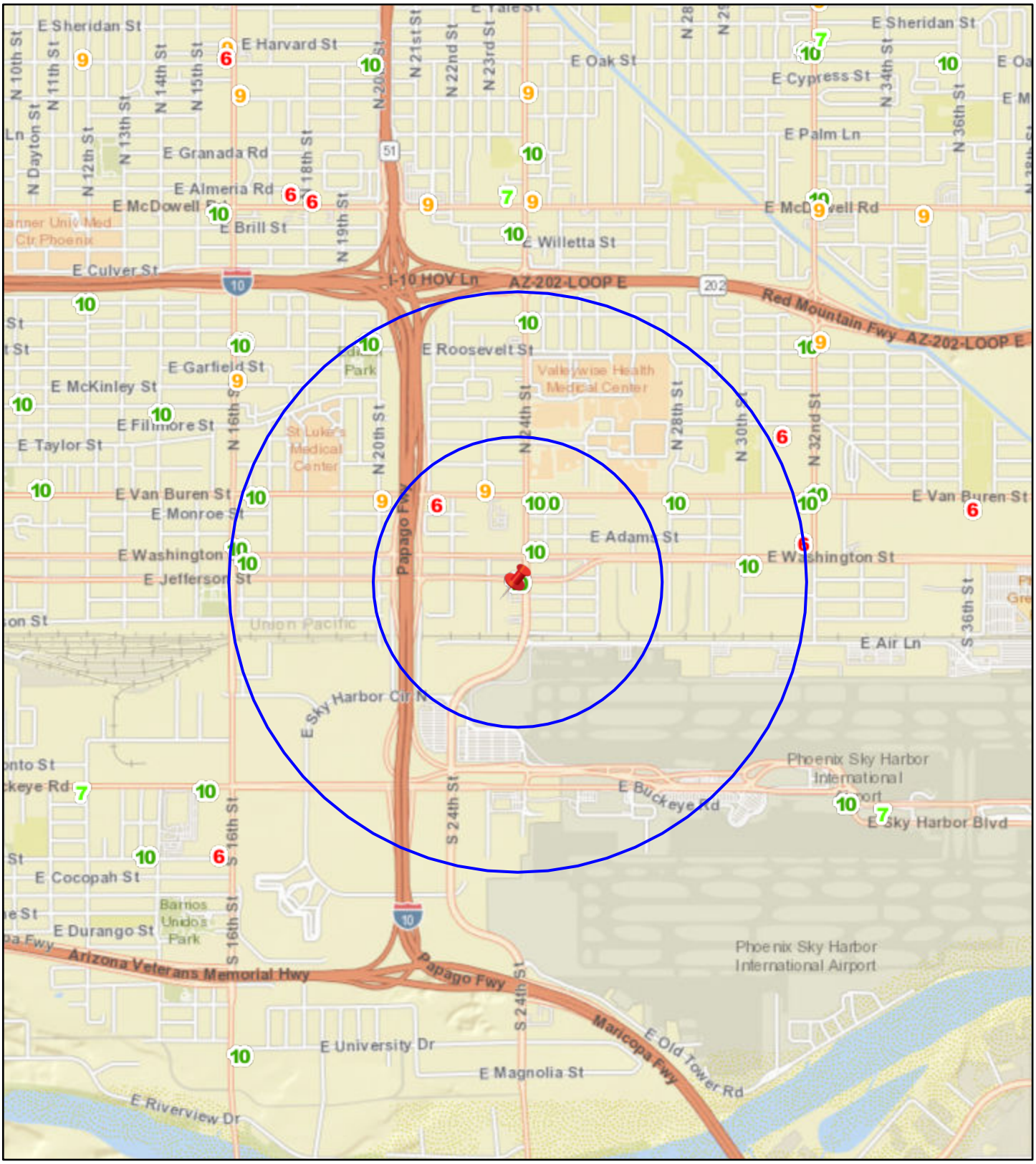
Description	Average	1/2 Mile Average
Parcels w/Violations	41	45
Total Violations	70	81

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1133011	1274	34	201	873
1133012	1069	34	90	319
1138006	0	0	1	0
1138007	481	37	36	240
1139001	171	0	8	124
1139002	1159	47	77	422
9810001	696	0	0	2
Average	1601	393	60	177

Liquor License Map: 24TH ST FAST FILL MARKET

102 S 24TH ST



Date: 12/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 32

Off-Track Pari-Mutuel Wagering Permit - Bull Shooters - District 1

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 6 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
3337 W. Peoria Avenue
Zoning Classification: PSC
Council District: 1

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Bull Shooters - Data
Attachment B - Bull Shooters - Map

Responsible Department

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

Liquor License Data: BULL SHOOTERS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Liquor Store	9	6	4
Beer and Wine Store	10	8	1
Hotel	11	1	0
Restaurant	12	15	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.57	264.22
Violent Crimes	12.31	43.07	34.81

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

Property Violation Data

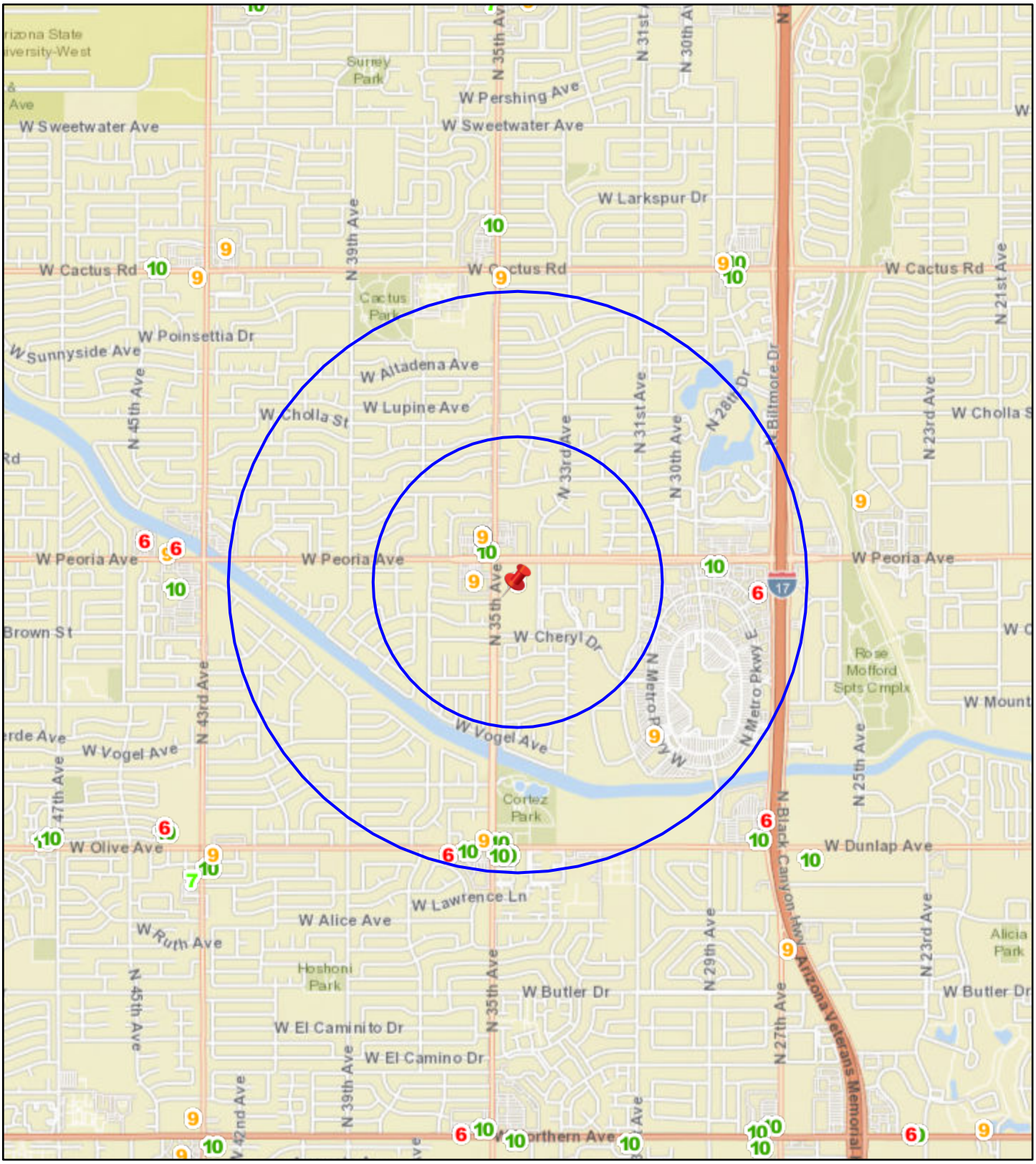
Description	Average	1/2 Mile Average
Parcels w/Violations	41	91
Total Violations	72	177

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042032	1454	387	17	134
1042051	1324	539	47	89
1042052	2410	76	64	453
1042053	1625	264	18	20
1042054	1560	187	71	626
1043012	1885	605	31	309
Average	1601	393	60	177

Liquor License Map: BULL SHOOTERS

3337 W PEORIA AVE



Date: 12/26/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 33

Off-Track Pari-Mutuel Wagering Permit - Padre Murphy's - District 1

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
4338 W. Bell Road, Ste. 1-4
Zoning Classification: PSC
Council District: 1

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Padre Murphy's - Data
Attachment B - Padre Murphy's - Map

Responsible Department

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

Liquor License Data: PADRE MURPHY'S

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	52.28	95.22
Violent Crimes	12.31	7.08	15.28

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

Property Violation Data

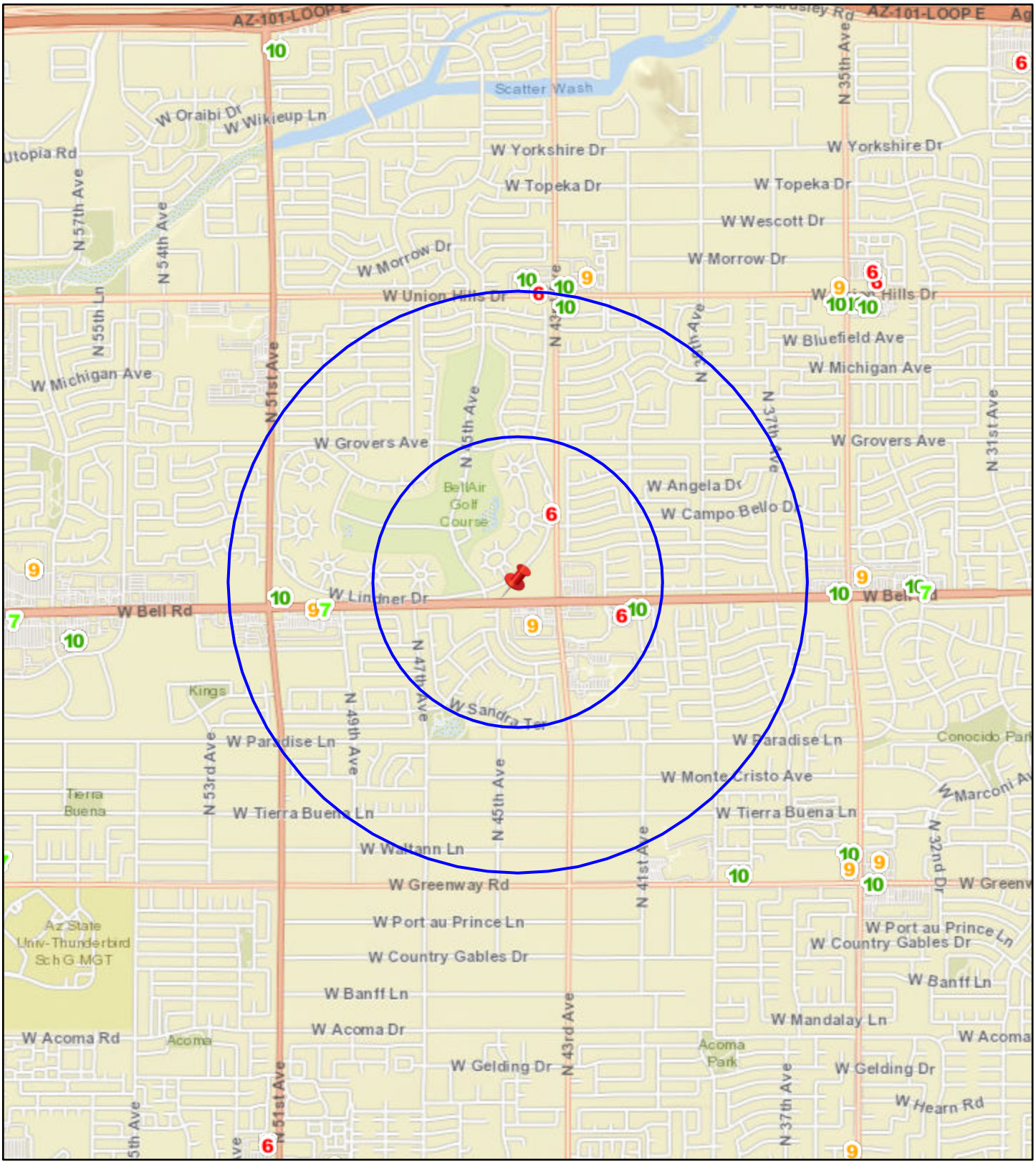
Description	Average	1/2 Mile Average
Parcels w/Violations	41	33
Total Violations	72	59

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042251	1988	402	1	142
1042253	805	272	12	65
1042261	1407	66	27	572
6181001	1908	536	20	61
6181003	1005	391	10	29
6183001	1257	408	5	80
Average	1601	393	60	177

Liquor License Map: PADRE MURPHY'S

4338 W BELL RD



Date: 12/26/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 34

Off-Track Pari-Mutuel Wagering Permit - Arena Sports Grill - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
6245 E. Bell Road, Ste 101-104
Zoning Classification: C-1
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 10, 2025. One valid letter in support of the issuance of the permit was received and is on file in the Office of the City Clerk. The letter is from a local resident who does not have any issues with the location having off track wagering. They believe the location has had off track betting for several years and know of no problems with the location due to off track betting.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Arena Sports Grill - Data
Attachment B - Arena Sports Grill - Map

Responsible Department

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

Liquor License Data: ARENA SPORTS GRILL

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	22.66	12.42
Violent Crimes	12.31	2.46	1.69

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

Property Violation Data

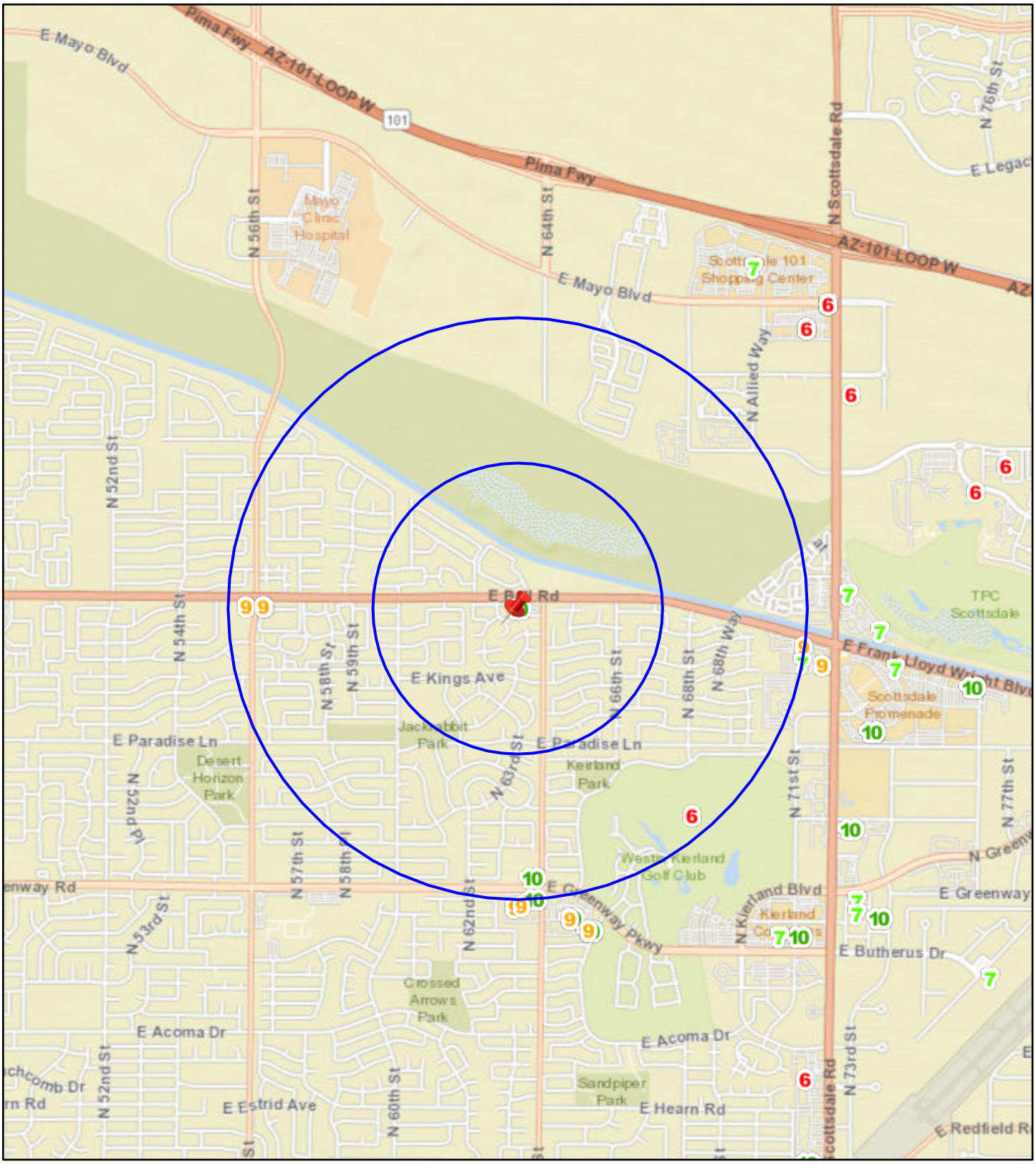
Description	Average	1/2 Mile Average
Parcels w/Violations	40	20
Total Violations	69	27

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032171	1134	369	45	24
1032172	1165	510	73	160
1032192	1226	374	27	79
1032193	671	385	47	25
6152012	6102	515	722	1020
6199003	1838	575	26	67
Average	1601	393	60	177

Liquor License Map: ARENA SPORTS GRILL

6245 E BELL RD



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 35

Off-Track Pari-Mutuel Wagering Permit - The Burg Sports Grill - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
751 E. Union Hills Drive
Zoning Classification: PSC
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired November 19, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - The Burg Sports Grill - Data
Attachment B - The Burg Sports Grill - Map

Responsible Department

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

Liquor License Data: THE BURG SPORTS GRILL

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	89.78	67.62
Violent Crimes	12.31	14.09	8.91

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

Property Violation Data

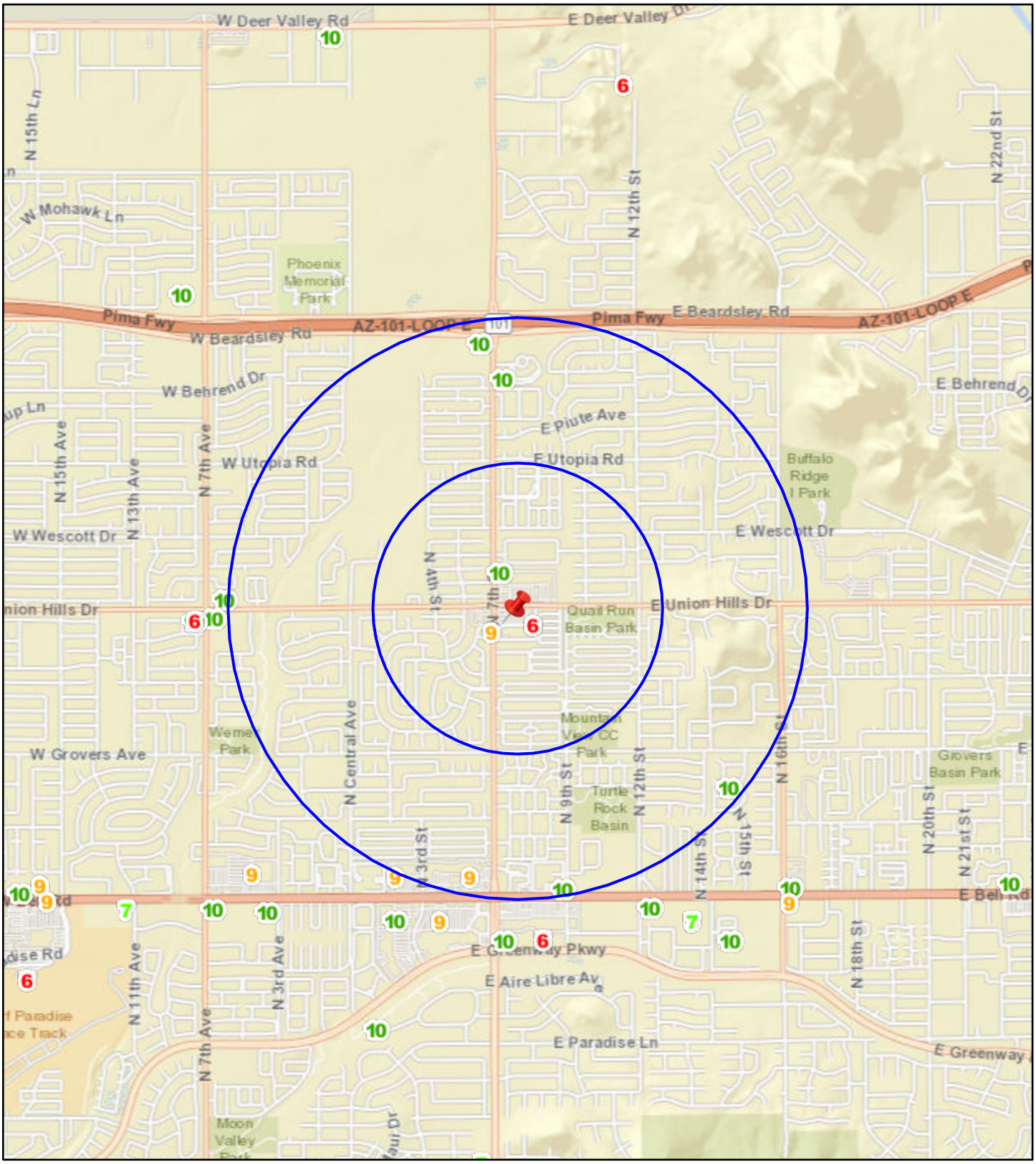
Description	Average	1/2 Mile Average
Parcels w/Violations	40	54
Total Violations	69	96

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6167001	2313	640	41	164
6168001	1679	384	17	128
6168003	2033	539	17	457
6189001	1838	449	37	201
6189002	2823	478	30	827
6190001	589	333	6	15
6190002	1059	460	29	112
6190003	1135	298	19	112
6191002	1384	31	92	103
Average	1601	393	60	177

Liquor License Map: THE BURG SPORTS GRILL

751 E UNION HILLS DR



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 36

Off-Track Pari-Mutuel Wagering Permit - Casey Jones Grill - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
2848 E. Bell Road, Ste. 111 & 112
Zoning Classification: C-2
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Casey Jones Grill - Data
Attachment B - Casey Jones Grill - Map

Responsible Department

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

Liquor License Data: CASEY JONES GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	3	1
Beer and Wine Bar	7	3	1
Liquor Store	9	6	4
Beer and Wine Store	10	8	1
Restaurant	12	14	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	127.76	117.51
Violent Crimes	12.31	25.39	27.49

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

Property Violation Data

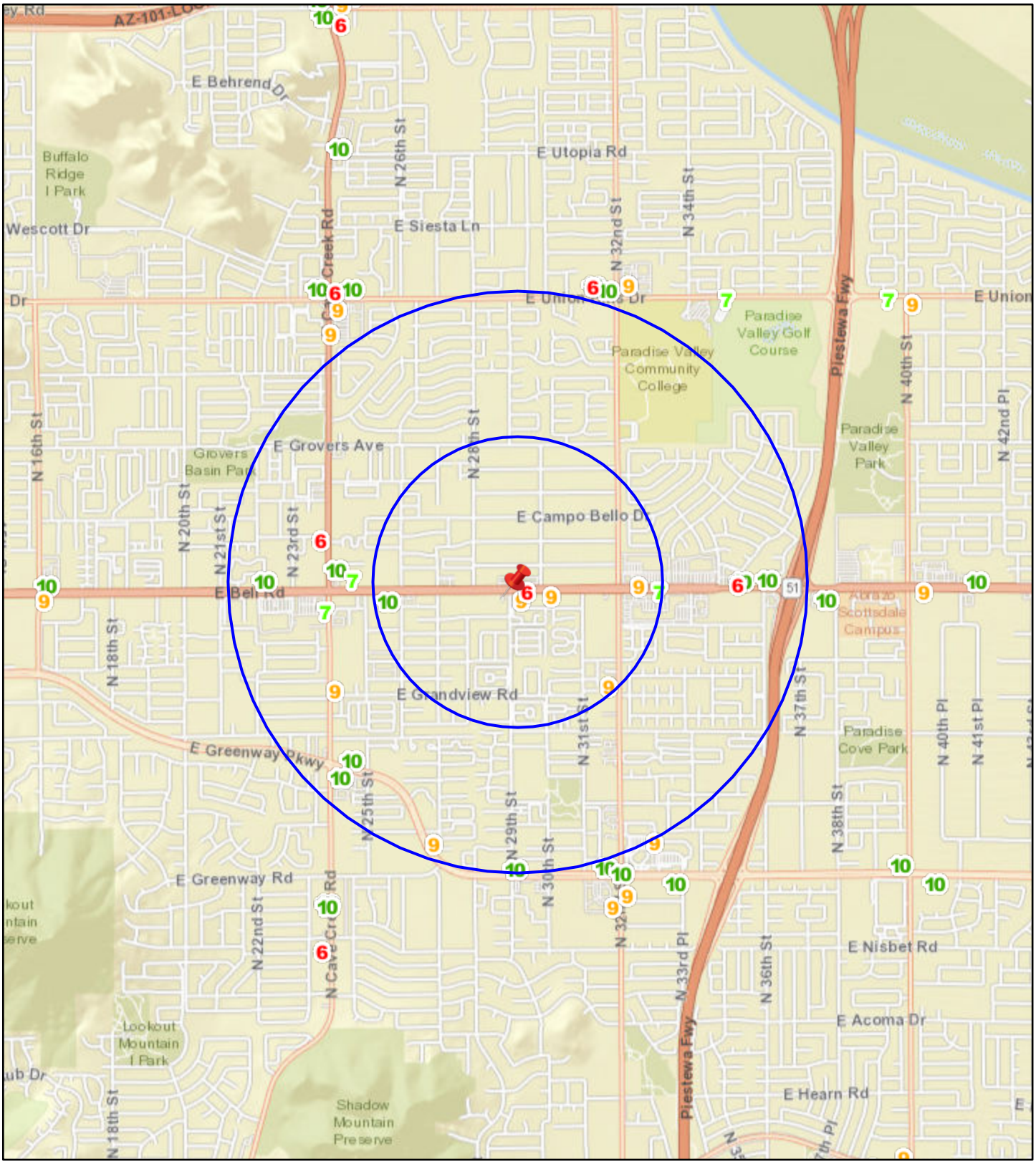
Description	Average	1/2 Mile Average
Parcels w/Violations	40	62
Total Violations	69	108

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033032	1423	526	48	249
1033041	2061	216	78	671
1033042	1200	27	48	284
1033051	1555	265	37	486
1033052	2177	371	29	554
6195001	1237	357	18	69
6195002	2117	605	14	19
6195003	2528	759	86	475
6196021	1901	596	29	269
Average	1601	393	60	177

Liquor License Map: CASEY JONES GRILL

2848 E BELL RD



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 37

Off-Track Pari-Mutuel Wagering Permit - Connolly's Sports Grill - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 6 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
2605 W. Carefree Highway, Ste. 140
Zoning Classification: C-2 PCD
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 10, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Connolly's Sports Grill - Data
Attachment B - Connolly's Sports Grill - Map

Responsible Department

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

Liquor License Data: CONNOLLY'S SPORTS GRILL

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	23.19	24.41
Violent Crimes	12.31	3.18	5.09

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

Property Violation Data

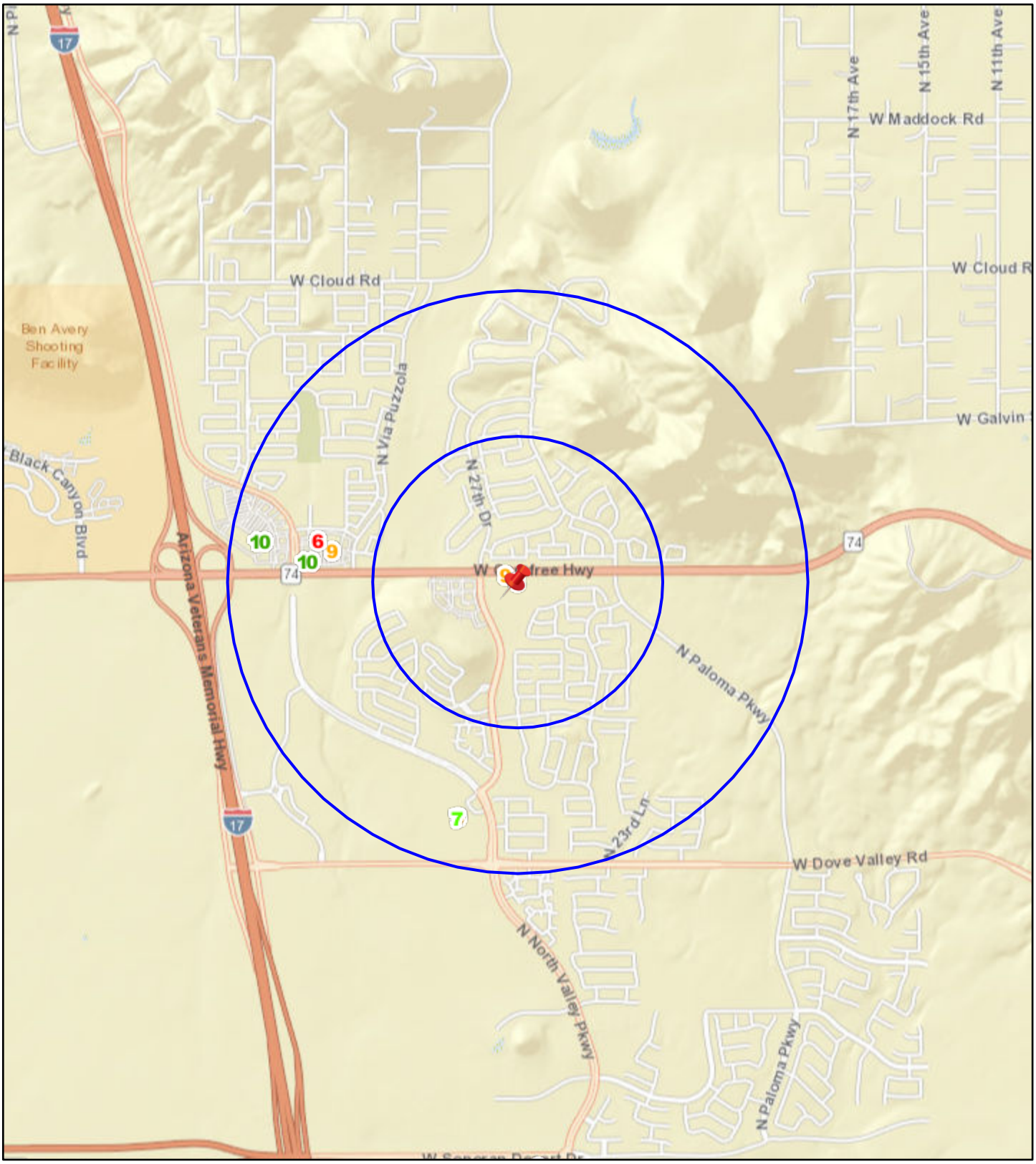
Description	Average	1/2 Mile Average
Parcels w/Violations	41	3
Total Violations	69	5

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6106001	80	36	17	0
6106003	1922	528	27	133
6113004	1767	465	33	51
6113005	2501	532	70	0
6113006	749	205	9	0
Average	1601	393	60	177

Liquor License Map: CONNOLLY'S SPORTS GRILL

2605 W CAREFREE HWY



Date: 9/12/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 38

Off-Track Pari-Mutuel Wagering Permit - Longshots Bar & Grill - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
13610 N. Scottsdale Road, Ste. 28 & 31
Zoning Classification: C-2
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 10, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Longshots Bar & Grill - Data
Attachment B - Longshots Bar & Grill - Map

Responsible Department

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

Liquor License Data: LONGSHOTS BAR & GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Wholesaler	4	5	0
Bar	6	1	1
Beer and Wine Bar	7	1	0
Beer and Wine Store	10	5	4
Hotel	11	1	0
Restaurant	12	32	12
Craft Distiller	18	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	13.82	23.77
Violent Crimes	12.31	1.27	1.48

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

Property Violation Data

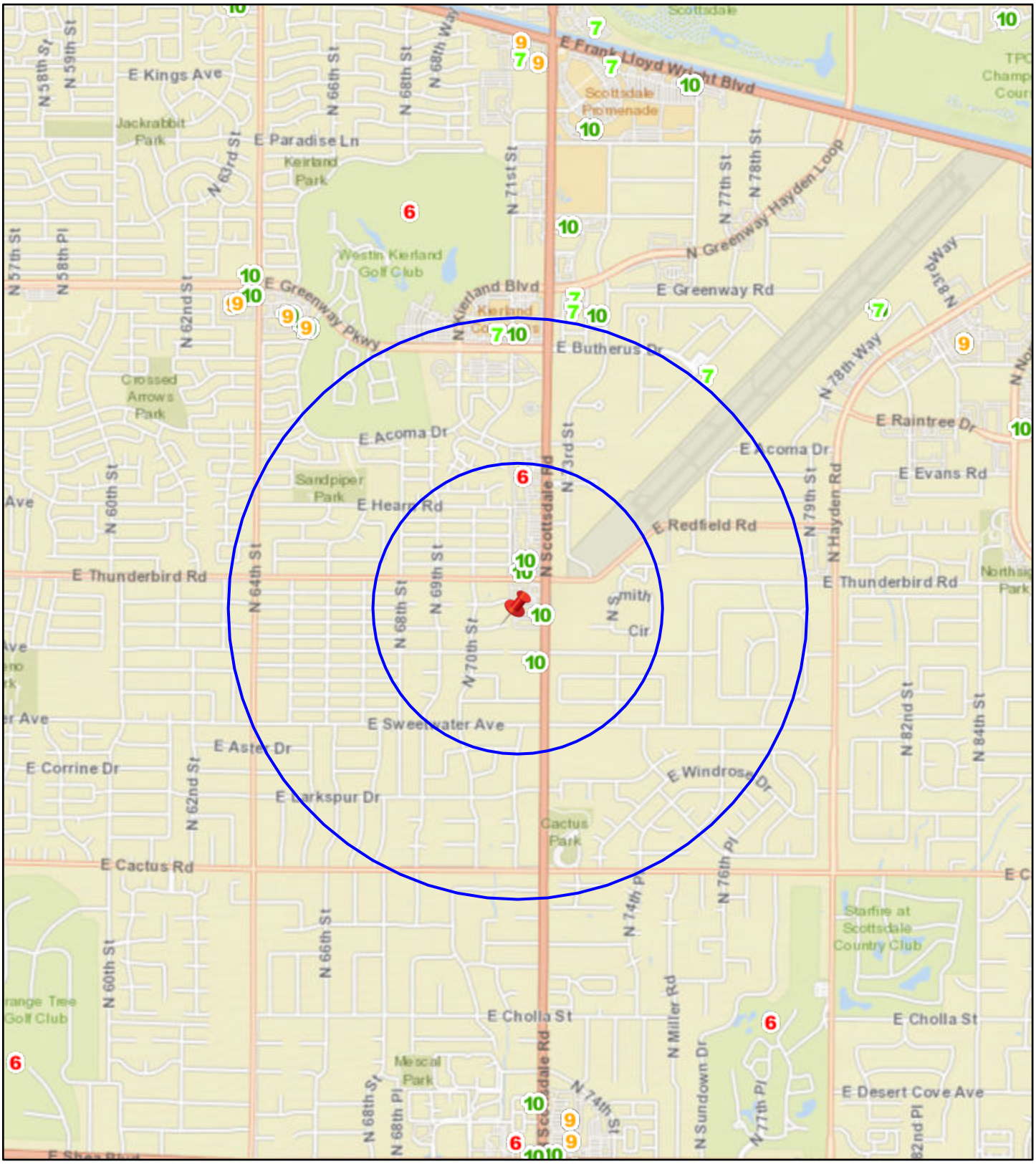
Description	Average	1/2 Mile Average
Parcels w/Violations	40	19
Total Violations	69	26

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032071	1242	389	51	23
1032072	973	325	34	69
1032201	765	385	46	26
1032202	979	336	176	45
2168161	2299	576	378	112
Average	1601	393	60	177

Liquor License Map: LONGSHOTS BAR & GRILL

13610 N SCOTTSDALE RD



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 39

Off-Track Pari-Mutuel Wagering Permit - Whiskey & Wings - District 2

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
34406 N. Black Mountain Parkway
Zoning Classification: C-2
Council District: 2

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 10, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Whiskey & Wings - Data
Attachment B - Whiskey & Wings - Map

Responsible Department

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

Liquor License Data: WHISKEY & WINGS

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	3.42	8.81
Violent Crimes	12.31	0.37	0.74

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

Property Violation Data

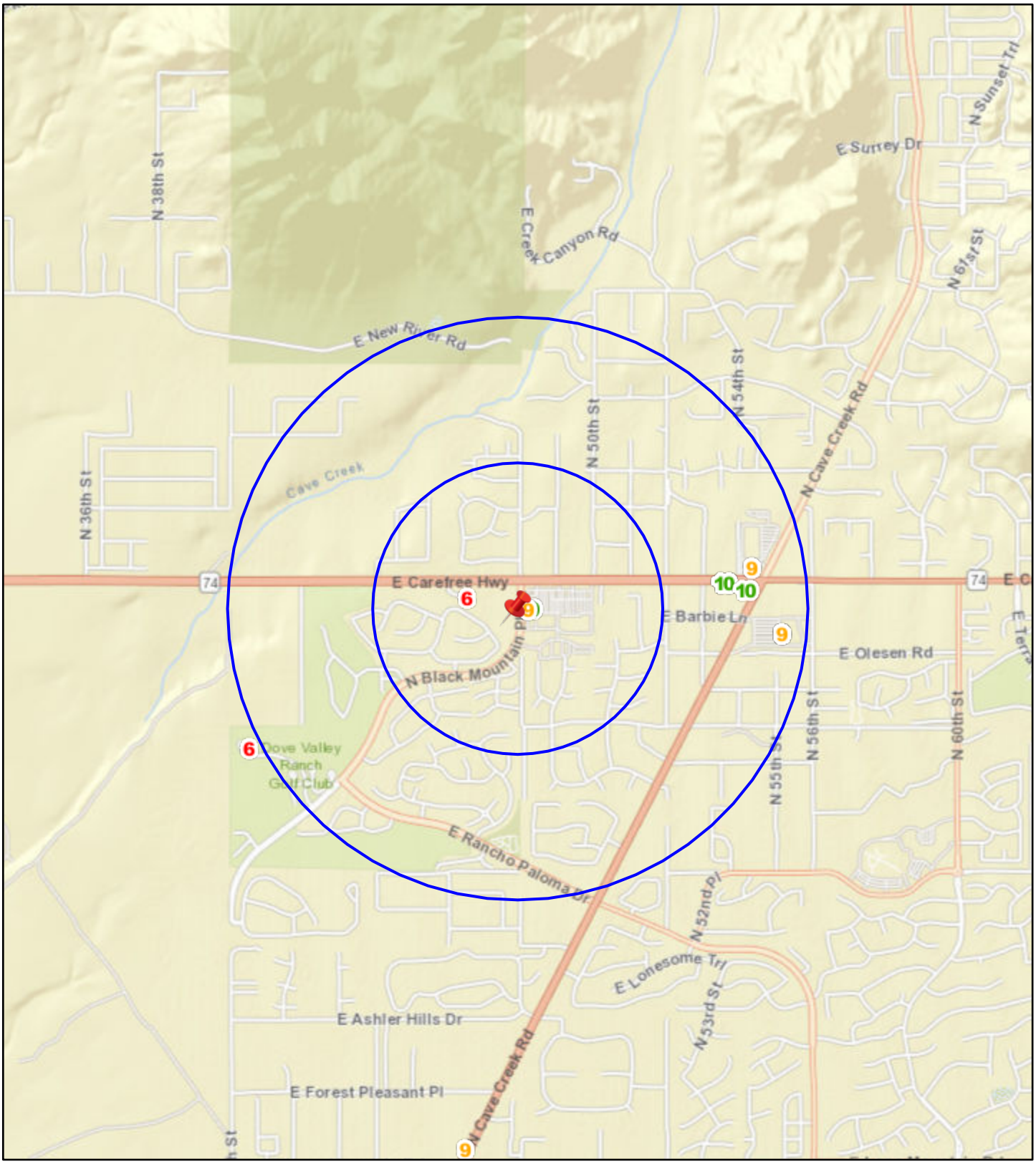
Description	Average	1/2 Mile Average
Parcels w/Violations	40	1
Total Violations	69	1

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0304023	1823	793	222	59
6125002	1605	599	77	23
6125003	874	355	32	26
Average	1601	393	60	177

Liquor License Map: WHISKEY & WINGS

34406 N BLACK MOUNTAIN PKWY



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 40

Off-Track Pari-Mutuel Wagering Permit - Liberty Tavern - District 3

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 6 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
10618 N. Cave Creek Road, Ste. 104
Zoning Classification: C-2
Council District: 3

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Liberty Tavern - Data
Attachment B - Liberty Tavern - Map

Responsible Department

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

Liquor License Data: LIBERTY TAVERN

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	64.27	85.35
Violent Crimes	12.31	12.6	16.77

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

Property Violation Data

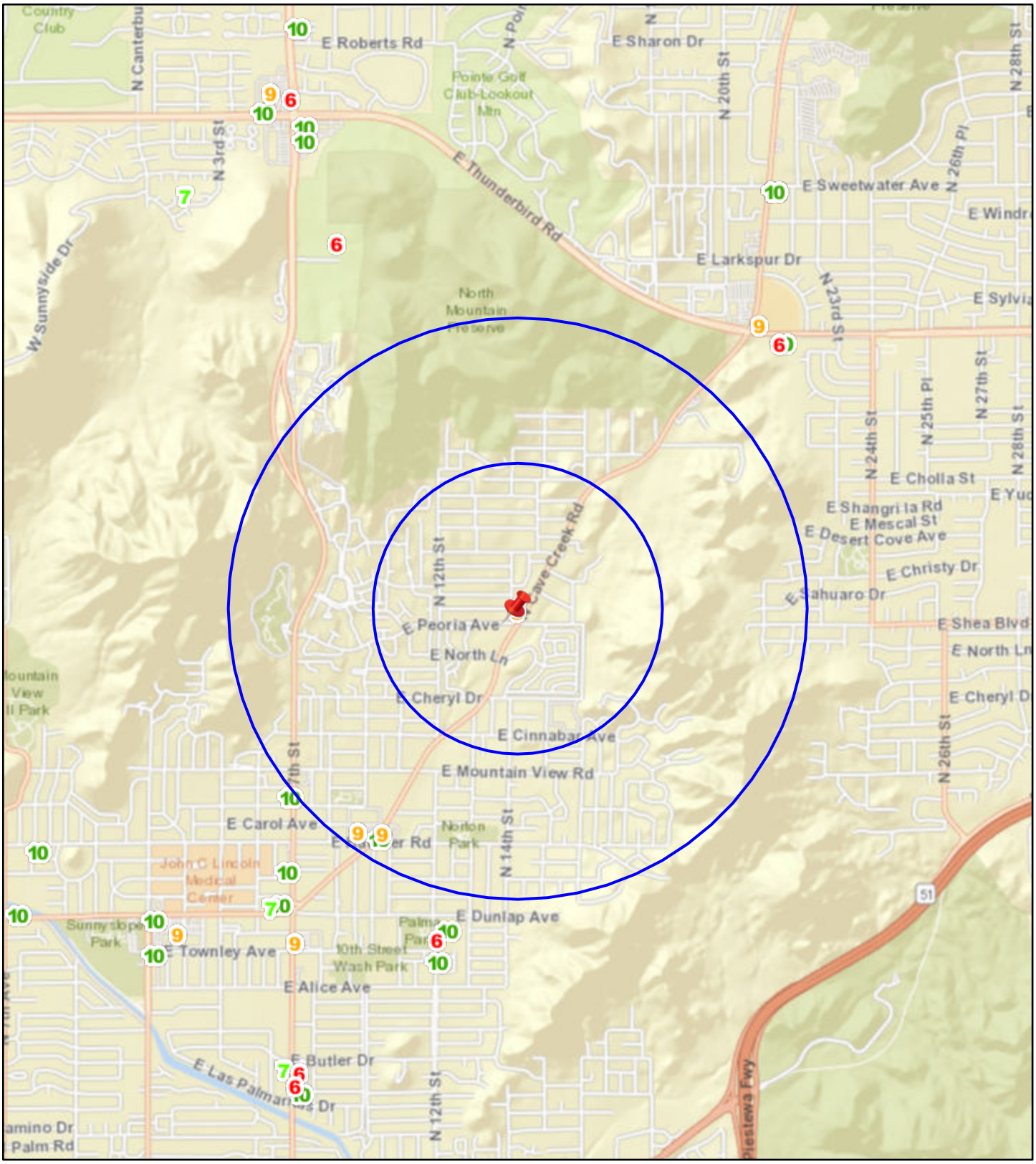
Description	Average	1/2 Mile Average
Parcels w/Violations	40	69
Total Violations	69	115

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1037021	822	213	42	157
1037022	1194	426	77	40
1037023	1541	224	69	93
1047012	972	374	84	103
1047013	610	316	124	151
1047021	780	85	27	150
1047024	455	259	33	60
1048012	1609	438	32	208
Average	1601	393	60	177

Liquor License Map: LIBERTY TAVERN

10618 N CAVE CREEK RD



City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 41

Off-Track Pari-Mutuel Wagering Permit - Bleacher's Sports Grill - District 6

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 6 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
15410 S. Mountain Parkway, Ste. 109
Zoning Classification: C-2 PCD
Council District: 6

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 11, 2025. One valid letter protesting the issuance of the permit was received and is on file in the Office of the City Clerk. The letter is from two local residents who feel that the issuance of the permit will negatively affect property value, may cause an increase in noise, drug-use, and crime in the area, and would not add value to the neighborhood.

Staff Recommendation
Staff gave careful consideration to the protest letter received; however, after reviewing the application in its entirety, staff is recommending approval of this application.

Attachments
Attachment A - Bleacher's Sports Grill - Data
Attachment B - Bleacher's Sports Grill - Map

Responsible Department

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

Liquor License Data: BLEACHERS SPORTS GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	4	2
Beer and Wine Store	10	6	3
Restaurant	12	18	13

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	50.23	61.57
Violent Crimes	12.31	6.26	9.02

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

Property Violation Data

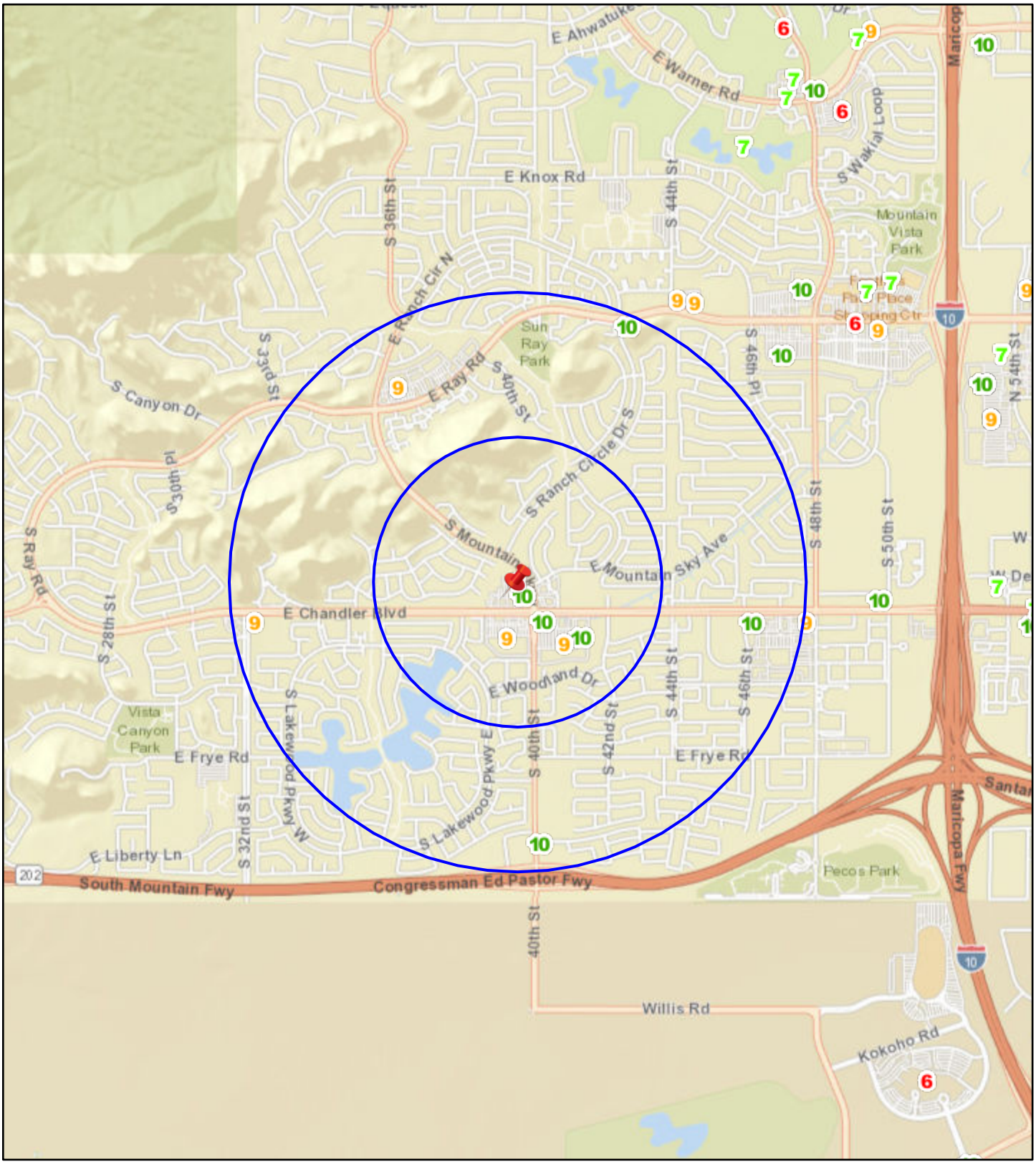
Description	Average	1/2 Mile Average
Parcels w/Violations	40	3
Total Violations	69	4

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167122	1955	502	15	223
1167131	630	237	90	72
1167133	1151	453	10	60
1167135	1294	312	29	156
1167194	1373	576	7	92
1167202	1180	172	41	380
1167203	1429	320	66	89
1167212	1598	640	51	0
Average	1601	393	60	177

Liquor License Map: BLEACHERS SPORTS GRILL

15410 S MOUNTAIN PKWY



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 42

Off-Track Pari-Mutuel Wagering Permit - RT O'Sullivan's - District 6

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
7575 N. 16th Street, Ste. 1
Zoning Classification: PSC PCD
Council District: 6

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - RT O'Sullivan's - Data
Attachment B - RT O'Sullivan's - Map

Responsible Department

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

Liquor License Data: RT O'SULLIVAN'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	0
Liquor Store	9	1	0
Beer and Wine Store	10	5	0
Restaurant	12	11	3
Club	14	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	63.05	79.83
Violent Crimes	12.31	6.92	7.32

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

Property Violation Data

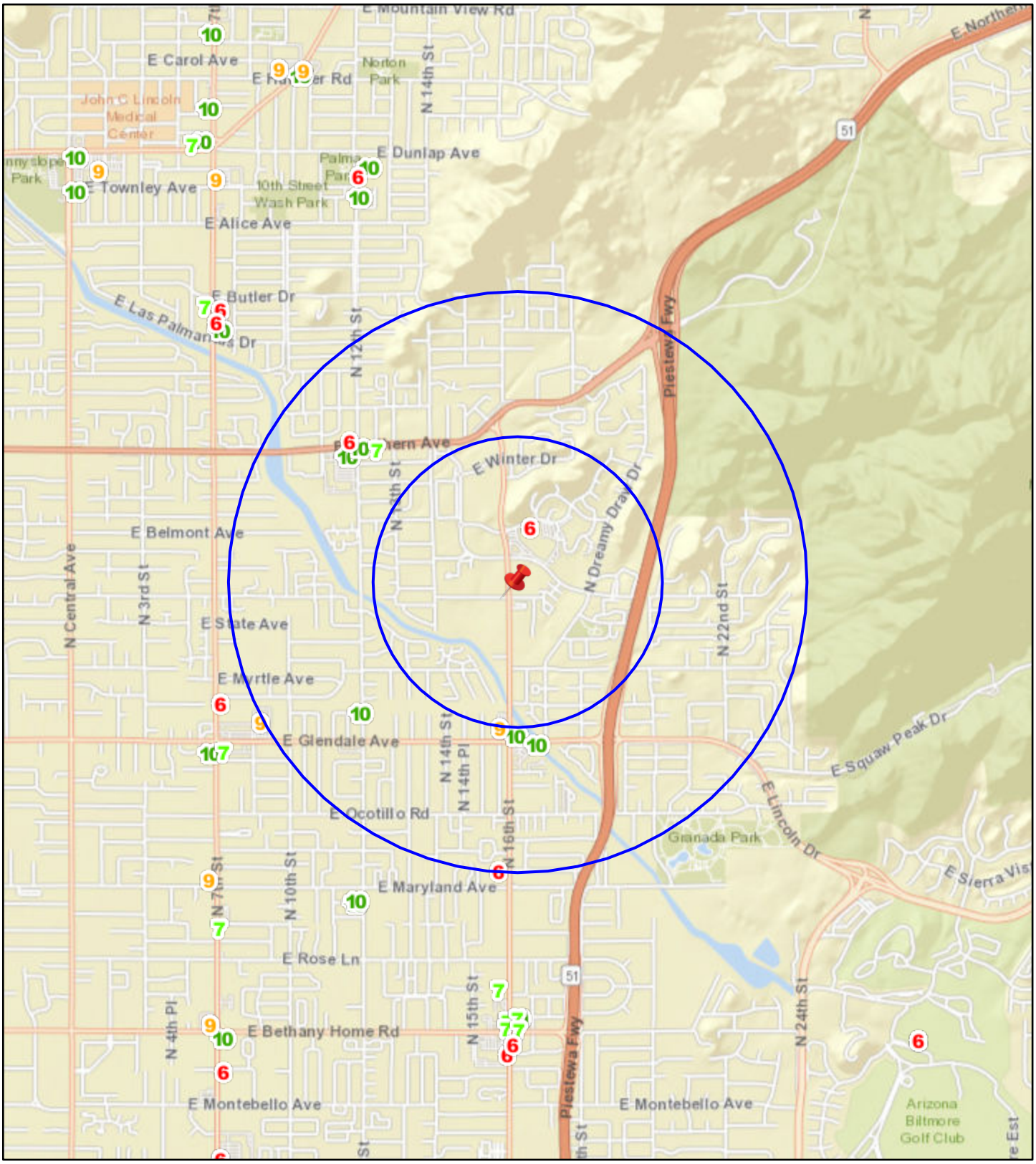
Description	Average	1/2 Mile Average
Parcels w/Violations	40	19
Total Violations	69	37

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051022	1835	777	58	331
1051023	1091	589	89	49
1051024	1173	368	58	2
1063001	1881	242	59	253
1063002	1402	408	51	22
Average	1601	393	60	177

Liquor License Map: RT O'SULLIVAN'S

7575 N 16TH ST



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 43

Off-Track Pari-Mutuel Wagering Permit - American Legion Post #1 - District 7

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 14 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
364 N. 7th Avenue
Zoning Classification: C-3 CMOD ACOD
Council District: 7

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 9, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - American Legion Post #1 - Data
Attachment B - American Legion Post #1 - Map

Responsible Department

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

Liquor License Data: AMERICAN LEGION POST #1

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	2
Wholesaler	4	1	0
Government	5	6	0
Bar	6	48	10
Beer and Wine Bar	7	11	0
Liquor Store	9	5	0
Beer and Wine Store	10	13	6
Hotel	11	7	1
Restaurant	12	103	15
Club	14	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	245.35	283.01
Violent Crimes	12.31	72.42	86.62

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

Property Violation Data

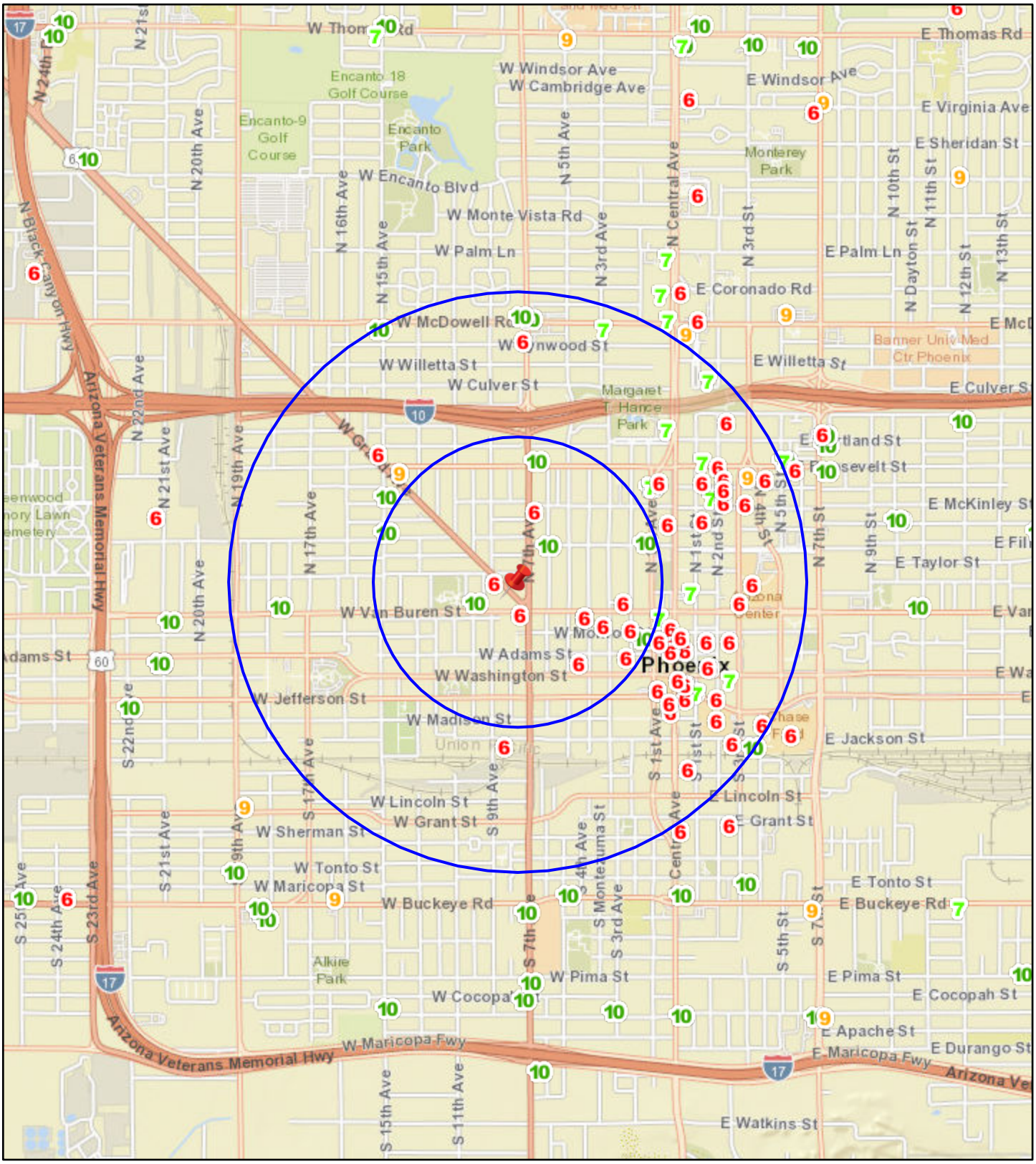
Description	Average	1/2 Mile Average
Parcels w/Violations	40	80
Total Violations	69	147

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1130001	2898	331	199	515
1131001	1929	146	155	743
1131003	2654	2	355	297
1141001	2605	227	111	276
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: AMERICAN LEGION POST #1

364 N 7TH AVE



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 44

Off-Track Pari-Mutuel Wagering Permit - Gallagher's Food & Fun - District 8

Request for an Off-Track Pari-Mutuel Wagering Permit for a business that has a Series 12 liquor license.

Summary

State law requires City Council approval before a State Off-Track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant
David Johnson, Agent for Turf Paradise

Location
3220 E. Baseline Road
Zoning Classification: C-1
Council District: 8

Public Opinion
Public notice was posted at the proposed location and special notice letters were mailed to residents within a 1/8 mile radius of the proposed location. The comment period expired December 11, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Gallagher's Food & Fun - Data
Attachment B - Gallagher's Food & Fun - Map

Responsible Department

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

Liquor License Data: GALLAGHER'S FOOD & FUN

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	1
Liquor Store	9	1	0
Restaurant	12	5	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	38.37	65.81
Violent Crimes	12.31	5.65	8.28

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

Property Violation Data

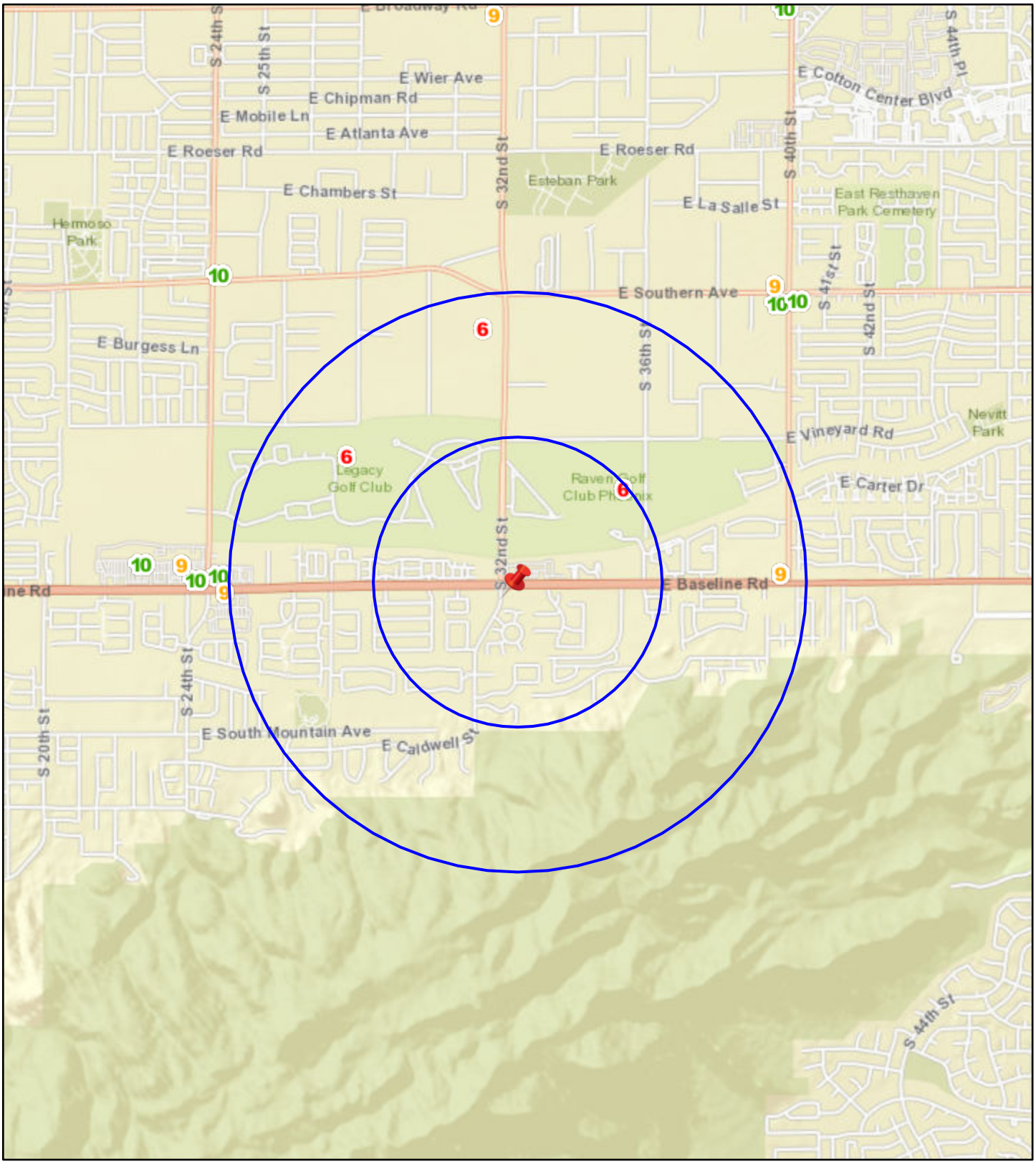
Description	Average	1/2 Mile Average
Parcels w/Violations	40	9
Total Violations	69	11

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1162032	2367	392	111	98
1162033	3169	684	124	1054
1167381	1934	731	126	60
1167382	1631	330	43	121
1167383	3038	901	29	0
Average	1601	393	60	177

Liquor License Map: GALLAGHER'S FOOD & FUN

3220 E BASELINE RD



Date: 11/20/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** *45

REQUEST TO WITHDRAW (SEE ATTACHED MEMO) Liquor License - La Cruda Mariscos y Clamatos - District 8

Request for a liquor license. Arizona State License Application 366646.

Summary

Applicant
Rigoberto Duran, Agent

License Type
Series 12 - Restaurant

Location
2822 N. 32nd Street, Ste. 3
Zoning Classification: C-2
Council District: 8

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is January 9, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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'm 40 yrs old with years of experience handling liquor. I follow the rules and regulations of the city and county to handle the liquor properly. I have an accounting team that will be doing the reports and payments automatically.”

Staff Recommendation
Staff recommends disapproval of this application based on the Finance Department and Police Department recommendations for disapproval. The Police Department disapproval is based on the applicant's criminal history and the applicant's failure to disclose the criminal history on the application. The applicant has not demonstrated the capability, qualifications, and reliability to hold and control a liquor license. Staff also notes that 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 - La Cruda Mariscos Y Clamatos - Police Department Recommendation

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

City of Phoenix

To: Alan Stephenson
Deputy City Manager

Date: January 5, 2026

From: Denise Archibald
City Clerk

Subject: REQUEST TO WITHDRAW ITEM 45 ON THE JANUARY 7, 2026 FORMAL AGENDA – LIQUOR LICENSE – LA CRUDA MARISCOS Y CLAMATOS

This memo requests to withdraw Item 45 – La Cruda Mariscos y Clamatos on the January 7, 2026 Formal Council Meeting Agenda because the application has been withdrawn with the Arizona Department of Liquor Licenses and Control.

Approved by:

Alan Stephenson
Deputy City Manager

1/5/26
Date

LIQUOR LICENSE DISAPPROVAL FORM

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	**La Cruda Mariscos Y Clamatos LLC**	**District**	**8**
Business Location	**2822 North 32nd Street Suite 3**		
Applicant Name	**Rigoberto Duran**	**Series Type**	**12(AOC)**

The Police Department recommends denial of this liquor license application as the applicant has not proven to be capable, qualified, and reliable to hold a Series 12 liquor license. The owner and agent of La Cruda Mariscos Y Clamatos LLC, Rigoberto Duran has made false statements on the application and, within the last five years has been convicted of a crime.

The Police Department recommends disapproval of this liquor license application for the following reasons:

A.R.S. 4-203.A states "*A spirituous liquor license shall be issued only after satisfactory showing of the capability, qualification and reliability of the applicant*…"

A.R.S. 4-210.A.3 states "*The licensee or controlling person knowingly files with the department an application or other document that contains material information that is false or misleading*…"

THE APPLICANT HAS SHOWN THEY ARE NOT CAPABLE, QUALIFIED OR RELIABLE BASED ON THE FOLLOWING:

Rigoberto Duran, the owner of La Cruda Mariscos Y Clamatos LLC and applicant for a series 12 liquor license was arrested on January 16, 2024, by Phoenix Police officers for misconduct involving weapons. The disposition date of that case (CR2024-102486-001) was July 8, 2024, with a finding of guilty. Section four, question one of the personal information questionnaire on the state liquor application asks "Have you been cited, arrested, indicted, convicted or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the last 5 years?". Mr. Duran answered "no". Detective Augustine attempted to contact the applicant to discuss this discrepancy on December 11, 2025 and as of the date of this writing, has not received a return call. Detective Augustine has multiple questions regarding this application regarding Mr. Duran's criminal history, residence location and what his true and lawful name is however, none of the discrepancies were able to be resolved due to the lack of communication by the applicant.

ADDITIONAL CONCERNS:

Additionally, the city questionnaire was due to the Phoenix City Clerks office by November 24, 2025. It was not received by the City Clerks office until December 4,2025. This

LIQUOR LICENSE DISAPPROVAL FORM

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	**La Cruda Mariscos Y Clamatos LLC**	**District**	**8**
Business Location	**2822 North 32nd Street Suite 3**		
Applicant Name	**Rigoberto Duran**	**Series Type**	**12(AOC)**

tardiness along with the lack of communication by the applicant does not allow the Police Department to conduct a thorough review of the application/ applicant.

Based on the aforementioned reasons, the applicant has failed to show that they are reliable, capable or qualified and issuance of a liquor license for this applicant would not be in the best interest of the community.

This recommendation for disapproval is submitted by: Det. T. AUGUSTINE #10117

SIGNATURES	
Administrative Licensing Investigator	Coti Bell A6830
Liquor Enforcement Detail Supervisor	Sgt. Hector Gamez 6308

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 46

Ruby Receptionists, Inc

For $50,000 in payment authority for a month-to-month subscription for a 24-hour answering service with Ruby Receptionist for the Parks and Recreation Department. The service enables residents to report park concerns and code of conduct violations 24 hours per day, seven days a week. The pilot program with Ruby Receptionist launched in March 2024, and the service has proven to be well received by the community. The pay authority is required while the department proceeds with a competitive procurement process.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 47

Ascension, a Division of AGM Container Controls, Inc.

For $56,000 in payment authority to do a one-time purchase of a vertical portable wheelchair lift device for the Phoenix Convention Center Department. The wheelchair lift will be used by individuals with disabilities to safely access performance riser stages during meetings and events. This equipment is required to comply with the Americans with Disabilities Act and all applicable State accessibility laws.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 48

National Association of City Transportation Officials, Inc.

For $35,000 in payment authority for a one-year membership to the National Association of City Transportation Officials (NACTO) for the Street Transportation Department. NACTO provides North American cities and transit agencies an invaluable forum to exchange transportation ideas, insights, and practices and cooperatively approach national transportation issues.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 49

Arizona State University Southwest Pavement Technology Program

For $50,000 in payment authority for a one-year membership to the Arizona State University Southwest Pavement Technology Program (SPTP) for the Street Transportation Department. SPTP is an alliance between academic, agency, and industry members, whereby the parties strategically advance fundamental research activities and training in pavement science and engineering.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 50

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

To make payment of up to $67,800, in settlement of claim(s) in *Sauer v. City of Phoenix*, 23-0539-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Public Works Department on December 22, 2023.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 51

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

To make payment of up to $192,305 in settlement of claim(s) in *Thompson v. City of Phoenix*, 24-0476-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on April 4, 2024.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 52

Selection of Vice Mayor - Citywide

Request to permit the City Council to select one of its members to serve as Vice Mayor, until such time of another Vice Mayor selection, pursuant to Phoenix City Charter Chapter IV, Section 3. Rule 7(c) of the Rules of Council Proceedings (Phoenix City Code Section 2-60) states that: "The Council shall select a new Vice Mayor once each calendar year at the first formal meeting in January or at the next regularly scheduled meeting after a Vice Mayor vacancy occurs."

Responsible Department

This item is submitted by the City Manager's Office.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 53

Proposed Briles Pass Annexation - Public Hearing - District 1

A public hearing, as required by Arizona Revised Statutes Section 9-471, on the proposed Briles Pass Annexation. This public hearing allows the City Council to gather community input regarding this annexation proposal. The City Council will not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation will be considered at a later date.

Summary

The annexation was requested by Taylor C. Earl with Earl & Curley, P.C. for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexations. Additionally, the annexation is recommended for adoption per the attached Task Force Analysis Report (**Attachment A**).

Public Outreach

Notification of the public hearing was published in the *Arizona Business Gazette* newspaper, and was posted in at least three conspicuous places in the area proposed to be annexed. Also, notice via first-class mail was sent to each property owner within the proposed annexation area.

Location

The proposed annexation area includes parcels 210-11-002A, 210-11-004A, 210-11-004C, 210-11-004G, 210-11-012A, and 210-11-014B, located in the vicinity of 19th Avenue and Jomax Road (**Attachment B**). The annexation area is approximately 14.334 acres (0.02239 square miles) and the population estimate is zero individuals. Council District: 1

Responsible Department

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

Attachment A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Briles Pass Annexation, No. 554

This report recommends the **approval** of the proposed annexation of approximately 14.334 acres located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road. (APNs: 210-11-012A, 210-11-002A, 210-11-004A, 210-11-004C, and 210-11-014B, 210-11-004G).

THE REQUEST:

The applicant is requesting to annex approximately 14.334 acres, located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road from Maricopa County. The applicant is requesting the annexation with the intention of rezoning to R1-6 with the intent to develop 80 single-family residences.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan Designation:	Residential 2 to 5 dwelling units per acre
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1
Current Land Use Conditions On Site:	Maricopa County jurisdiction, zoned RU-43, plant nursery, vacant land
To the North:	City of Phoenix jurisdiction, zoned R-2 PCD, single-family residential
To the Northwest:	Maricopa County jurisdiction, zoned RU-43, church
To the South:	Maricopa County jurisdiction, zoned RU-43, single-family residential, vacant land
To the West:	City of Phoenix jurisdiction, zoned PUD, single and multifamily residential
To the East:	Maricopa County jurisdiction, zoned RU-43, single-family residential, vacant land

Maricopa County History of Non-Conformities Present? NONE PRESENT

Maricopa County Zoning Case History: N/A

ALTERNATIVES:

- Option A - Annex the land as requested:

  The City of Phoenix will control rezoning requests in this area to ensure conformance with the General Plan Land Use Map. The City of Phoenix will capture property tax, utility tax, state shared revenue, and impact fees.

- Option B - Deny the request for annexation:

  If annexed later, this site would have been developed under County zoning and development standards that may not be consistent with the General Plan, Land Use Map, zoning, and development standards.

RECOMMENDATION:

Located adjacent to City of Phoenix lands, this annexation is supported by the 2025 General Plan, particularly the Land Use goal for land uses and development standards for unincorporated land, under Policies 1 and 2. This annexation is recommended for approval. Approval of annexation does not constitute recommendation for future rezoning actions.

SUPPORTING INFORMATION:

I. Water and Sewer Service

Q.S.#:48-25
Water Pressure Zone Area: 4A
Acres: approx. 16.6

Water:
12-inch DIP, pressure zone 4A water main within 19th Ave
54-inch PCCP, pressure zone 4A water main within 19th Ave (not for use)
8-inch DIP, pressure zone 5ED water main within Jomax Rd (not for use)

Sewer:
8-inch VCP within Jomax Rd
Dual 24-inch DIP force mains within 19th Ave (not for use)

Significant infrastructure improvements will be (or may be) required in order to serve the proposed parcels within the City of Phoenix service area. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application meeting after annexation. Additional information and requirements provided under FACT 2403822 for KIVA 24-950.

It is the City’s intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review, or the building permit approval, and may be subject to future

restrictions as a result of water shortage. Water and/or sewer system requirements and stipulations are determined at time of site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan approval. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be disconnected to prevent cross contamination with the City's public water system.

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

II. Fire Protection

Servicing Station:
Phoenix Fire Station #55
26700 N 27th Avenue
Phoenix, Arizona 85085

Current Response Time:	2 Min.11 Sec.
City Average Response Time:	7 Min. 24 Sec.
Difference From Typical Response Time:	-5 Min. 13 Sec.
Number Of Service Calls Expected:	31
Average Cost Per Service Call:	$830
Estimated Total Annual Fire Service Costs:	**$25,983**

III. Police Protection

Servicing Station:
Black Mountain Precinct
33355 North Cave Creek Road
Phoenix, Arizona 85331

Number Of New Officers Required:	0.212
Number Of New Patrol Cars Required:	0.13
Estimated Total Annual Police Service Costs:	**$48,702**

IV. Refuse Collection

Number of New Containers Required:	80
Cost for Refuse Containers, Each:	$52.35
Cost for Recycling Containers, Each:	$52.35
Total Start-Up Costs for Refuse Collection:	**$8,376**

Attachment A

V. Street Maintenance

Average Cost Per Acre for Street Maintenance:	$172
Estimated Total Annual Street Maintenance Costs:	**$2,461**

VI. Public Transit

Servicing Routes: 19 (North and South), 35 (East and West)

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	0.82
Community Park Demand in Acres:	0.44
District Park Demand in Acres:	0.44
Total Park Demand in Acres:	1.69
Cost Per Acre, Annual Maintenance:	$20,127
Total Annual Parks and Recreation Costs:	**$34,067**

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	56
Total Expected High School Students:	32
Total Expected New Students:	88

IX. Revenues

Expected Total Impact Fees at Buildout:	$603,056
Beginning Next Fiscal Year	
Property Tax Income*:	$7,346
Utility Fee Income:	$10,000
State Shared Revenue:	$90,262
Solid Waste:	$37,284
Sales Tax Generated:	$0
Total Tax Related Income, Annually**:	**$144,892**

Beginning Next Fiscal Year

Beginning 2024-2025 Fiscal Year	
Property Tax Income*:	$7,346
Utility Fee Income:	$10,000
State Shared Revenue:	$90,262
Solid Waste:	$37,284

Beginning 2025-2026

Attachment A

Sales Tax Generated:	$0
Total Tax Related Income, Annually**:	**$144,892**

X. Total Costs

Revenue, First Year Only:	$747,948
Revenue, Year Two and Beyond:	$144,892
Expenses, First Year Only:	$119,590
Expenses, Year Two and Beyond:	$111,214

XI. Total Annual Revenue

Total Annual Revenue, First Year:**	$628,358
Total Annual Revenue, 2025 and Beyond:**	$33,678

*The above referenced **Property Tax Income** figures are based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual square footage

****Total Tax Related Income and Total Annual Revenues** will vary depending on project scope and size, the timing of permit issuance and build-out.

Attachment B

ANNEXATION MAP

BRILES PASS

City of Phoenix

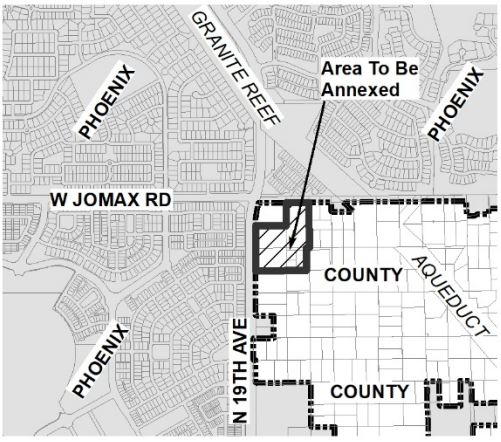
LEGAL DESCRIPTION

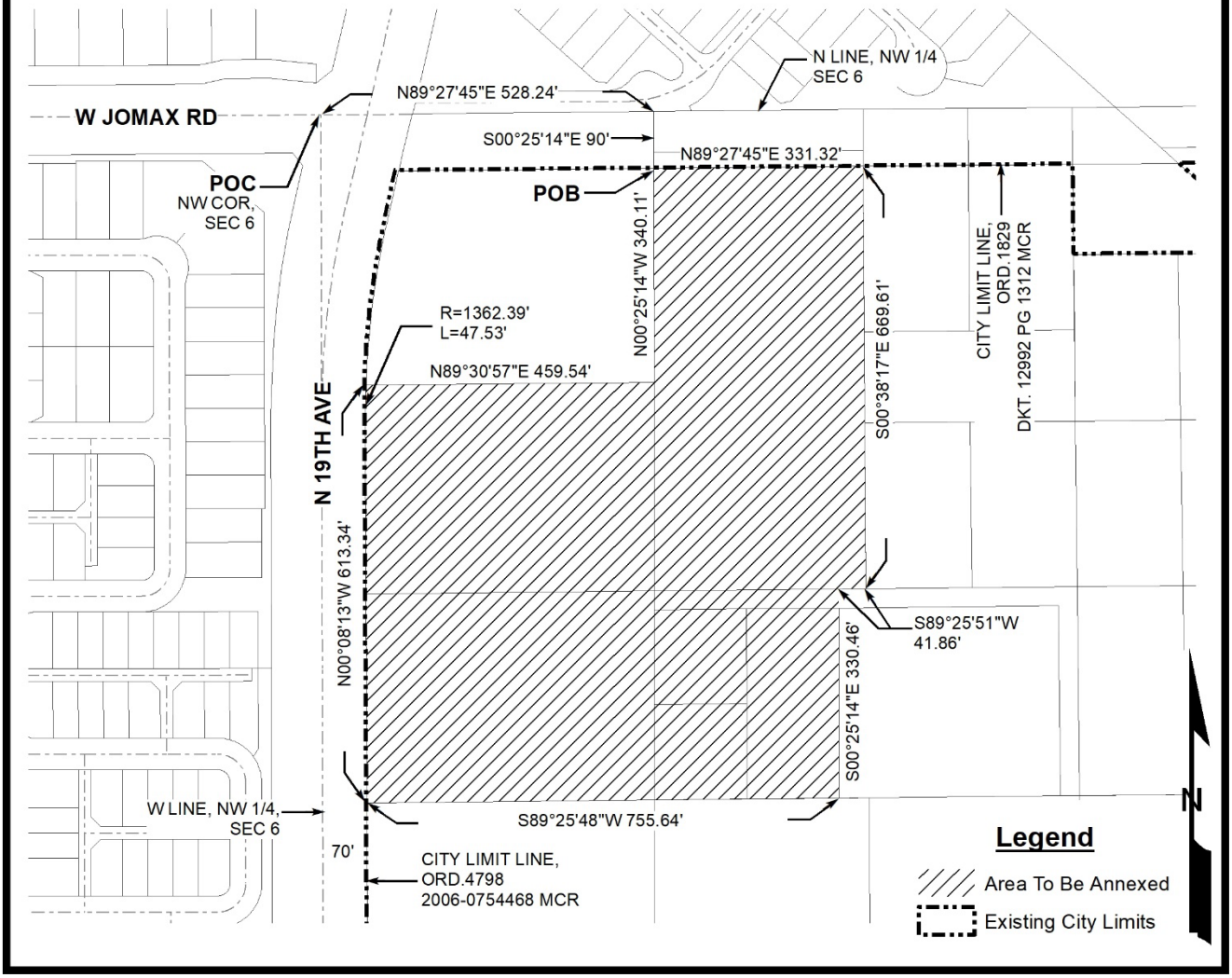
SECTION 6 T. 4 N., R. 3 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 554

AREA IN SQUARE MILES
0.02239

VICINITY MAP





August 8, 2025

LEGAL DESCRIPTION FOR
BRILES PASS
ANNEXATION PARCEL

That part of the Northwest Quarter of Section 6, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap flush marking the Northwest Corner of said Section 6, from which the Brass Cap flush marking the West Quarter Corner of said Section 6 bears South 00°08'13" East, a distance of 2082.04 feet;

Thence North 89°27'45" East, along the North line of said Northwest Quarter, a distance of 528.24 feet;

Thence South 00°25'14" East, departing said North line, a distance of 90.00 feet to a point on a line which is parallel with and 90.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°27'45" East, along said parallel line, a distance of 331.32 feet;

Thence South 00°38'17" East, departing said parallel line, a distance of 669.61 feet;

Thence South 89°25'51" West, a distance of 41.86 feet;
Thence South 00°25'14" East, a distance of 330.46 feet;

Thence South 89°25'48" West, a distance of 755.64 feet to a point on a line which is parallel with and 70.00 feet Easterly from the West line of said Northwest Quarter;

Thence North 00°08'13" West, along said parallel line, a distance of 613.34 feet to the beginning of a tangent curve of 1362.39 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 01°59'56", a distance of 47.53 feet;

Thence North 89°30'57" East, a distance of 459.54 feet;

Thence North 00°25'14" West, a distance of 340.11 feet to the Point of Beginning.

Containing 624,371 Square Feet or 14.334 Acres, more or less.

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

BRILES PASS
ANNEXATION PARCEL

N89°27'45.05" E 528.24

S00°25'14.37" E 90.00

BOUNDARY

N89°27'45.05" E 331.32

S00°38'16.52" E 669.61

S89°25'50.88" W 41.86

S00°25'14.37" E 330.46

S89°25'48.41" W 755.64

N00°08'13.05" W 613.34

RB = N89°51'46.95" E
R = 1362.39
A = 47.53
C = 47.53
CB = N00°51'44.92" E
D = 01°59'55.94"
T = 23.77
RB = N88°08'17.11" W

N89°30'56.78" E 459.54

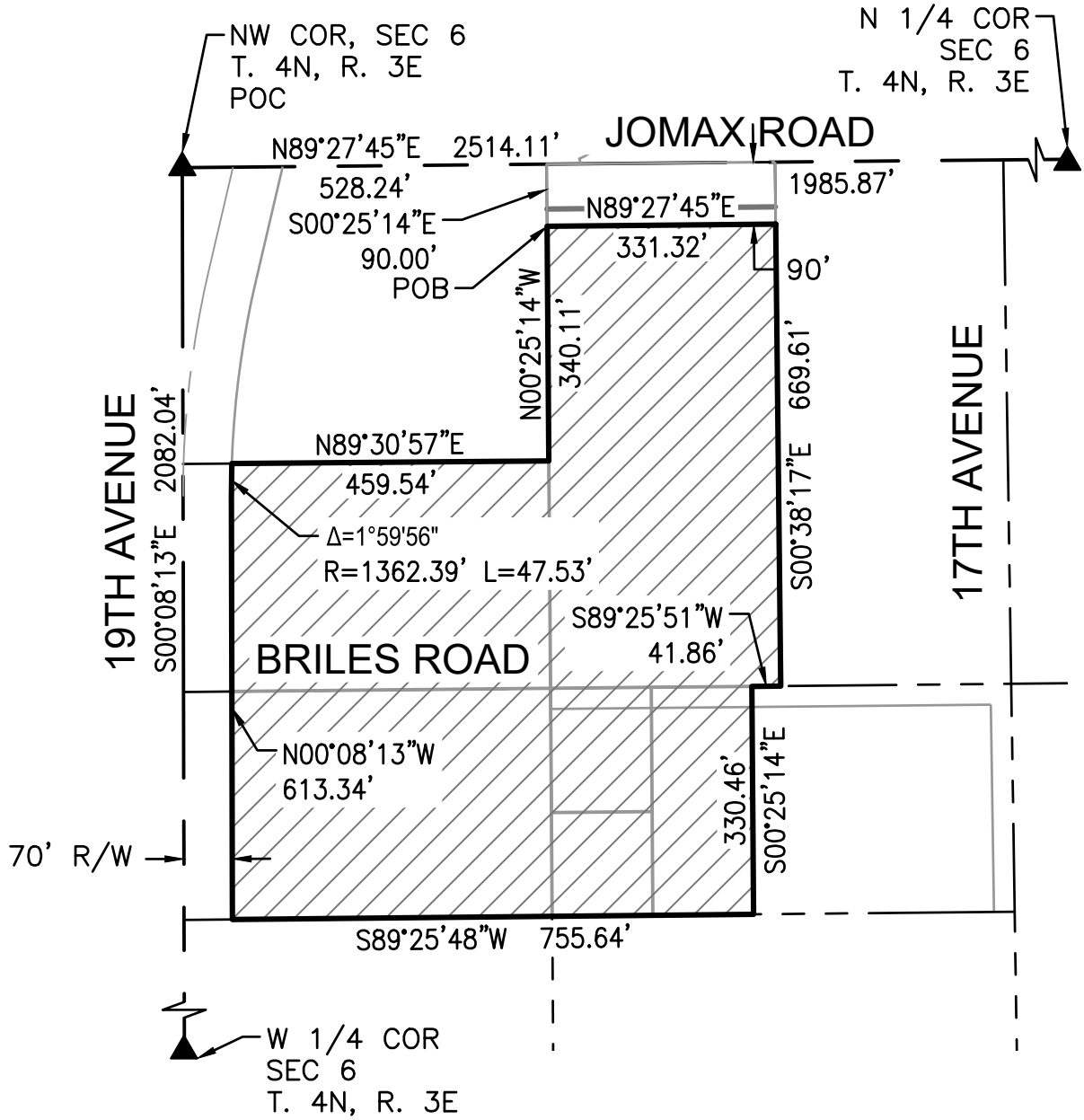
N00°25'14.37" W 340.11
to

Area = 624371 14.334 AC

Closing course: 238°45'38.28" 0.004538

Misclosure: 1/791,002

North Error: 0.002353
East Error: 0.003880



Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 8-8-25
ARIZONA U.S.A.

SCALE 1" = 250'	BRILES PASS	CVL CONSULTANTS
EXHIBIT	ANNEXATION PARCEL	1 OF 1
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

N:\01\0417901\CADD\Exhibits\VX.ANNEX.BRILES.dwg **Dominique August 8, 2025**

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 54

Proposed Sun Up Ranch Annexation - Public Hearing - District 1

A public hearing, as required by Arizona Revised Statutes Section 9-471, on the proposed Sun Up Ranch Annexation. This public hearing allows the City Council to gather community input regarding this annexation proposal. The City Council will not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation will be considered at a later date.

Summary

The annexation was requested by Chris Webb with the Rose Law Group, P.C. for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexations. Additionally, the annexation is recommended for adoption per the attached Task Force Analysis Report (**Attachment A**).

Public Outreach

Notification of the public hearing was published in the *Arizona Business Gazette* newspaper, and was posted in at least three conspicuous places in the area proposed to be annexed. Also, notice via first-class mail was sent to each property owner within the proposed annexation area.

Location

The proposed annexation area includes parcels 202-22-001E and 202-22-005A, located in the vicinity of 43rd Avenue and New River Road (**Attachment B**). The annexation area is approximately 190.2551 acres (0.29727 square miles) and the population estimate is zero individuals.
Council District: 1

Responsible Department

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

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: Sun Up Ranch Annexation, No. 553

This report recommends the **approval** of the proposed annexation of approximately 190.2551 acres located approximately at the southwest corner of the I-17 Freeway and the Jenny Lin Road alignment (APNs 202-22-005A and 202-22-001E).

THE REQUEST:

The applicant is requesting to annex approximately 190.2551 acres, approximately located at the southwest corner of the I-17 Freeway and the Jenny Lin Road alignment. The applicant is requesting the annexation with the intent to rezone to R1-6 to develop 600 single-family residences.

OTHER INFORMATION:

Planning Village:	Rio Vista
General Plan Designation:	Residential 2 to 3.5 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Parks/Open Space – Future Residential 1 dwelling unit per acre.
Current Zoning District:	RU-43
Equivalent Zoning District:	S-1

Current Land Use Conditions On Site:	Maricopa County jurisdiction, zoned RU-43, vacant land
To the North:	City of Phoenix jurisdiction, zoned S-1 (Ranch or Farm Residence), vacant land Maricopa County jurisdiction, zoned RU-43, vacant land and single family residential
To the South:	City of Phoenix jurisdiction, zoned R1-6 (Single-Family Residence District), S-1 (Ranch or Farm Residence), single-family residential, vacant land
To the West:	City of Phoenix jurisdiction, zoned S-1 (Ranch or Farm Residence), vacant land
To the East:	Maricopa County jurisdiction, zoned RU-43, single family residential, freeway

Maricopa County History of Non-Conformities Present? None.

Maricopa County Zoning Case History: None.

ALTERNATIVES:

- Option A - Annex the land as requested:

  The City of Phoenix will control rezoning requests in this area to ensure conformance with the General Plan Land Use Map. The city of Phoenix will capture property tax, utility tax, state shared revenue, and impact fees when applicable.

- Option B - Deny the request for annexation:

  If annexed later, this site would have been developed under County zoning and development standards that may not be consistent with the General Plan, Land Use Map, zoning, and development standards.

RECOMMENDATION:

Located adjacent to City of Phoenix lands, this annexation is supported by the 2025 General Plan, particularly the Land Use goal for land uses and development standards for unincorporated land, under Policies 1 and 2. This annexation is recommended for approval. Approval of annexation does not constitute recommendation for future rezoning actions.

SUPPORTING INFORMATION:

I. Water and Sewer Service

Q.S.#: 72-18 & 72-19
Water Pressure Zone Area: 9D
Acres: 190.2551

Water
12-inch DIP water main within Sonoran Arroyo Ln
8-inch DIP water main within 44th Ave

Sewer
8-inch sewer main within 43rd Ave

Significant infrastructure improvements will be (or may be) required in order to serve the proposed parcels within the City of Phoenix service area. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application meeting after annexation. Additional information and requirements provided under PAPP 2403641 for KIVA 24-898.

It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan

application review, or the building permit approval, and may be subject to future restrictions as a result of water shortage. Water and/or sewer system requirements and stipulations are determined at time of site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan approval. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be disconnected to prevent cross contamination with the City's public water system.

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

II. Fire Protection

Servicing Station:
Daisy Mountain Fire Station 142
41104 N Daisy Mountain Dr
Anthem, AZ 85086

Current Response Time:	6 Min. 1 Sec.
City Average Response Time:	7 Min. 24 Sec.
Difference from Typical Response Time:	-1 Min. 23 Sec.
Number of Service Calls Expected:	235
Average Cost per Service Call:	$830
Estimated Total Annual Fire Service Costs:	**$194,876**

III. Police Protection

Servicing Station:
Black Mountain Precinct
33355 North Cave Creek Road
Cave Creek, AZ 85331

Number Of New Officers Required:	1.64
Number Of New Patrol Cars Required:	0.96
Estimated Total Annual Police Service Costs:	**$365,265**

IV. Refuse Collection

Number of New Containers Required:	600
Cost for Refuse Containers, Each:	$52.35
Cost for Recycling Containers, Each:	$52.35
Total Start-Up Costs for Refuse Collection:	**$62,820**

ATTACHMENT A

V. Street Maintenance

Average Cost per Acre for Street Maintenance:	$172
Estimated Total Annual Street Maintenance Costs:	**$32,669**

VI. Public Transit

Servicing Routes: N/A

VII. Parks and Recreation

Neighborhood Park Demand in Acres:	6.14
Community Park Demand in Acres:	3.28
District Park Demand in Acres:	3.28
Total Park Demand in Acres:	12.69
Cost Per Acre, Annual Maintenance:	$20,127
Total Annual Parks and Recreation Costs:	**$255,502**

VIII. Schools

Elementary School District:	Deer Valley Unified
High School District:	Deer Valley Unified
Total Expected Elementary School Students:	420
Total Expected High School Students:	240
Total Expected New Students:	660

IX. Revenues

Expected Total Impact Fees at Buildout: $21,157,692

Beginning Next Fiscal Year

Beginning Next Fiscal Year	
Property Tax Income*:	$8,798
Utility Fee Income:	$75,000
State Share Revenue:	$676,962
Solid Waste:	$279,632
Sales Tax Generated:	$0
Total Tax Related Income, Annually**:	**$1,031,594**

Beginning 2025-2026

Beginning 2025-2026 Fiscal Year	
Property Tax Income*:	$8,798
Utility Fee Income:	$75,000

ATTACHMENT A

State Shared Revenue:	$676,962
Solid Waste:	$279,632
Sales Tax Generated:	$0
Total Tax Related Income, Annually**:	**$1,031,594**

X. Total Costs

Revenue, First Year Only:	$22,189,286
Revenue, Year Two and Beyond:	$1,031,594
Expenses, First Year Only:	$911,133
Expenses, Year Two and Beyond:	$848,313

XI. Total Annual Revenue

Total Annual Revenue, First Year:**	$21,278,153
Total Annual Revenue, 2025 and Beyond:**	$183,281

*The above referenced **Property Tax Income** figures are based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual square footage

****Total Tax Related Income and Total Annual Revenues** will vary depending on project scope and size, the timing of permit issuance and build-out.

ANNEXATION MAP

SUN UP RANCH

City of Phoenix

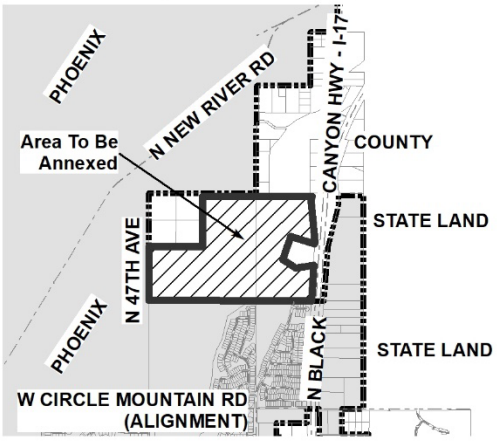
LEGAL DESCRIPTION

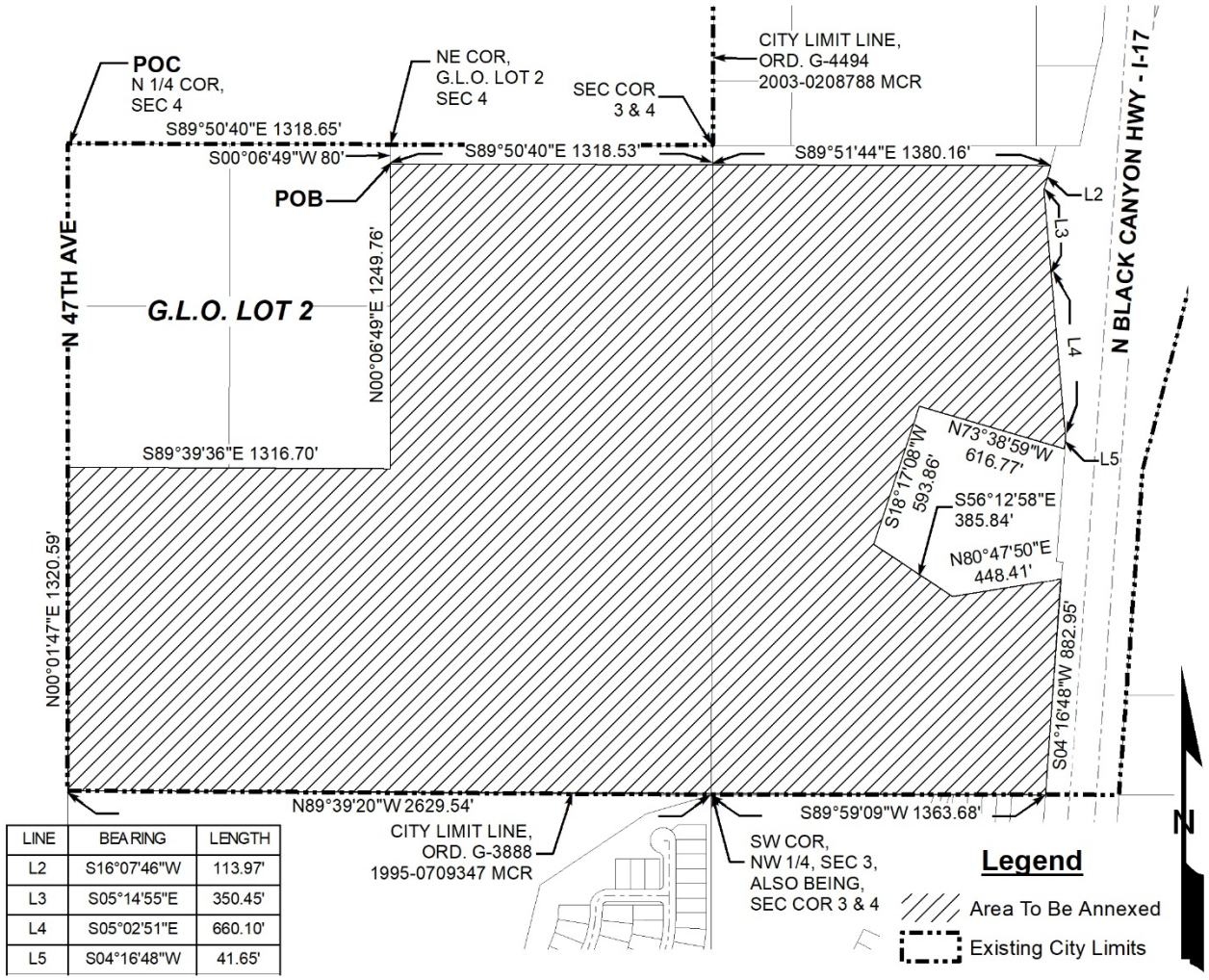
SECTION 3 & 4 T. 6 N., R. 2 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 553

AREA IN SQUARE MILES
0.29727

VICINITY MAP





LINE	BEARING	LENGTH
L2	S16°07'46"W	113.97'
L3	S05°14'55"E	350.45'
L4	S05°02'51"E	660.10'
L5	S04°16'48"W	41.65'

LEGAL DESCRIPTION
SUN-UP RANCH
ANNEXATION BOUNDARY

JOB NO. 24-0097 AUGUST 13, 2025

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH GLO BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION 4, FROM WHICH A 3-INCH GLO BRASS CAP FLUSH AT THE NORTHEAST CORNER OF SAID SECTION 4, BEARS SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 2637.29 FEET (**BASIS OF BEARING**);

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 1318.65 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SECTION 4;

THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 0 DEGREES 06 MINUTES 49 SECONDS WEST, 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 1318.53 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, 1380.16 FEET TO A POINT ON THE WESTERLY LIMITS OF EXCESS RIGHT OF WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLANS, PROJECT NO. I-17-1(29)22, DRAWING NO. D-7T-666, DATED SEPTEMBER 1963;

THENCE ALONG SAID WESTERLY LIMITS OF EXCESS RIGHT OF WAY, SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, 113.97 FEET;

THENCE ALONG SAID WESTERLY LIMITS OF EXCESS RIGHT OF WAY, SOUTH 5 DEGREES 14 MINUTES 55 SECONDS EAST, 350.45 FEET TO A POINT ON THE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RESULTS OF SURVEY, PROJECT NO. 017-MA-224- H7206-01R, DATED NOVEMBER 2007;

THENCE ALONG WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 5 DEGREES 02 MINUTES 51 SECONDS EAST, 660.10 FEET;

THENCE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 4 DEGREES 16 MINUTES 48 SECONDS WEST, 41.65 FEET;

THENCE DEPARTING FROM SAID WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, NORTH 73 DEGREES 38 MINUTES 59 SECONDS WEST, 616.77 FEET;

THENCE SOUTH 18 DEGREES 17 MINUTES 08 SECONDS WEST, 593.86 FEET;

THENCE SOUTH 56 DEGREES 12 MINUTES 58 SECONDS EAST, 385.84 FEET;

THENCE NORTH 80 DEGREES 47 MINUTES 50 SECONDS EAST, 448.41 FEET TO A POINT ON THE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RESULTS OF SURVEY, PROJECT NO. 017-MA- 224- H7206-01R, DATED NOVEMBER 2007;

THENCE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 4 DEGREES 16 MINUTES 48 SECONDS WEST, 882.95 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST, 1363.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, 2629.54 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

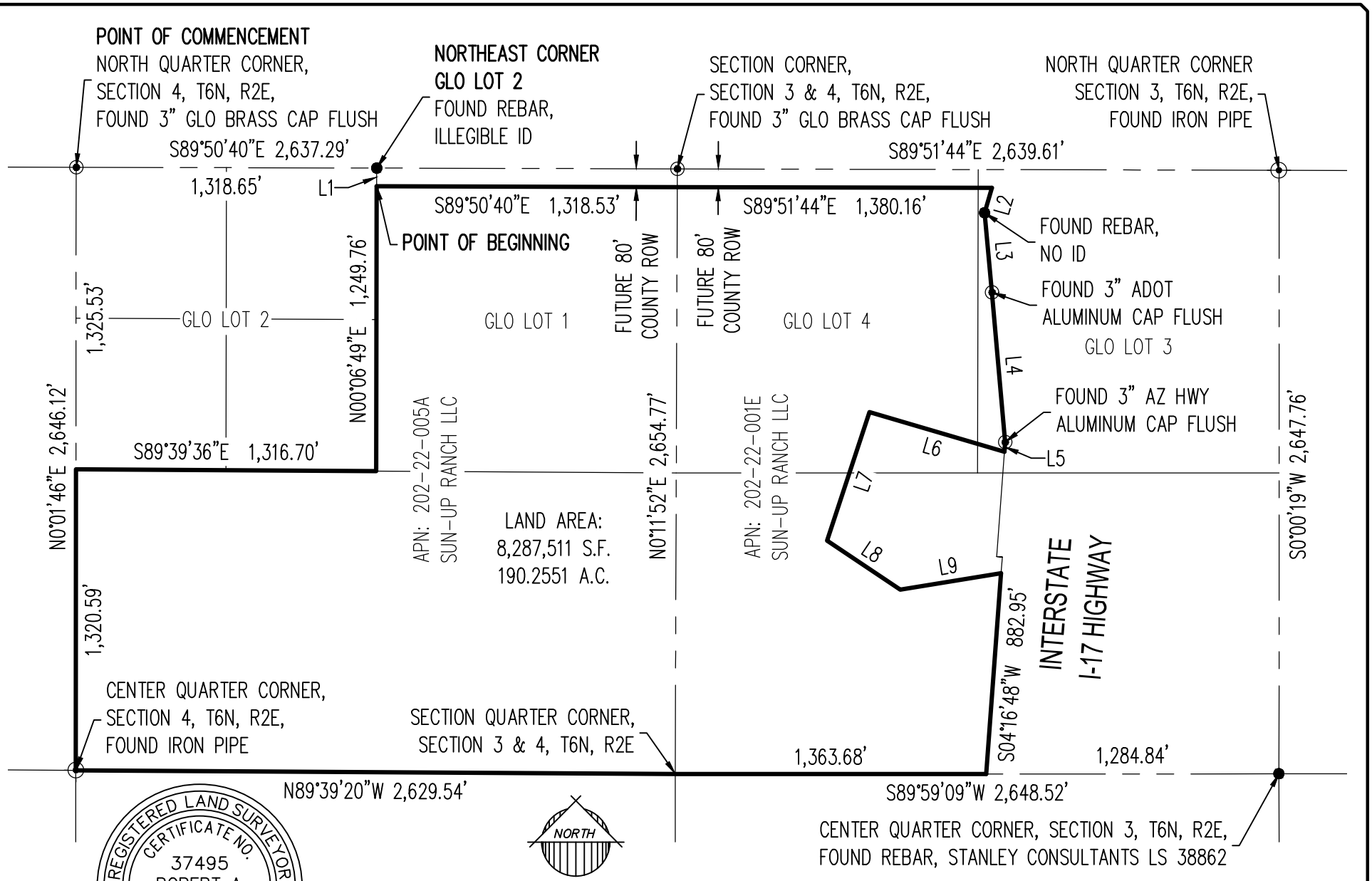
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 47 SECONDS EAST, 1320.59 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SECTION 4;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 39 MINUTES 36 SECONDS EAST, 1316.70 FEET TO THE SOUTHEAST CORNER OF SAD LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 0 DEGREES 06 MINUTES 49 SECONDS EAST, 1249.76 FEET TO THE **POINT OF BEGINNING**.

SAID OVERALL PORTION OF LAND CONTAINS **8,287,511** SQUARE FEET OR **190.2551** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



24-0097	Drawn by: A.G.	Reviewed by: R.J.	Sheet Scale: 1" = 500'	Sheet No: 1 of 2

Sun-Up Ranch
Annexation Boundary

Exhibit "A"

EPS GROUP
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Aug 13, 2025 1:24pm S:\Projects\2024\24-0097\Land Survey\Legals\24-0097 LD02 – Sun Up Ranch – EX.dwg

Doc ID: ecf09221f57eec978d173c0c1ed80bb3da335581

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°06'49"E	80.00'
L2	S16°07'46"W	113.97'
L3	S05°14'55"E	350.45'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S05°02'51"E	660.10'
L5	S04°16'48"W	41.65'
L6	N73°38'59"W	616.77'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S18°17'08"W	593.86'
L8	S56°12'58"E	385.84'
L9	N80°47'50"E	448.41'

24-0097

Drawn by: A.G. | Reviewed by: R.J. | Sheet Scale: N.T.S. | Sheet No: 2 of 2

Sun-Up Ranch
Annexation Boundary

Exhibit "A"

EPS GROUP
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Aug 13, 2025 1:24pm S:\Projects\2024\24-0097\Land Survey\Legals\24-0097 LD02 - Sun Up Ranch - EX.dwg

Doc ID: ecf09221f57eec978d173c0c1ed80bb3da335581

Sun-Up Ranch
Annexation Boundary
Job Number 24-0097
Date: August 13, 2025

Tie

North: 1055158.8163' East: 625880.2979'

Segment #1 : Line
Course: S89°50'40"E Length: 1318.65'
North: 1055155.2362' East: 627198.9430'

Segment #2 : Line
Course: S00°06'49"W Length: 80.00'
North: 1055075.2364' East: 627198.7844'

Easement

North: 1055075.2333' East: 627198.7810'

Segment #1 : Line
Course: S89°50'40"E Length: 1318.53'
North: 1055071.6535' East: 628517.3061'

Segment #2 : Line
Course: S89°51'44"E Length: 1380.16'
North: 1055068.3347' East: 629897.4621'

Segment #3 : Line
Course: S16°07'46"W Length: 113.97'
North: 1054958.8509' East: 629865.8003'

Segment #4 : Line
Course: S05°14'55"E Length: 350.45'
North: 1054609.8703' East: 629897.8586'

Segment #5 : Line
Course: S05°02'51"E Length: 660.10'
North: 1053952.3301' East: 629955.9352'

Segment #6 : Line
Course: S04°16'48"W Length: 41.65'
North: 1053910.7963' East: 629952.8268'

Segment #7 : Line
Course: N73°38'59"W Length: 616.77'
North: 1054084.4225' East: 629360.9999'

Segment #8 : Line
Course: S18°17'08"W Length: 593.86'
North: 1053520.5497' East: 629174.6745'

Segment #9 : Line
Course: S56°12'58"E Length: 385.84'
North: 1053305.9987' East: 629495.3618'

Segment #10 : Line
Course: N80°47'50"E Length: 448.41'
North: 1053377.7125' East: 629938.0001'

Segment #11 : Line
Course: S04°16'48"W Length: 882.95'
North: 1052497.2249' East: 629872.1050'

Segment #12 : Line
Course: S89°59'09"W Length: 1363.68'
North: 1052496.8877' East: 628508.4251'

Segment #13 : Line
Course: N89°39'20"W Length: 2629.54'
North: 1052512.6956' East: 625878.9326'

Segment #14 : Line
Course: N00°01'47"E Length: 1320.59'
North: 1053833.2854' East: 625879.6176'

Segment #15 : Line
Course: S89°39'36"E Length: 1316.70'
North: 1053825.4720' East: 627196.2945'

Segment #16 : Line
Course: N00°06'49"E Length: 1249.76'
North: 1055075.2295' East: 627198.7726'

Perimeter: 14672.94' Area: 8287511 Sq. Ft.
Error Closure: 0.0092 Course: S65°54'51"W
Error North: -0.00374 East: -0.00837

Precision 1: 1594886.96

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 55

Authorization to License City-Owned Vacant Land near 36th Avenue and West Encanto Boulevard to the Del Monte Village Garden Association (Ordinance S-52516) - District 4

Request to authorize the City Manager, or the City Manager's designee, to enter into a license with Del Monte Village Garden Association for vacant City-owned property near 36th Avenue and West Encanto Boulevard for use as a community garden. Further request authorization for the City Treasurer to accept all necessary funds in accordance with the terms of the license.

Summary

The property was acquired by the Water Services Department using water operating revenues, Fund 0052, for the purpose of developing a well site. The entire tract is Lot 185 of DEL MONTE VILLAGE 2 (MCR 59-32) and is comprised of approximately 6,630 square feet. The licensed premises, or the area outside the fenced well enclosure, is approximately 4,710 square feet. The licensed premises are the unused portion of a Water Services Department well site. The well and its equipment are separately fenced while the balance of the site is unimproved. Due to size and underlying zoning, the proposed license area is an uneconomic remnant with few allowable uses. The community garden will be built, operated, and maintained by the Del Monte Village Garden Association, in collaboration with community partnership and volunteers. The garden will supply fresh produce to support local food security initiatives, serve as a space for bringing neighbors together to grow food, incorporate landscape enhancements to improve the site's aesthetics, and foster community engagement. Lessee may display monument and business signs as approved by the City's Planning and Development Department.

The rental rate is $37.50 per year, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. The licensee shall provide insurance and indemnification acceptable to the City's Risk Management Division and the Law Department. The license may be cancelled pursuant to Arizona Revised Statue 38-511. The license may contain other terms and conditions deemed necessary by the City.

Contract Term
The term of the license is one year with two, one-year options to extend.

Financial Impact
Rent during the initial year of the license is $37.50 per year, plus applicable taxes.

Location
36th Avenue and West Encanto Boulevard
Maricopa County Assessor's Parcel Number: 108-13-015
Council District: 4

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 56

Acceptance and Dedication of Easements for Public Utility, Sidewalk and Multi-use Trail Purposes (Ordinance S-52525) - Districts 1, 6, 7 & 8

Request for the City Council to accept and dedicate easements for public utility, sidewalk, and multi-use trail 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: 20250675802
Date: November 21, 2025
Applicant and Lessee: SREI Ryan 17 North PHII, LLC; the State of Arizona, Owner and Lessor; their successor and assigns
Purpose: Temporary Sidewalk
Location: 2525 W. Corporate Center Drive
Expires: (a) the expiration or earlier termination of the property lease, which expires on September 10, 2100; or (b) the removal of the improvements constructed on the property.
APN: 210-05-943E
File: FN 250108
Council District: 1

Easement (b)
Maricopa County Recording: 20250675807
Date: November 21, 2025
Applicant and Lessee: SREI Ryan 17 North PHII, LLC; the State of Arizona, Owner and Lessor; their successor and assigns
Purpose: Temporary Sidewalk
Location: 2350 W. Corporate Center Drive
Expires: (a) the expiration or earlier termination of the property lease, which expires on September 10, 2100; or (b) the removal of the improvements constructed on the

property.
APN: 210-05-944A
File: FN 250111
Council District: 1

Easement (c)
Maricopa County Recording: 20250669736
Date: November 19, 2025
Applicant and Grantor: H&H Developers LLC; MM Development Group LLC; their successor and assigns
Purpose: Public Utility
Location: 4007 E. Cheery Lynn Road
APN: 127-15-058
File: FN 250109
Council District: 6

Easement (d)
Maricopa County Recording: 20250661984
Date: November 14, 2025
Applicant and Grantor: Z-Modular Laveen Flatz 202, LLC; its successor and assigns
Purpose: Sidewalk
Location: 7250 S. 59th Avenue
APN: 104-86-007H
File: FN 250100
Council District: 7

Easement (e)
Maricopa County Recording: 20250661981
Date: November 14, 2025
Applicant and Grantor: Amerco Real Estate Company; its successor and assigns
Purpose: Multi-Use Trail
Location: 2600 S. 59th Avenue
APN: 104-38-006
File: FN 250102
Council District: 7

Easement (f)
Maricopa County Recording: 20250669864
Date: November 19, 2025
Applicant and Grantor: Sukhjit K. Sandhu; her successor and assigns
Purpose: Public Utility

Location: West of S. 24th Avenue and W. Olney Avenue
APN: 300-16-030D; 300-16-030E
File: FN 250114
Council District: 8

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 57

Acceptance of an Easement for Drainage Purposes Located North of the Northwest Corner of 59th Avenue and Baseline Road (Ordinance S-52526) - District 7

Request for the City Council to accept an easement for drainage 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
Maricopa County Recording: 20250661983
Date: November 14, 2025
Applicant and Grantor: Z-Modular Laveen Flatz 202, LLC; its successor and assigns
Purpose: Drainage
Location: 7250 S. 59th Avenue
APN: 104-86-007H
File: FN 250100
Council District: 7

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 58

Appraisal Services for Citywide and Aviation Projects - RFQu-25-0706- Request for Award (Ordinance S-52531) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with ANava Company LLC; Appraisal Technology, LLC; Baker, Peterson, Baker and Associates, Inc.; BBG, Inc.; CBRE, Inc.; Cushman & Wakefield of Arizona, Inc.; Dennis L Lopez & Associates, LLC; First Appraisal Services, PLC; Hodges Lacey & Associates LLC; IRR-Phoenix, LLC; James S. Bradley, LLC; KS Appraisal, LLC; Landpro Valuation, LLC; Nagy Property Consultants, Inc; REVal Partners PLLC; and Zaddack Valuation Advisors, Inc., for appraisal and appraisal review services for Citywide use. Further request authorization for the City Controller to disburse funds related to this item. The total value of the contracts will not exceed $2,200,000.

Summary

These contracts will provide the Finance Department Real Estate Division a Qualified Vendor List (QVL) for appraisal services for Citywide projects on an as-needed basis. The Real Estate Division contracts for residential appraisals, commercial appraisals, personal property appraisals, residential appraisal reviews and commercial appraisal reviews as requested by City departments.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

Eighteen Offerors submitted qualifications and seventeen were deemed to be responsive and responsible. An evaluation committee of City Staff evaluated those offers as a pass or fail based on the following minimum qualifications:

Experience and Knowledge
Workload Capacity
Method of Approach
Resumes and Certifications
Samples

After reaching consensus, the evaluation committee recommends award to the

following Offeror(s):

ANava Company LLC
Appraisal Technology, LLC
Baker, Peterson, Baker and Associates, Inc.
BBG, Inc.
CBRE, Inc.
Cushman & Wakefield of Arizona, Inc.
Dennis L. Lopez & Associates, LLC
First Appraisal Services, PLC
Hodges Lacey & Associates LLC
IRR-Phoenix, LLC
James S. Bradley, LLC
KS Appraisal, LLC
Landpro Valuation, LLC
Nagy Property Consultants, Inc.
REVal Partners PLLC
Zaddack Valuation Advisors, Inc.

Contract Term
The contracts 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 $2,200,000. Funds are available in the departments' Operating and Capital Improvement Program budgets.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 59

Authorization to Extinguish a Public Utility Easement for Edison Park Expansion Project (Resolution 22355) - District 8

Request to authorize the City Manager, or the City Manager's designee, to terminate and extinguish a public utility easement located across two parcels located north and west of the intersection of N. 19th Street and E. Villa Street, adopted on October 31, 2007 in Ordinance S-34503.

Summary

As part of a planned expansion and redevelopment of Edison Park, the public utility easement located on the parcels formerly known as the A.L. Krohn public housing site will need to be terminated and extinguished. As a result, the 14,906 square-foot dedicated easement is no longer needed by the Housing Department and can be terminated. The easement is described in the attached Exhibit A.

Location

North and west of the intersection of N. 19th Street and E. Villa Street
Identified by Maricopa County Assessor's parcel numbers: 116-11-001G, 116-11-003, 116-16-070, 116-16-071A, 116-16-071B, 116-16-071C
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing and Finance departments.

EXHIBIT A

LEGAL DESCRIPTION
OF A
PUBLIC UTILITY EASEMENT
PARCEL NO. 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A DESCRIPTION OF A PUBLIC UTILITY EASEMENT BEING 8 FEET IN WIDTH, LYING 4 FEET ON EACH SIDE OF THE CENTERLINE AND TO BE PROLONGED OR SHORTENED TO TERMINATE IN THE BOUNDARY OF THE LAND OF THE GRANTOR, SAID CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE CENTER OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 569.66 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 349.76 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 68.82 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 175.59 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 116.17 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT C;

THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 655.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT E, SAID POINT BEING THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT A;

EXHIBIT A

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 127.44 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 23.13 FEET TO THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT B;

THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 27.46 FEET TO THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT C;

THENCE SOUTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 106.25 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT D, SAID POINT ALSO BEING THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT D, SAID POINT ALSO BEING THE BEGINNING OF A PUBLIC UTILITY EASEMENT BEING 14 FEET IN WIDTH, LYING 7 FEET ON EACH SIDE OF THE CENTERLINE AND TO BE PROLONGED OR SHORTENED TO TERMINATE IN THE BOUNDARY OF THE LAND OF THE GRANTOR;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 32.11 FEET TO THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT E;

THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 91.76 FEET TO THE POINT OF TERMINUS.

CONTAINING 14,267 SQUARE FEET MORE OR LESS

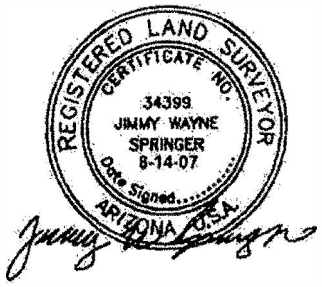


EXHIBIT A

LEGAL DESCRIPTION
OF A
PUBLIC UTILITY EASEMENT
PARCEL NO. 2

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A DESCRIPTION OF A PUBLIC UTILITY EASEMENT BEING 8 FEET IN WIDTH, LYING 4 FEET ON EACH SIDE OF THE CENTERLINE AND TO BE PROLONGED OR SHORTENED TO TERMINATE IN THE BOUNDARY OF THE LAND OF THE GRANTOR, SAID CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE CENTER OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 682.62 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 1350.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 18TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 251.86 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT F;

THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 292.60 FEET TO THE POINT OF TERMINUS.

AND;

BEGINNING AT THE AFORE REFERENCED POINT F;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 228.73 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.14 FEET;

THENCE SOUTH 73 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 11.00 FEET;

THENCE SOUTH 37 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 28.10 FEET;

EXHIBIT A

THENCE SOUTH 40 DEGREES 17 MINUTES 56 SECONDS WEST, A DISTANCE OF 18.15 FEET;

THENCE SOUTH 46 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.51 FEET;

THENCE SOUTH 58 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 22.88 FEET;

THENCE SOUTH 66 DEGREES 18 MINUTES 03 SECONDS WEST, A DISTANCE OF 27.28 FEET;

THENCE SOUTH 68 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF 35.07 FEET;

THENCE SOUTH 80 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 7.74 FEET;

THENCE SOUTH 81 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 191.92 FEET;

THENCE SOUTH 86 DEGREES 01 MINUTES 37 SECONDS WEST, A DISTANCE OF 104.94 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 118.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT G;

THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.06 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 142.00 FEET;

THENCE SOUTH 52 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 21.20 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 82.24 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.03 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.76 FEET TO THE POINT OF TERMINUS FROM WHENCE A CITY OF PHOENIX BRASS CAP FLUSH AT THE SOUTH WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEARS SOUTH 45 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 375.45 FEET.

AND;

EXHIBIT A

BEGINNING AT THE AFORE REFERENCED POINT G;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.40 FEET TO THE POINT OF TERMINUS.

CONTAINING 14,906 SQUARE FEET MORE OR LESS

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 60

Parts, Installation, and Service for Direct Current Battery Plant - IFB 19-020 - Amendment (Ordinance S-52536) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to execute an amendment to Contract 149250 with Power Product Services, LLC, a disregarded entity of Exponential Power, 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-50454.

Summary

This contract will provide the Information Technology Services Department with parts, installation, and services for direct current (DC) batteries and power plants across approximately 130 sites throughout the Valley. The heavy duty batteries, preventative maintenance, and repairs to direct current (DC) voltage battery backup systems provide power in critical situations to public systems in the event of power outages. The maintenance to the DC battery plant results in reduced costs, increased efficiencies, uninterrupted operations, risk reductions, and improved customer service.

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

Contract Term

Upon approval, the contract will be extended through July 22, 2026.

Financial Impact

The aggregate value of the contract will not exceed $3,600,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Parts, Installation, and Service for Direct Current Battery Plant - Contract (Ordinance S-45326) on January 23, 2019.
- Parts, Installation, and Service for Direct Current Battery Plant - Contract (Ordinance S-47339) on March 3, 2021.
- Parts, Installation, and Service for Direct Current Battery Plant - Contract

(Ordinance S-50454) on January 3, 2024.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Information Technology Services Department.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 61

Substance Abuse and Mental Health Services Administration Funds (Ordinance S-52522) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to make a one-time payment to EMPACT/La Frontera for services provided during the month of October 2025 pursuant to the Veterans Court Grant and extend the time allowing for such payment under Ordinance S-45801 through October 29, 2025. The anticipated amount shall not exceed, $6,219.90. A one-time extension is necessary as the current ordinance, S-45801, allowing payment to EMPACT/La Frontera terminated on September 30, 2025. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds related to this item.

Summary

With City Council approval, the Prosecutor's Office has administered grant funds through the Substance Abuse and Mental Health Services Administration (SAMHSA) since December 2016 to fund a Veterans Court service expansion project. The project has been successful at providing access to substance use disorder treatment for veterans in Veterans Court that do not otherwise have access to no-cost treatment. Those services are provided by EMPACT/La Frontera. No renewal or reapplication process was available through SAMHSA for this year, and accordingly, the Grant was scheduled to end on July 29, 2025. The Prosecutor's Office applied for a no-cost extension to continue to provide services and draw down the remaining funding under the Grant. This request was granted by SAMHSA to continue to provide services and expend funds through October 29, 2025. EMPACT/La Frontera has rendered treatment/services for the month of October.

Contract Term

The no-cost extension extended the Grant from July 30, 2025, to October 29, 2025.

Financial Impact

No monetary or in-kind match is required. Funding is from the SAMHSA.

Concurrence/Previous Council Action

The City Council previously authorized the Prosecutor's Office to apply for funding for the City of Phoenix Veterans Court in partnership with EMPACT/La Frontera on June

19, 2019 (Ordinance S-45801).

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 62

Legal Document Retrieval Services Agreement for Litigation and Claims with iCopy Legal (Ordinance S-52537) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a five-year agreement with iCopy Legal to provide services related to formal service of legal documents and retrieval of official records from providers and/or agencies, as needed by the Law Department. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate amount will not exceed $200,000.

Summary
This agreement will provide necessary services for the Law Department related to legal document service and official document retrievals, primarily in connection with litigation or claims, including service of subpoenas and retrieval of relevant official documents such as medical, hospital, billing, payroll, personnel, insurance claims, Medicare, the United States Department of Veterans Affairs, Social Security, police departments, fire departments, the Occupational Safety and Health Administration, employment, and educational records.

Procurement Information
Pursuant to Phoenix City Code Section 43-2(B)(4), legal services are exempt from the Procurement Code. Nevertheless, pursuant to Phoenix City Code Section 43-11(B), the Law Department conducted an informal procurement using informal competitive methods and sought quotes from multiple vendors. iCopy Legal was selected.

Contract Term
The Legal Services Agreement will begin on or about January 7, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate agreement value will not exceed $200,000 for the five-year term.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 63

Authorization to Retroactively Accept and Disburse Funding from the Arizona Administrative Office of the Courts and from Friends of the Court, Inc., Amend Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List and Increase Authority, and Amend Contract 159460 with Community Bridges, Inc. (Ordinance S-52535) - Citywide

Request authorization for the City Manager, or the City Manager's designee, to retroactively accept funding from the Arizona Administrative Office of the Courts (AOC) to support the veterans court program in the amount of $169,900, and funding in the amount of $3,000 from Friends of the Court, Inc.

Further request to amend authorization for the Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List (QVL) to increase funding in an amount not to exceed $172,900, for a new not to exceed aggregate amount of $63,626,295. Further request authorization for the City Controller to disburse funds for the QVL life.

Further request authorization to amend Contract 159460 with Community Bridges, Inc. to increase funding in an amount up to $172,900 to add Veterans Court navigation and support services to the existing contract for community court program services. The revised total contract value will not exceed $1,012,900.

Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to these items.

Summary

The Office of Homeless Solutions (OHS) provides support and services for people experiencing homelessness and is committed to ending homelessness through a comprehensive, regional approach to housing and services. Contracts awarded from the QVL include assistance with City-owned shelter and heat-respite projects, contractor-operated temporary emergency shelter and heat related respite programs, Community Court, and other supportive services to individuals or families experiencing homelessness.

Through the use of the QVL, OHS contracts with Community Bridges, Inc. via Contract

159460 to provide navigation and supportive services for Community Court. The additional funding from the AOC and Friends of the Court, Inc. will support the addition of Veterans Court support services including navigation and outside services including group sessions and drug screening for participants of the Veterans Court. Amending the existing contract allows OHS to leverage the existing program and infrastructure to rapidly provide services specific to veterans.

Due to the Citywide impacts of this item, staff is requesting consent of the full Council under Section 2 of City Council Ordinance S-50419, which requires additional Council approval for certain uses of the QVL.

Contract Term
The QVL term will remain unchanged, February 1, 2023, through June 30, 2028.

Financial Impact
The aggregate cost of contracts approved under the QVL will not exceed $63,626,295 over the QVL life. Funding is available in the OHS' operating budget and via federal, state, and county grant funding.

Concurrence/Previous Council Action

- On January 25, 2023, the City Council approved the QVL with Ordinance S-49352.
- On June 28, 2023, the City Council approved an additional $13.3 million in funding for the QVL with Ordinance S-49924.
- On December 13, 2023, the City Council approved an additional $6,752,847 in funding for the QVL with Ordinance S-50419.
- On March 20, 2024, the City Council approved an additional $1,388,933 in funding for the QVL with Ordinance S-50706.
- On May 15, 2024, the City Council approved an additional $10.5 million in funding for the QVL with Ordinance S-50884.
- On January 15, 2025, the City Council approved an additional $15 million in funding for the QVL with Ordinance S-51541.
- On June 4, 2025, the City Council approved an additional $6,511,615 in funding for the QVL with Ordinance S-52012.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 64

Economic Development Technical Assistance Community Development Block Grant Award (Ordinance S-52538) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into agreement with HUUB LLC for economic development technical assistance services through PHXbizConnect, for a one-year term, with a one-year option to be exercised at the discretion of the City Manager or the City Manager's designee. The total grant award will not exceed $302,900 per year in Community Development Block Grant (CDBG) funding, for a maximum total award of $605,800. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available from the Neighborhood Services Department's (NSD) CDBG entitlement funds. There is no impact to the General Fund.

Summary

HUUB LLC provides economic development technical assistance to microenterprises through PHXbizConnect as a public service to City of Phoenix residents with low-and-moderate incomes. Historically, the HUUB's online technical assistance services were funded through federal grant dollars, including Coronavirus Relief Funds, Coronavirus State and Local Fiscal Recovery Funds, and Community Development Block Grant funds. Since inception, the program has provided technical assistance, including free, one-on-one consulting from business advisors to over 220 businesses with over 1,300 hours of consulting services.

Continuation of grant funds for HUUB LLC's PHXbizConnect software platform for management technical assistance provides significant advantages to City of Phoenix residents. The software platform reduces program paperwork, provides a streamlined process with greater self determination, offers additional business training resources, and collects data for City economic development program administrators.

Contract Term

The 12-month contract term will begin on or about January 7, 2026, with a one-year option to extend that may be exercised at the discretion of the City Manager or the City Manager's designee.

Financial Impact

Funding the contract for twelve months will not exceed $302,900 per year, for a maximum total award of $605,800. There is no impact to the General Fund. Funding is available from the Neighborhood Services Department's CDBG entitlement funds.

Responsible Department

This item is submitted by Deputy City Manager Cynthia Aguilar and the Neighborhood Services Department.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 65

Authorize Additional Funding to the Miscellaneous Building Repairs Contracts (Ordinance S-52520) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to add additional funding to contracts with Andrus Properties, Inc. dba API General Contractors (Contract 159779); CHASSE Building Team, Inc. (Contract 159778); DMS Companies, Inc. dba Hernandez (Contract 159777); GCON, Inc. (Contract 159776); Haydon Companies, LLC (Contract 159775); Sagebrush Restoration, LLC (Contract 159774); Skyline Builders & Restoration, Inc. (Contract 159773); Tusk Developers LLC (Contract 159772); and Welch Companies, Inc. (Contract 159771) for the Parks and Recreation Department. Further request the City Controller to disburse all funds related to this item. The additional funding will not exceed $50 million.

Summary

The Miscellaneous Building Repairs contracts provide commercial maintenance, incidental building repairs, and tenant improvements repairs. These services are used on an as-needed basis to provide urgent and planned projects support for the department's facilities that require one-time, ongoing building repairs or improvements or on-call emergency services.

The Parks and Recreation Department’s inventory consists of 189 parks and over 495 buildings, which include community centers, historic houses, restrooms, and maintenance buildings. The additional funding is needed to ensure continued maintenance and repair of the department’s essential infrastructure. These contracts allow the department flexibility and quicker reaction time to respond to community needs in order to maintain safe and accessible parks and facilities. These contracts have been used to repair and replace drinking fountains, re-lamp parks with LED lighting, perform parking lot repairs, address sidewalk cracks, and complete Americans with Disabilities Act (ADA) trip hazards. In addition to these projects, the contracts provide services for urgent and planned projects, such as painting, flooring, and plumbing repairs to community centers.

Contract Term

The contracts' term remains unchanged, having a duration of five years starting on December 1, 2023, with one, two-year option to extend.

Financial Impact
The aggregate value for all contracts will not exceed $110 million, with approximately $10 million expended annually for the remainder of the contract term. Funding is available in the Parks and Recreation Department's Operating and Capital Improvement Program budgets.

Concurrence/Previous Council Action
The City Council approved:

- Miscellaneous Building Repairs Contract - PKS RFQu-240080 (Ordinance S-50427) on December 13, 2023.
- Authorize Additional Funding to the Miscellaneous Building Repairs Contracts (Ordinance S-51311) on October 2, 2024.

Responsible Department
This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 66

Issuance of Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026 (Resolution 22360) - District 3

Requests City Council approval for the issuance of Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026, to be issued in one or more separate series and subseries, in an aggregate original principal amount not to exceed $100,000,000 (the “Bonds”).

Summary

Request City Council adoption of a resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue its Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026, to be issued in one or more separate series and subseries, in an aggregate original principal amount of not-to-exceed $100,000,000, for use by The Valley College of Osteopathic Medicine LLC, a Delaware limited liability company (the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of the acquisition, construction, and equipping of a facility (the “Facility”), for the operation of a college of osteopathic medicine, including the payment and discharge of that certain indebtedness incurred by the Borrower and The Valley COM Propco LLC (“Propco”), a Delaware limited liability company, pursuant to a Construction Loan and Security Agreement, by and between the Borrower and Propco, as borrower thereunder, and Lapis Municipal Opportunities Fund V, LP, a Delaware limited partnership, as lender. In addition, to fund the Debt Service Reserve fund established pursuant to the Indenture, fund capitalized interest with respect to the Bonds, fund the Repair and Replacement Fund established pursuant to the Indenture, fund working capital requirements of the Borrower, and pay certain costs of issuance (collectively, the “Project”); and approve the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Bonds at its meeting held on December 18, 2025.

Location
The Facility is located at or near 2525 W. Townley Avenue, Phoenix, AZ.
Council District: 3

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit with the state.

Responsible Department
This item is submitted by Assistant City Manager Ginger Spencer.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT THE OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF ONE OR MORE SEPARATE SERIES AND SUBSERIES, IN AN AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF NOT TO EXCEED $100,000,000, OF TAXABLE EDUCATIONAL FACILITIES REVENUE BONDS (VALLEY COLLEGE OF OSTEOPATHIC MEDICINE PROJECT) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Issuer"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Issuer to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Issuer finds such loans to further advance the interests of the Issuer or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Board of Directors of the Issuer finds such loans to be in furtherance of the purposes of the Authority or in the public interest; and

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WHEREAS, The Valley College of Osteopathic Medicine LLC, a Delaware limited liability company (the "Borrower") has requested that the Issuer issue, in one or more separate series and subseries, its Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project) (the "Bonds"), pursuant to an Indenture of Trust (the "Indenture"), between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"), and enter into a Loan Agreement (the "Agreement"), between the Issuer and the Borrower, pursuant to which the Issuer will loan the proceeds of the Bonds to the Borrower in order to (i) finance or refinance a portion of the costs of acquiring, constructing and equipping a facility (the "Facility") for the operation of a college of osteopathic medicine, including the payment and discharge of that certain indebtedness incurred by the Borrower and The Valley COM Propco LLC ("Propco"), a limited liability company duly organized and validly existing under the laws of the State of Delaware, pursuant to a Construction Loan and Security Agreement, by and between the Borrower and Propco, as borrower thereunder, and Lapis Municipal Opportunities Fund V, LP, a Delaware limited partnership, as lender; (ii) fund the Debt Service Reserve Fund established pursuant to the Indenture; (iii) fund capitalized interest with respect to the Bonds; (iv) fund the Repair and Replacement Fund established pursuant to the Indenture; (v) fund working capital requirements of the Borrower; and (vi) pay certain costs of issuance (collectively, the "Project"), all in accordance with the Act; and

WHEREAS, the Issuer, by Resolution 2025-__, duly adopted by the Board of Directors of the Issuer at a lawful meeting called and held on December 18, 2025, granted approval of the issuance and sale of the Bonds in an aggregate principal amount not to exceed $100,000,000; and

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WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Issuer under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Issuer under which the Bonds are to be issued are hereby approved.

SECTION 2. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this ___ day of January ___, 2026.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

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City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 67

Issuance of Educational Facilities Revenue Bonds (SSS Academy Project) (Resolution 22361) - District 2

Requests City Council approval for the issuance of Educational Facilities Revenue Bonds (SSS Academy Project), to be issued in one or more separate taxable or tax-exempt series and subseries, in an aggregate principal amount not-to-exceed $35,000,000 (the “Bonds”).

Summary

Request City Council adoption of a resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue its Educational Facilities Revenue Bonds (SSS Academy Project), in one or more separate taxable or tax-exempt series and subseries, in an aggregate principal amount of not-to-exceed $35,000,000, for use by SSS Academy, an Arizona nonprofit corporation and tax-exempt charitable organization under Section 501-(c)-(3) of the Internal Revenue Code of 1986, as amended (the “Code”) (together with its successors, assignees and designees, the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of the acquisition, construction, completion, and equipping of arena facility improvements to be used as educational facilities by the Borrower, (the “Facilities”), funding a debt service reserve fund, funding working capital and capitalized interest on such bonds, and paying certain costs of issuance of such bonds (collectively, the “Project”); and approve the plan of financing for the Project, for purposes of Section 147(f) of the Code.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Bonds at its meeting held on December 18, 2025.

Location

The Facility is located at or near 2727 W. Bronco Butte Trail, Phoenix, AZ.
Council District: 2

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance

projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department
This item is submitted by Assistant City Manager Ginger Spencer.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT THE OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE, IN ONE OR MORE SEPARATE TAXABLE OR TAX-EXEMPT SERIES AND SUBSERIES, OF AN AMOUNT NOT TO EXCEED $35,000,000 OF EDUCATIONAL FACILITIES REVENUE BONDS (SSS ACADEMY PROJECT) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Issuer"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Issuer to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Issuer finds such loans to further advance the interests of the Issuer or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Board of Directors of the Issuer finds such loans to be in furtherance of the purposes of the Authority or in the public interest; and

WHEREAS, SSS Academy, an Arizona nonprofit corporation (the "Borrower" has requested that the Issuer issue, in one or more separate taxable or tax-

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exempt series and subseries, its Educational Facilities Revenue Bonds (SSS Academy Project) (the "Bonds"), pursuant to a First Supplement Indenture of Trust (the "Indenture"), between the Issuer and UMB Bank, National Association (the "Trustee"), and enter into a First Amendment to the Loan and Security Agreement (the "Agreement"), between the Issuer and the Borrower, pursuant to which the Issuer will finance or refinance a portion of the costs of (a) the acquisition, construction, completion and equipping of arena facility improvements located at 2727 W Bronco Butte Trail, Phoenix, Arizona, to be used as educational facilities by the Borrower (the "Facilities"); (b) funding a debt service reserve fund; (c) funding working capital and capitalized interest on the Bonds; and (d) paying certain costs of issuance of the Bonds (collectively, the "Project"), all in accordance with the Act; and

WHEREAS, the Issuer, by Resolution 2025-__, duly adopted by the Board of Directors of the Issuer at a lawful meeting called and held on December 18, 2025, granted approval of the issuance of the Bonds in an aggregate principal amount not to exceed $35,000,000; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Issuer under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Code requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the Bonds and the plan of finance for the Project following a public hearing, which public hearing was held by the Authority on December __, 2025; and

WHEREAS, information regarding the Project to be financed with the

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proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Issuer under which the Bonds are to be issued are hereby approved.

SECTION 2. The issuance of the Bonds and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this ___ day of January ___, 2026.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

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City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 68

Authorization to Execute Short-term Licenses and Agreements with the United States of America for Use and Access onto City-Owned Property (Ordinance S-52523) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to execute short-term licenses and agreements with the United States of America (United States) for use of and access onto City-owned property to conduct various military training exercises and activities. Further request to authorize the City Manager, or his designee, to grant an exception pursuant to Phoenix City Code 42-20 to include indemnification and assumption of liability provisions, if required, that would otherwise be prohibited by Phoenix City Code 42-18.

Summary

The United States through its military branches, in coordination with the Police and/or Fire departments, periodically conduct training on City-owned property to assist in responding to incidents that involve national security defense. The City will enter into a license or use agreement (Agreement) for each training exercise to be conducted on a City-owned property. Each agreement will contain insurance and indemnification acceptable to the City's Risk Management Division and the Law Department. Other terms and conditions deemed necessary by the City may be included in each Agreement.

Contract Term

Authorization will include exercises and activities from January 1, 2026, through December 31, 2029.

Financial Impact

There is no fee associated with each Agreement. The United States is responsible for all costs related to the exercise and/or activity.

Concurrence/Previous Council Action

- Ordinance S-50338 will expire on December 31, 2025.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 69

Retroactive Authorization to Apply for Fiscal Year 2025 Internet Crimes Against Children Task Force Program (Ordinance S-52530) - Citywide

Request retroactive authorization for the City Manager, or the City Manager's designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Office of Juvenile Justice and Delinquency Prevention for the 2025 Internet Crimes Against Children (ICAC) Task Force Program for an amount not to exceed $599,519. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

The Phoenix Police Department commands the Arizona ICAC Task Force and has received funding through this source annually for the past several years. The goal of the Task Force is to improve effectiveness to prevent, interdict, investigate, and prosecute internet crimes against children and child exploitation. The Arizona ICAC Task Force is partnered with 74 law enforcement agencies statewide. Since 2006, the Arizona ICAC Task Force has conducted numerous investigations resulting in the incarceration of several offenders and provided preventative training presentations to children, parents, and community groups to educate them on how to protect children from internet crimes.

If awarded, grant funds will be used to continue reimbursing the City for the salary and fringe benefits for one sergeant position, overtime and related fringe benefits for various task force personnel, supplies, travel, training, equipment, and contracts/consultants to support the task force investigations. Funds are also shared statewide through a program that assists agencies throughout Arizona to purchase equipment and attend training.

The invitation to apply for the Grant was not received until November 19, 2025, and the grant application was due on December 8, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term

The contract term is from October 1, 2025, through September 30, 2027.

Financial Impact
No matching funds are required.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 70

Authorization to Apply for National Safety Council Fiscal Year 2026 Road to Zero Community Traffic Safety Grant Program (Ordinance S-52533) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to allow the Police Department to apply for, accept, and enter into an agreement with the National Safety Council for the Fiscal Year 2026 Road to Zero Community Traffic Safety Grant Program. The grant amount is not to exceed $200,000. No matching funds are required. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Police Department is requesting approval to apply for the 2026 Road to Zero Community Traffic Safety Grant Program. This grant program, administered by the National Safety Council in partnership with the U.S. Department of Transportation, supports innovative, evidence-based strategies to reduce traffic fatalities and serious injuries. If awarded, the funding will support a one-year initiative focused on improving roadway safety through planning, implementation, and evaluation of targeted interventions that align with national best practices.

The proposed project will support the City of Phoenix’s commitment to Vision Zero by advancing a Safe System Approach that prioritizes the safety of all road users, especially the most vulnerable. The initiative will be designed to reduce preventable crashes, address disparities in traffic safety, and promote a culture of shared responsibility on the road. The Police Department will develop a comprehensive program that can be scaled or replicated, contributing to the broader goal of eliminating traffic-related deaths and serious injuries in Phoenix.

The grant application is due on January 16, 2026.

Contract Term

The contract term is for two years from the date of the approved award.

Financial Impact

No matching funds are required.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 71

Taxicab Services at Phoenix Sky Harbor International Airport Contract - RCS 25-0612 - Award Recommendation (Ordinance S-52539) - District 8

Request to authorize the City Manager, or the City Manager's designee, to execute separate contracts with Mayflower Cab Company, LLC and Apache Taxi LLC to provide taxicab services at Phoenix Sky Harbor International Airport (PHX). The contracts will have a term of five years with one two-year option to extend the term that may be exercised at the sole discretion of the Aviation Director. The contracts are estimated to produce $5 million in revenue over the seven-year contract term.

Summary

On June 4, 2025, the Phoenix City Council authorized the issuance of a revenue contract solicitation (RCS) seeking two large-company and two small-company contracting opportunities for taxicab services at PHX. The goal of the contracts is to maintain a high level of reliable, on-demand taxicab availability at PHX terminals to meet passenger demands.

Procurement Information

An RCS procurement was completed according to City of Phoenix Administrative Regulation 3.10.

No responses were received for the large-company category. Five vendors submitted responses for the small-company category. The responses were reviewed for responsiveness and three submittals were deemed nonresponsive.

Group 1 - Large Company
Group 2 - Small Company (2A: 100-percent owner/operator and 2B: non-100-percent owner/operator)

The evaluation panel reviewed the two responsive submittals according to the following published criteria:

- Business and Operations Plan
- Qualifications and Experience of the Respondent
- Qualifications and Experience of the General Manager

- Customer Service Plan
- Franchisee/Owner/Operator Plan

The following proposers were selected for award:

- Group 2A - Small Company (100-percent owner/operator) Mayflower Cab Company, LLC
- Group 2B - Small Company (non-100-percent owner/operator) Apache Taxi LLC

Public Outreach
In collaboration with the Equal Opportunity Department, staff conducted business information meetings on May 5, 2025, and June 6, 2025, respectively. The RCS was advertised in the City's procurement portal and local and national publications, including Airport Council International North America, American Association of Airport Executives, and FAA DBE Connect.

Contract Term
The term of the contracts will begin on or about February 1, 2026, for a five-year initial term with one two-year option to extend the term at the sole discretion of the Aviation Director for an aggregate seven-year contract term.

Financial Impact
The contracts are estimated to generate $5 million in revenue to the City over the seven-year contract term.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee:

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

The Phoenix Aviation Advisory Board:

- Recommended approval this item on November 20, 2025, by a vote of 6-0.

The Transportation, Infrastructure, and Planning City Council Subcommittee:

- Recommended approval of this item on December 17, 2025, by a vote of 4-0.

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

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 72

New Cargo Facility Lease with Alvest Equipment Services (USA) LLC at Phoenix Sky Harbor International Airport (Ordinance S-52540) - District 8

Request to authorize the City Manager, or his designee, to enter into a new cargo facility lease agreement with Alvest Equipment Services (USA) LLC (AES) for approximately 1,920 square feet of space in West Cargo Complex Building A at Phoenix Sky Harbor International Airport (PHX).

Summary
AES currently provides ground support equipment and maintenance services to Alaska Airlines. Recently, AES began providing ground support equipment and maintenance services for Unifi Aviation, LLC, a commercial ground handling provider supporting Frontier Airlines. The proposed cargo facility lease of Bay 16 of Building A in the West Air Cargo complex will expand AES's capacity for operations and its capability to support additional airline clients at PHX.

Contract Term
The lease term will be three years with three one-year options to extend the term that may be exercised at the sole discretion of the Aviation Director.

Financial Impact
AES will pay the rental rate per square foot per year according to the Airport Rates and Charges Program authorized under Phoenix City Code Section 4-173(B). The rental rate will be adjusted annually according to the Rates and Charges provisions under Chapter 4, Article IX of the Phoenix City Code. Annual rent for the first year will be approximately $38,016, and total revenue expected during the term of the lease will be approximately $228,096, if all options are exercised.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee, approved this item on November 6, 2025, by a vote of 3-0.
The Phoenix Aviation Advisory Board approved this item on November 20, 2025, by a vote of 6-0.
The Transportation, Infrastructure, and Planning Subcommittee approved this item on December 17, 2025, by a vote of 4-0.

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

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 73

Executive Hangar Lease Agreement with Jackson Jet Center, LLC at Phoenix Sky Harbor International Airport (Ordinance S-52541) - District 8

Request to authorize the City Manager, or the City Manager's designee, to enter into an executive hangar lease agreement with Jackson Jet Center LLC (Jackson Jet) at Phoenix Sky Harbor International Airport (PHX).

Summary
Jackson Jet operates a full-service fixed base operator business at PHX and has requested to lease a vacant executive hangar consisting of approximately 5,449 square feet of hangar and adjoining office space.

Contract Term
The lease term will be approximately three years and expire on or about December 31, 2027. The lease will include three one-year options to extend the term that may be exercised at the sole discretion of the Aviation Director.

Financial Impact
Annual rent for the first year of the lease term is anticipated to be approximately $45,727.87. Rent will be adjusted annually based on the Phoenix-Mesa-Scottsdale Consumer Price Index or three percent, whichever is greater. Total revenue during the term of the lease will be approximately $228,639, if all options to extend are exercised.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee, approved this item on December 4, 2025, by a vote of 3-0.
The Phoenix Aviation Advisory Board approved this item on November 20, 2025, by a vote of 6-0.
The Transportation, Infrastructure, and Planning Subcommittee approved this item on December 17, 2025, by a vote of 4-0.

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

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 74

Intergovernmental Agreements for Receiving Regional Funds in Support of the Regional Transit Fare Collection System (Ordinance S-52532) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into Intergovernmental Agreements with Valley Metro/Regional Public Transportation Authority (RPTA) and Valley Metro Rail, Inc., for the receipt and use of regional transit funds for the joint management of the regional transit fare collection system. Further request to authorize the City Treasurer to receive all funds related to this item.

Summary

The Public Transit Department has partnered with Valley Metro/RPTA in a multi-year effort to modernize the fare collection system for bus and light rail services across the region. The fare collection system is a critical regional asset that supports transit operations and ensures seamless service for the region's passengers across multiple jurisdictions. The system, designed and implemented after City Council approval in March 2020, is now operational and the original project tasks are being closed out. Each agency holds contracts with vendors to support various elements of the fare collection system, including equipment on transit vehicles, the software supporting the system, and the website and mobile app riders now use to plan their trips and purchase fares. This request is to allow the agencies to enter into agreements related to the ongoing support and future enhancements to the system, and allow the City to receive regional funding from Valley Metro/RPTA specifically for these efforts.

Contract Term

The term of these agreements will reflect the fare collection system contract, which commenced on July 1, 2020, for a 13-year term with two optional three-year extensions.

Financial Impact

Federal and regional public transportation funds are used to operate and support the fare collection system. These agreements will allow the Public Transit Department to be reimbursed (i.e., receive revenue) from the regional funds managed by Valley Metro/RPTA. The estimated reimbursements for the remaining implementation project is $890,000, with annual estimated reimbursements thereafter of approximately $350,000 annually.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Public Transit Department.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 75

Asphalt and Striping Services, IFB 26-FMD-030 - Request for Award (Ordinance S-52518) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Ben's Asphalt, LLC, Cactus Transport II LLC dba Cactus Asphalt, and Sunland Asphalt & Construction, LLC to provide asphalt and striping services for the Public Works and Aviation departments, including services on ADA-related projects subject to funding from the 2023 General Obligation Bond Project. Further request authorization for the City Controller to disburse all funds related to this item. The total aggregate amount of the contracts will not exceed $7,355,000.

Summary

The Public Works and Aviation departments are responsible for the maintenance and repair of asphalt paving and related services across City-owned properties and airport facilities. These services include asphalt paving, crack filling, sealing, milling, saw cutting, striping, and installing safety bollards, wheel stops, and handicap signage. The contractors will perform these services to ensure paved surfaces, such as foundations, driveways, walkways, runways, and taxiways are properly maintained and meet all applicable code requirements. For the Public Works Department, this work supports the safety and accessibility of City properties for the public and staff. For the Aviation Department, it ensures the safe operation of aircraft and ground traffic at Phoenix Sky Harbor International Airport, Goodyear Airport, and Deer Valley Airport. Continuing these services is essential to uphold safety standards, maintain infrastructure integrity, and support the operational needs of both departments.

Procurement Information

An Invitation for Bid procurement was conducted in accordance with City of Phoenix Administrative Regulation 3.10. Five bidders submitted a bid, one of which was deemed non-responsive. Four bidders were deemed to be responsive to the posted specifications, and responsible to provide the required services. Following an evaluation based on price, the procurement officer recommends award to the following bidders:

Selected Bidders
Ben's Asphalt, LLC

Cactus Transport II LLC dba Cactus Asphalt
Sunland Asphalt & Construction, LLC

Other Bidder
Gonzalez Asphalt, Inc.

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

Financial Impact
The contracts will have a combined total aggregate value that will not exceed $7,355,000. Funds are available in the Public Works and Aviation departments' operating budgets.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 76

Galvanized Water Service Line Replacement (WIFA) - 2-Step Job Order Contracting Services - JOC 243 (Ordinance S-52542) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into separate master agreements with the three contractors listed below to provide Galvanized Water Service Line Replacement Water Infrastructure Finance Authority (WIFA) 2-Step Job Order Contracting 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 $39 million.

Additionally, request to authorize the City Manager, or the City Manager's 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 Job Order Contracting (JOC) contractors’ services will be used on an as-needed basis to provide Galvanized Water Service Line Replacement services for substandard water service line material with placement of new copper line on the City and customer side; water meter service connections; furnishment and installation of water service pipe and fittings from main to meter; water meter relocations; water line terminations; repair of water services lines; restoration of existing landscaping and irrigation systems; and other services as required to support successful completion of the work. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a 2-step qualifications and price-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. Five firms submitted proposals and are listed below.

Selected Firms
Rank 1: Talis Construction Corporation
Rank 2: WaCo, LLC dba WaCo Contracting
Rank 3: Hydra Contracting, LLC

Additional Proposers
Rank 4: Kinkaid Civil Construction LLC
Rank 5: Cholla Civil Construction, LLC

Contract Term

The term of each master agreement is for up to five years, or up to $13 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact

The master agreement value for each of the JOC contractors will not exceed $13 million, including all subcontractor and reimbursable costs.

Request to authorize the City Manager, or the City Manager's designee, to execute job order agreements performed under these master agreements for up to $4 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

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 job order agreement. 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 City Manager Ed Zuercher, Assistant City Manager Ginger Spencer, the City Engineer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 77

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.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 78

Bridge Asset Management and Inspections On-Call Services for Calendar Years 2026-2030 (Ordinance S-52534) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into separate agreements with the two consultants listed below to provide Engineering Services that include assessment, project management, inspection, and support services for the Bridge Asset Management and Inspections On-Call Services for the Street Transportation Department for Calendar Years 2026 to 2030. 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 $10 million.

Additionally, request to authorize the City Manager, or the City Manager's 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

On-call consultants will be responsible for providing On-Call Bridge Asset Management and Inspections Services that include, but are not limited to: inspection, assessment, maintenance planning, and design services for both National Bridge Inventory (NBI) and Non-NBI structures throughout the City on an as-needed basis.

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. Three firms submitted proposals and are listed below:

Selected Firms
Rank 1: HDR Engineering, Inc.
Rank 2: Consor North America, Inc.

Additional Proposer
Rank 3: RS&H, Inc.

Contract Term
The term of each agreement is up to five years, or up to $5 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 $5 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $10 million.

Funding is available in the Street Transportation Department's Capital Improvement Program budgets. 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 Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 79

Future Permits and Compliance - RFA 2425-WPC-656 - Amendment (Ordinance S -52515) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to execute an amendment to Contract 162334 with NJB Soft, LLC to provide additional funds to allow the Planning and Development Department to utilize the contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditure will not exceed $52,000.

Summary

This contract will provide the Planning and Development Department with software designed for environmental permit compliance management to support permit lifecycle management activities, reduce internal labor, and increase efficiencies for scheduling tasks, analyzing data, and monitoring required compliance reporting and permit renewals.

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

Contract Term

The contract term remains unchanged, with the base year ending on December 31, 2029 with two one-year options to extend.

Financial Impact

Upon approval of $52,000 in additional funds, the revised aggregate value of the contract will not exceed $1,633,216. Funds are available in the Planning and Development Department’s budget.

Concurrence/Previous Council Action

The City Council previously approved Contract 162334 (Ordinance S-51528) on December 18, 2024.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 80

Intergovernmental Agreement with Arizona Department of Transportation to Relocate City of Phoenix Water and Sewer Mains (Ordinance S-52519) - Districts 4 & 5

Request to authorize the City Manager, or the City Manager's designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT) for reimbursement of water relocation work in advance of the US 60 - 35th Avenue / Indian School Road Traffic Interchange improvements. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The City will be reimbursed in an amount not to exceed $17.1 million.

Additionally, request to authorize the City Manager, or the City Manager's 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.

Also 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 would be prohibited by Phoenix City Code 42-18.

Summary

ADOT's US 60 - 35th Avenue / Indian School Road Project will replace the existing traffic interchange allowing better flow of traffic. The Water Services Department owns water and wastewater infrastructure in the project area. The City-owned facilities have prior rights and must be relocated by ADOT at their cost. A majority of the water and wastewater relocation work will be completed with ADOT's project construction; however, several large diameter water mains require relocation prior to ADOT's construction due to water system coordination and impacts. The City will hire a Job Order Contractor to complete the pre-project water relocations and a consultant to provide inspection to affected facilities. ADOT will reimburse the City for the construction and inspection costs in an amount not to exceed $17.1 million.

Contract Term
The terms and conditions of this agreement shall remain in effect until the work is complete and final repayment is received.

Financial Impact
The City will be reimbursed in an amount not to exceed $17.1 million.

Location
Grand Avenue at Indian School Road and 35th Avenue
Council Districts: 4 and 5

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 81

Arizona Department of Environmental Quality In-Person Onsite Operator Certification Program Training Services Contract RFP GGS-26-0048- Request for Award (Ordinance S-52521) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Arizona Water & Wastewater Training LLC and Operational Technical Services, LLC to provide Arizona Department of Environmental Quality (ADEQ) certification in-person onsite training for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $900,000.

Summary

This contract will provide the Water Services Department (WSD) with in-person onsite training services to prepare WSD employees for the Arizona Department of Environmental Quality (ADEQ) Operator Certification Program Examination. This certification is required for some WSD employee job classifications to ensure compliance with water industry requirements and city, state, and federal safety regulations.

Procurement Information

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

Three 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 1000:

- Experience and Capability (0-405 points)
- Method of Approach (0-375 points)
- Cost (0-220 points)

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

- Arizona Water & Wastewater Training LLC (669.96 points) - Groups 1-4 (Grade

Levels Combined 1-2, Combined 3-4), Group 5, and Course Development Consulting
- Operational Technical Services, LLC (581.06 points) - Groups 1-5 and Course Development Consulting

Contract Term
The contracts will begin on or about December 31, 2025, for a two-year term with three one-year options to extend.

Financial Impact
The aggregate contract value will not exceed $900,000.

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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 82

Manhole Covers, Rings, Meter Boxes and Related Accessories - Amendment (Ordinance S-52524) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under Agreement 155474 with Ferguson US Holdings, Inc., for the purchase of manhole covers, rings, meter boxes, and related accessories. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $814,000.

Summary

The purpose of this agreement is to purchase new manhole covers, rings, and meter boxes and related accessories as well as for the replacement of stock inventory. These items are essential for both new infrastructure projects and the repair of existing infrastructure at multiple locations throughout the City. The additional funds allow the department to purchase items as needed.

Contract Term

The agreement's term remains unchanged, ending on December 14, 2028.

Financial Impact

The initial authorization expenditure was for a not-to-exceed $2,136,415 for these items. This amendment will increase the authorization of the agreement by an additional $814,000 for a new not-to-exceed total of $2,950,415.

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

Concurrence/Previous Council Action

The City Council approved:

- Manhole Covers, Rings, Meter Boxes and Related Accessories (Ordinance S-48036) on October 27, 2021.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 83

Water and Wastewater Treatment Chemicals - IFB-2021-WPP-308 - Amendment (Ordinance S-52527) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under agreements 153959, 153960, 153958, 153957, 153943, 153956, and 153938 with PVS DS Inc., Chemrite, Inc., Dubois Chemicals, Inc., Donau Carbon US, LLC, Thatcher Company of Arizona, Inc., Thatcher Company of Arizona, Inc., and Hill Brothers Chemical Company to provide additional funding to the agreements. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $3,760,000.

Summary
The purpose of this amendment is to request additional funds for the purchase of water and wastewater treatment chemicals on an as-needed basis until the end of the contract in March 2026. Additional funds are needed due to the addition of the Lake Pleasant Water Treatment Facility.

Contract Term
The contract term remains unchanged, ending on March 31, 2026.

Financial Impact
The initial authorization for water and wastewater treatment chemicals was for an expenditure not-to-exceed $25,500,000. The second authorization for water and wastewater treatment chemicals was for an expenditure not-to-exceed $14,500,000. This amendment will increase the agreement by an additional $3,760,000, for new total not-to-exceed $43,760,000.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- Water and wastewater treatment and chemicals (Ordinance S-47340) on March 3, 2021.
- Water and wastewater treatment and chemicals (Ordinance S-51393) on November 13, 2024.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 84

Work and Asset Management Migration Consulting Services - RFQu-2021-WAD-446 - Letter of Agreement (Ordinance S-52528) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a Letter of Agreement to reinstate the terms and conditions with TMG Utility Advisory Services, Inc. (156937). This contract will continue to provide Work and Asset Management consulting and project management services for the Water Services Department. Request to continue using funds previously approved via Ordinances S-48831. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The purpose of the Letter of Agreement is to continue to provide migration and consulting services to support the Water Services Department (WSD) in transitioning from its current ITS Oracle Work and Asset Management (WAM) 1.9X solution to an Oracle WAM 2.X solution. WSD currently uses Oracle WAM version 1.9X to document work and asset management activities; however, this version has reached end-of-life and is no longer supported by Oracle.

The services include project oversight and management, change management, assessments, recommendations, migrations and post-implementation support.

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

Contract Term

The term of the Letter of Agreement will begin on or about January 7, 2026, and expire on June 30, 2026, with a one-year option to extend.

Financial Impact

There is no requested change to the existing spending authorization for this contract as part of the Letter of Agreement.

Concurrence/Previous Council Action

The City Council approved: WAM Migration Consulting Services Contract - Request for

Award 156937 (Ordinance S-48831) on July 1, 2022.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 85

Hydrochloric (Muriatic) and Citric Acid Contract - IFB-26-0146 Request for Award (Ordinance S-52529) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with Brenntag Pacific, Inc. to provide hydrochloric (muriatic) and citric acid for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,550,000.

Summary
This contract will provide the Water Services Department with the ability to purchase hydrochloric (muriatic) and citric acid. These products are among the many products that the City of Phoenix requires to ensure the delivery of safe drinking water to its residents.

Procurement Information
An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Brenntag Pacific, Inc.: $309,590 (annually)

Additional Bidder
Hasa, Inc.

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

Financial Impact
The aggregate contract value will not exceed $1,550,000.

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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 86

Abandonment of Easement - ABND 250041 - 16801 N. 21st Avenue (Resolution 22362) - District 3

Abandonment: 250041
Project: 18-1329
Applicant: James A. Brucci/Hunter Engineering
Request: To abandon a 20' by 623.10' drainage easement located on a property at 16801 N. 21st Avenue
Date of Decision: December 15, 2025

Location
Generally located at 16801 N. 21st Avenue
Council District: 3

Financial Impact
Pursuant to Phoenix City Code Art. 5, Sec. 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 was 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 of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 87

Abandonment of Right-of-Way - ABND 240037 - Alley right-of-way(ROW) located between East Calle Tuberia and North 54th Street (Resolution 22358) - District 6

Abandonment: 240037
Project: 05-1208
Applicant: Chad R. Foster and Natalie Foster
Request: To abandon an alley located between East Calle Tuberia and North 54th Street.
Date of Decision/Hearing: The Abandonment Hearing Officer approved this request subject to stipulations on September 12, 2024

Location
Generally located at the alley right-of-way (ROW), located between East Calle Tuberia and North 54th Street.
Council District: 6

Financial Impact
A fee was also collected as part of this abandonment in the amount of $908.40.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 88

Abandonment of Right-of-Way - ABND 220044 - Southeast Corner of 1st Avenue and Madison Street (Resolution 22359) - District 7

Abandonment: 220044
Project: 00-1527
Applicant: Noel Griemsmann
Request: To abandon the entirety of the east/west alleyway bifurcating Block 63 of the Original Townsite of Phoenix (Book 2, Page 51) and approximately 14-feet of the east/west depth of Central Avenue along Lot 1; and approximately 25-feet of the east/west depth of Central Avenue along Lot 2 and the triangular area from the back of the 1st Avenue underpass fence line along the western side of Lot 11 (Book 2, Page 51) and Lot 1 (Book 542, Page 13) approximately 14-feet of the north/south depth of Madison Street abutting Lots 1,3, and 5 (Book 2, Page 51) of the Maricopa County Recorder.
Date of Hearing: October 27, 2022

Location
Generally located at the southeast corner of 1st Avenue and Madison Street
Council District: 7

Financial Impact
Pursuant to Phoenix City Code Art. 5, Sec. 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 the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

A fee was also collected as part of this abandonment in the amount of $179,400.

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

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** *89

ITEM REVISED (SEE ATTACHED MEMO) Amend City Code - Official Supplementary Zoning Map 1299 (Ordinance G-7470) - District 4

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1299. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-77-06-4 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive.
Application No.: Z-77-06-4
Zoning: C-2 H-R TOD-1
Owner: Navajo Nation of Indians
Acreage: 2.28

Location

Located approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive
Address: 3008 N. 3rd Street
Council District: 4

Responsible Department

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

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Lori Bays
Assistant City Manager

Date: January 5, 2026

From: Joshua Bednarek
Planning and Development Director

Subject: CORRECTION TO ITEM 89 ON THE JANUARY 7, 2026, FORMAL AGENDA – AMEND CITY CODE - OFFICIAL SUPPLEMENTARY ZONING MAP 1299 (ORDINANCE G-7470)

This correction memo is to update the draft ordinance to reflect the existing TOD-1 zoning overlay that should remain in place.

Approved: _____ 01/05/26
Lori Bays
Assistant City Manager
Date

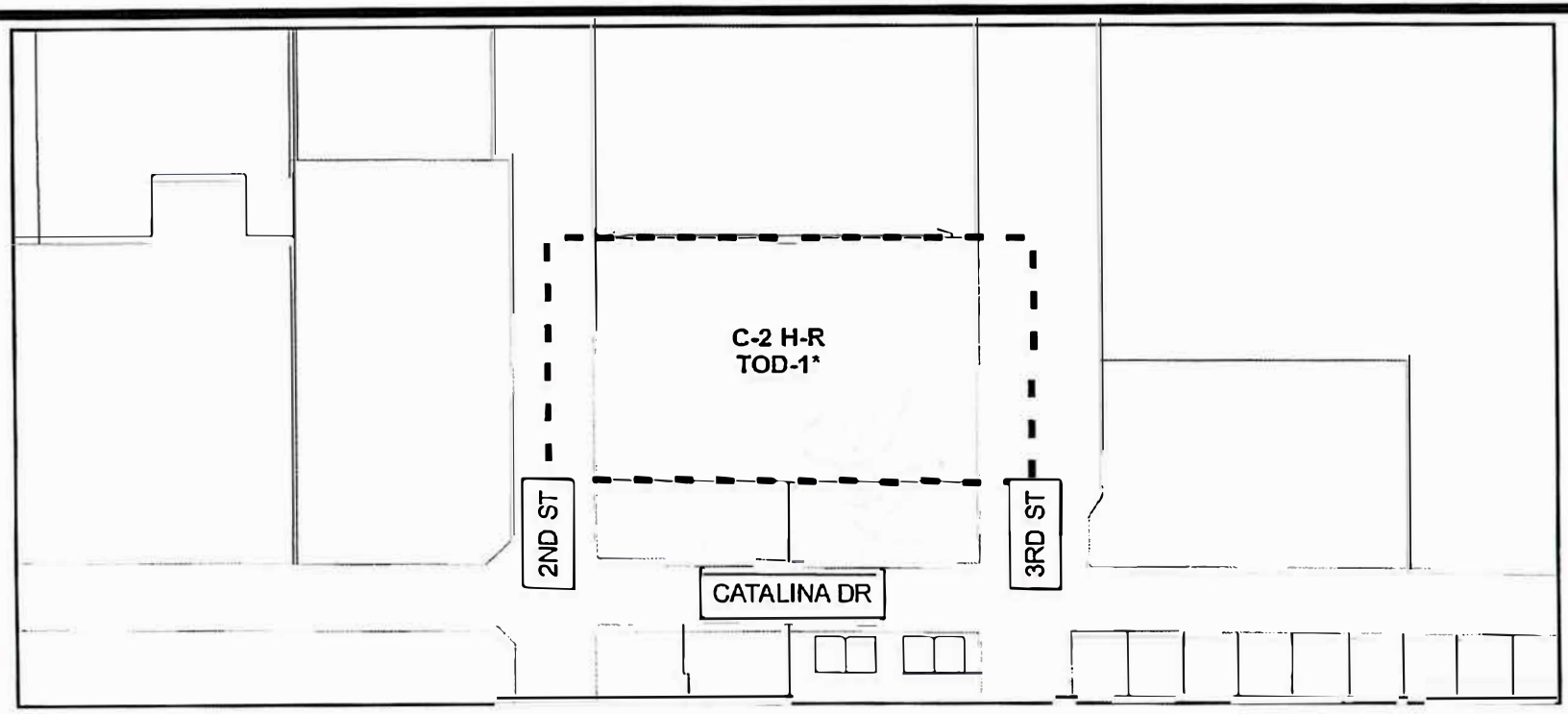
Attachment A:
Corrected Official Supplementary Zoning Map 1299

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1299

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 7th day of January 2026.



Z-77-06-4

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: ▬ ▬ ▬ ▮

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 1299.

_____

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 1299, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 7th day of January, 2026.

_____
MAYOR

ATTEST:

_____City Clerk

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

DRAFT

By:_____

_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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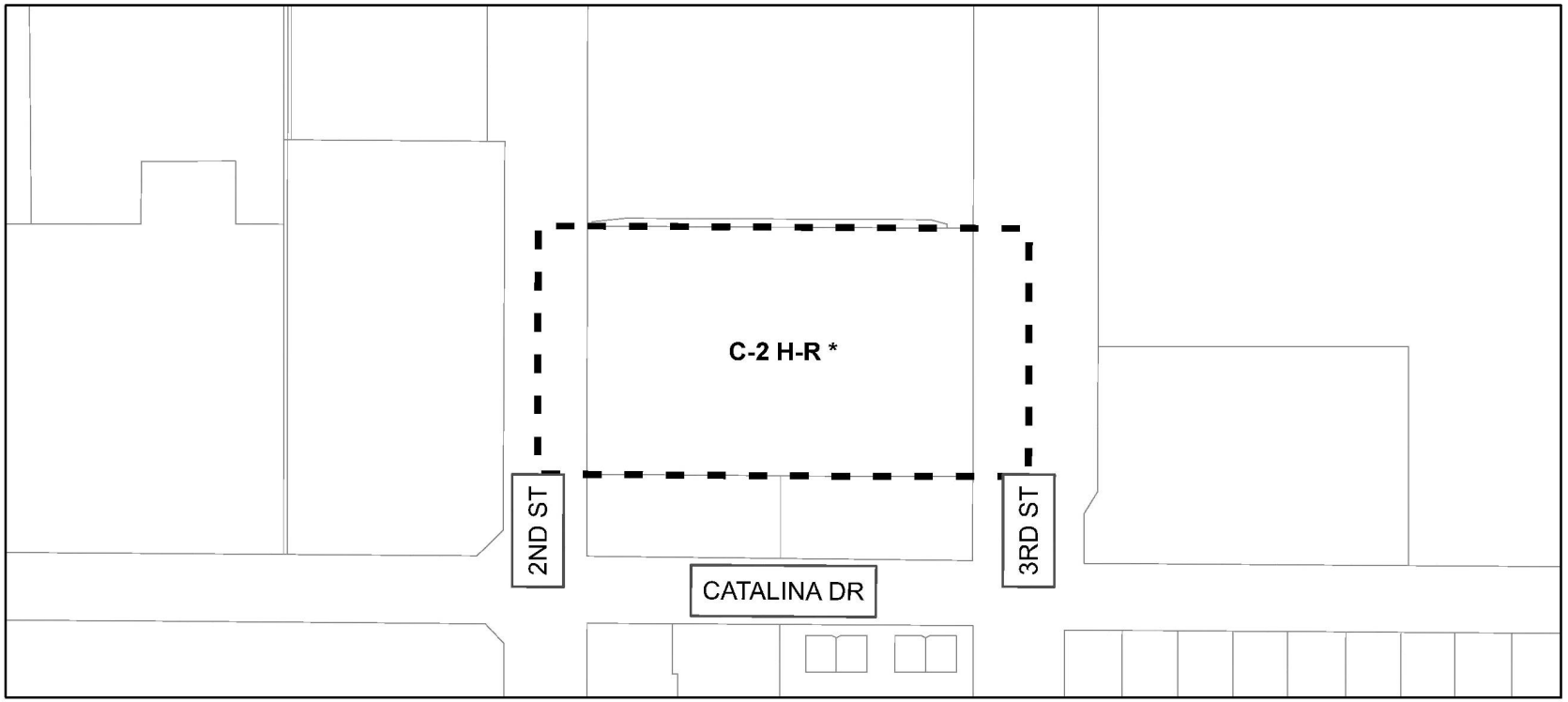
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1299

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 7th day of January 2026.



Z-77-06

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 90

Amend City Code - Official Supplementary Zoning Map 1300 (Ordinance G-7469) - District 6

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1300. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-SP-3-66 and the entitlements are fully vested.

Summary
To rezone a parcel located at the southwest corner of 36th Street and Earll Drive.
Application No.: Z-SP-3-66
Zoning: R-4 SP
Owner: Kivel Manor
Acreage: 3.95

Location
Located at the southwest corner of 36th Street and Earll Drive.
Address: 3040 N. 36th Street and 3501 E. Earll Drive
Council District: 6

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 1300.

_____

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 1300, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 7th day of January, 2026.

_____
MAYOR

ATTEST:

_____City Clerk

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

DRAFT

By:_____

_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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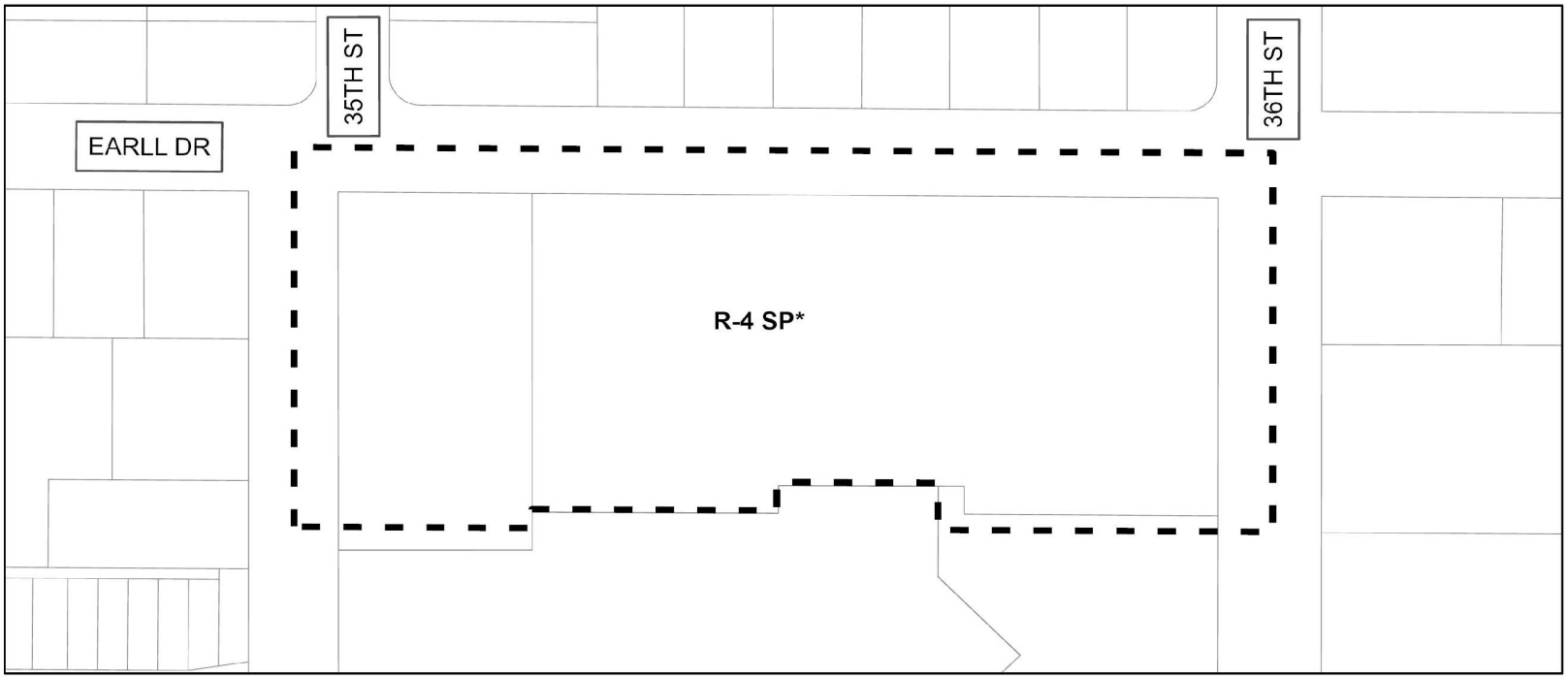
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1300

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 7th day of January 2026.



A Portion of Z-SP-3-66

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 91

Modification of Stipulation Request for Ratification of November 19, 2025, Planning Hearing Officer Action - PHO-1-25--Z-72-97-6 - Approximately 100 Feet East of the Southeast Corner of 42nd Street and Hazelwood Street - District 6

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-72-97-6
Existing Zoning: R1-6 PRD
Acreage: 1.15

Owner: Shane O'Neal, Jennings Revocable Trust/Andrelite Family Trust/Oneal Family Trust
Applicant/Representative: Wendy Riddell, Berry Riddell LLC

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped June 24, 1997, and allowed density.
2. Technical corrections for Stipulations 4, 5, and 6.

VPC Action: The Camelback East Village Planning Committee heard this request on November 4, 2025 and recommended approval by a vote of 18-0.

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

Location

Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street
Council District: 6
Parcel Address: 4203 E. Hazelwood Street

Responsible Department

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

ATTACHMENT A
Stipulations – PHO-1-25--Z-72-97-6

Location: Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street

STIPULATIONS:

1.	~~That~~ The total number of new units SHALL BE ~~allowed by the rezoning be~~ limited to FOURTEEN ~~twelve~~, excluding the existing residential structure and ~~that~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 19, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ~~development be in general conformance to the site plan dated June 24, 1997.~~
2.	~~That~~ The applicant SHALL either limit lots B5 and B6 to single-story units or provide evidence that the adjacent property owner to the east of these lots is not opposed to two-story development.
3.	~~That~~ Access onto Hazelwood Street, excepting that currently provided the existing residential structure, SHALL be limited to ingress/egress only.
4.	Right-of-way dedications and street alignments for local streets within the subdivision will be determined by PLANNING AND Development ~~Services~~ Department at the time of Preliminary Subdivision Plat Review.
5.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the STREETS AND TRANSPORTATION DEPARTMENT ~~City~~. All improvements shall comply with all ADA accessibility standards.
6.	No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.
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.

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City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 92

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 Hannen, 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.

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.

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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

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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

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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)

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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° 45' 21" WEST (BASED ON AN ASSUMED BEARING OF SOUTH 00° 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° 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;

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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° 51' 53" WEST, A DISTANCE OF 2,624.52 FEET;

THENCE SOUTH 00° 08' 07" EAST A DISTANCE OF 40,00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 09' 33" EAST A DISTANCE OF 35.52 FEET;

THENCE NORTH 43° 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° 12' 18" EAST A DISTANCE OF 11,529.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 39' 34", A DISTANCE OF 132.71 FEET;

THENCE NORTH 86° 08' 08" WEST A DISTANCE OF 15.05 FEET;

THENCE NORTH 89° 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

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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° 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° 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° 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° 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° 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° 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° 51' 53" EAST, A DISTANCE OF 24.74 FEET TO THE POINT OF BEGINNING.

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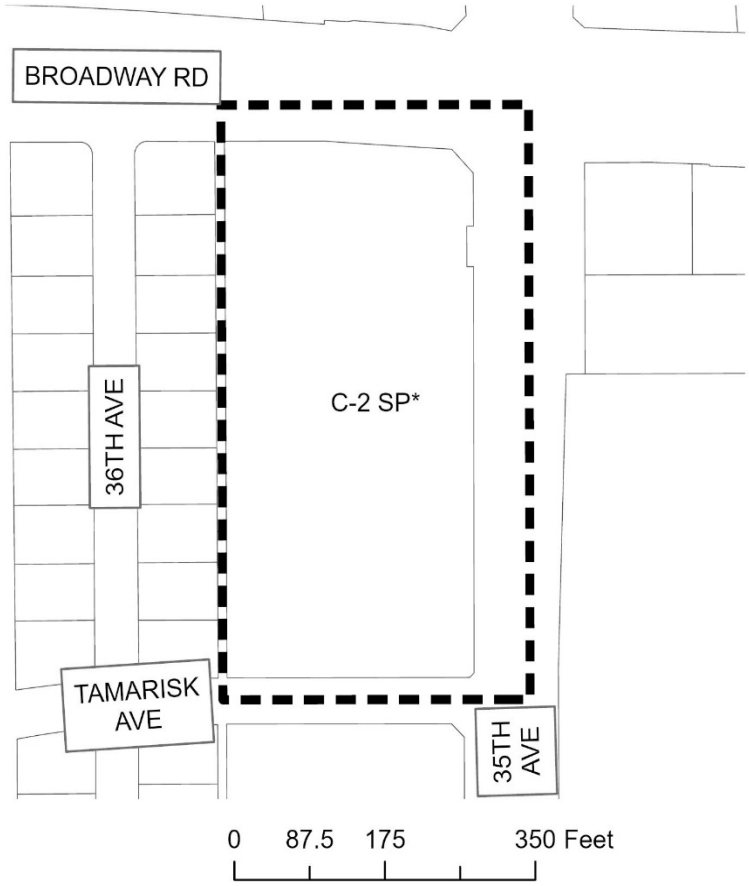
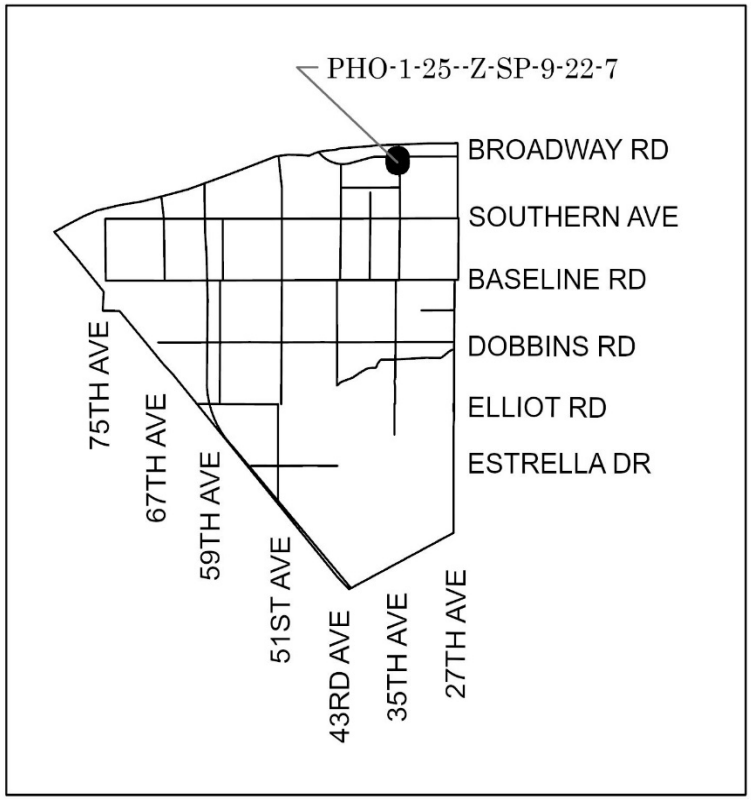
ORDINANCE LOCATION MAP

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

N

Drawn Date: 12/2/2025

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City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 93

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 Hannen, 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 Rd.

Responsible Department

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

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 Buckey 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 food 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.

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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.

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City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 94

Amend City Code - Ordinance Adoption - Rezoning Application PHO-5-25--Z-47-19-7 - Approximately 1,900 Feet South of the Southwest Corner of 59th Avenue and Baseline Road (Ordinance G-7472) - 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-5-25--Z-47-19-7
Existing Zoning: R-4
Acreage: 23.27

Owner: Brian Huffaker, Laveen Park Place Apts LLC (Hawkins Companies LLC)
Applicant / Representative: George Pasquel III, Withey Morris Baugh P.L.C.

Proposal:
1. Request to modify Stipulation 34 regarding general conformance to the site plan, landscape plan, and elevations date stamped October 1, 2021.

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

Location

Approximately 1,900 feet south of the southwest corner of 59th Avenue and Baseline Road
Council District: 7
Parcel Address: 8352 S. 59th 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 STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-19-7 PREVIOUSLY APPROVED BY ORDINANCE G-6931.

_____

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

SECTION 1. The zoning stipulations applicable to the site located at approximately 1900 feet south of the southwest corner of 59th Avenue and Baseline Road in a portion of Section 6, Township 1 South, 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:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.

2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot-high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and

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back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot-wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.

8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:

    a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

    b. Three bus stop pads shall be located along Southbound 59th Avenue.

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10. 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.

11. 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.

12. 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.

13. 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.

Site A

14. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.

15. The maximum building height shall be limited to 56 feet.

16. There shall be a 150-foot stepback provided from 59th Avenue for buildings over 30 feet in height.

17. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

18. A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot-wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

19. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

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20. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

21. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

22. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

23. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.

24. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.

25. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

    a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

        (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the

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trail.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

26. Drive-through restaurant 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.

27. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.

28. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

29. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

30. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

31. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street

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Transportation Department.

32. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

33. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

34. The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped OCTOBER 10, 2025, ~~October 1, 2021~~, as modified by the following Stipulations and approved by the Planning and Development Department.

35. The developer shall provide secured bicycle parking as required in Chapter 13, Section 1307.h for multi-family development, as approved by the Planning and Development Department.

36. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.

37. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.

38. The developer shall submit a deceleration warrant analysis to the Street Transportation Department. Improvements shall be consistent with the approved analysis, as approved by the Street Transportation Department.

39. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

40. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

41. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

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Site D (Commerce Park/General Commerce Park North of the LACC)

42. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

    a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

        (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

    b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

    c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

    d. Ensuring architectural style is consistent with prior phases of the project and development in the area.

43. There shall be a minimum of one exterior employee balcony provided on each four-story building, that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

44. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

45. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.

46. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

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47. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

48. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

49. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

50. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.

51. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.

52. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

53. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

54. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved by the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

55. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual

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review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

   (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

   (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

d. Ensuring architectural style is consistent with prior phases of the project and development in the area.

56. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

57. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

58. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.

59. A minimum of six inverted-Li bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

60. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development

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Department.

61. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

62. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

63. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6931, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6931 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.

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_____
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)

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EXHIBIT A

LEGAL DESCRIPTION FOR PHO-5-25--Z-47-19-7

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

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 1581.70 FEET;

THENCE SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 846.63 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 702.42 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6;

THENCE NORTH 0 DEGREES 14 MINUTES 4 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 17.60 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 187.62 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 36 MINUTES 0 SECONDS, A DISTANCE OF 341.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 480.52 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 36 SECONDS, A DISTANCE OF 204.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 17 DEGREES 37 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 762.16 FEET;

THENCE SOUTHERLY ALONG SAID EAST LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 50 DEGREES 24 MINUTES 3 SECONDS, A DISTANCE OF 787.30 FEET;

THENCE SOUTH 42 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 256.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 289.53 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6;
THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 691.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 0 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 717.07 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 945,688 SQUARE FEET OR 21.710 ACRES, MORE OR LESS

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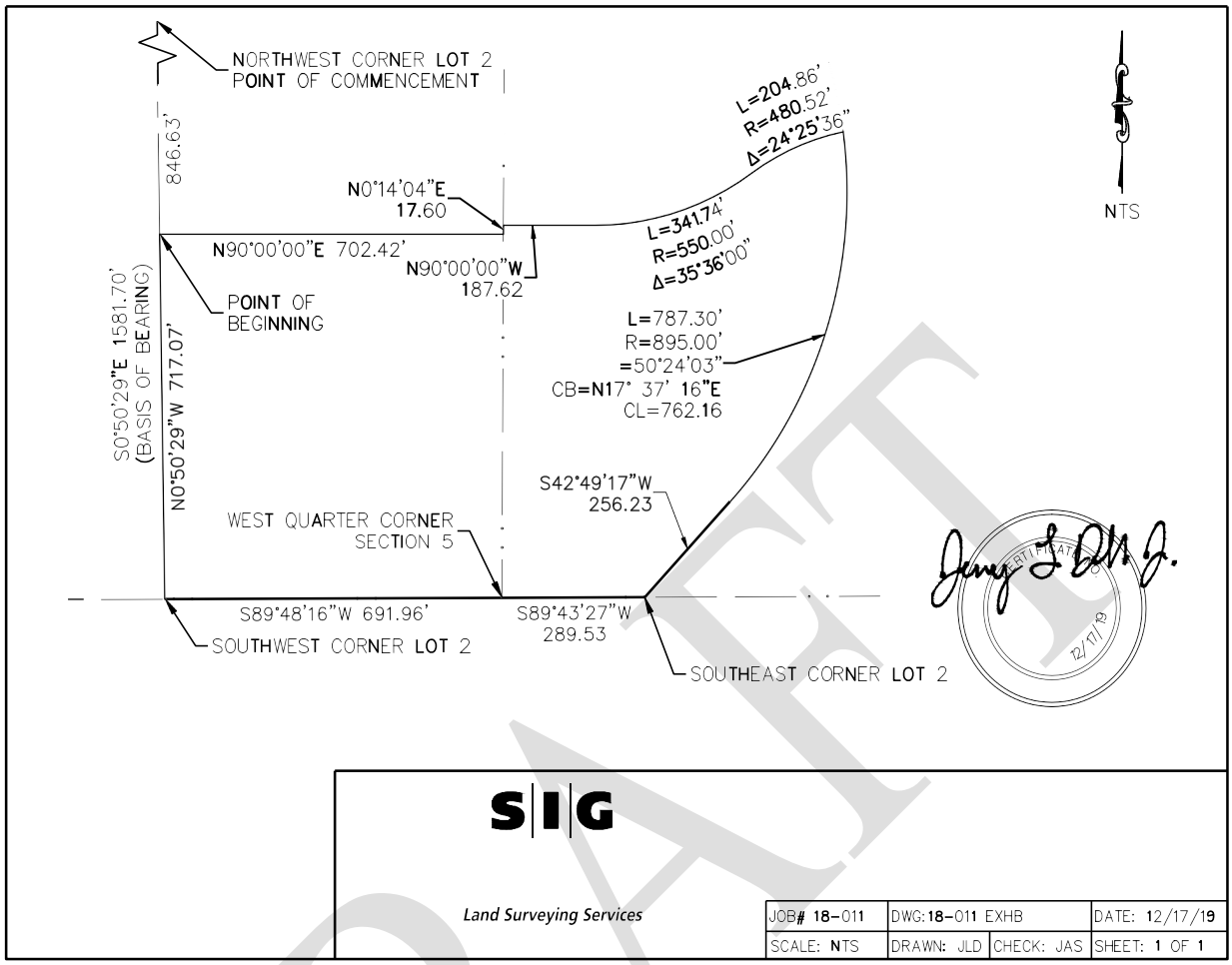

North: 5714.8633' East: 4300.6628'
Segment #1: Line
Course: N90° 00' 00"E Length: 702.42'
North: 5714.8633' East: 5003.0828'

Segment #2: Line
Course: N0° 14' 04"E Length: 17.60'
North: 5732.4631' East: 5003.1548'

Segment #3: Line
Course: N90° 00' 00"E Length: 187.62'
North: 5732.4631' East: 5190.7748'

Segment #4: Curve
Length: 341.74' Radius: 550.00'
Delta: 35°36'00" Tangent: 176.59'
Chord: 336.27' Course: N72° 12' 00"E
Course In: N0° 00' 00"E Course Out: S35° 36' 00"E
RP North: 6282.4631' East: 5190.7748'
End North: 5835.2593' East: 5510.9474'

Segment #5: Curve
Length: 204.86' Radius: 480.52'
Delta: 24°25'36" Tangent: 104.01'
Chord: 203.31' Course: N66° 36' 48"E

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Course In: S35° 36' 00"E Course Out: N11° 10' 24"W
RP North: 5444.5481' East: 5790.6691'
End North: 5915.9600' East: 5697.5549'

Segment #6: Curve
Length: 787.30' Radius: 895.00'
Delta: 50°24'03" Tangent: 421.16'
Chord: 762.16' Course: S17° 37' 16"W
Course In: S82° 25' 14"W Course Out: S47° 10' 43"E
RP North: 5797.9088' East: 4810.3745'
End North: 5189.5612' East: 5466.8330'

Segment #7: Line
Course: S42° 49' 17"W Length: 256.23'
North: 5001.6226' East: 5292.6695'

Segment #8: Line
Course: S89° 43' 27"W Length: 289.53'
North: 5000.2287' East: 5003.1429'

Segment #9: Line
Course: S89° 48' 16"W Length: 691.96'
North: 4997.8670' East: 4311.1869'

Segment #10: Line
Course: N0° 50' 29"W Length: 717.07'
North: 5714.8597' East: 4300.6571'

Perimeter: 4196.32' Area: 945688 Sq. Ft.
Error Closure: 0.0067 Course: S57° 42' 28"W
Error North: -0.00359 East: -0.00568
Precision 1: 621517.91

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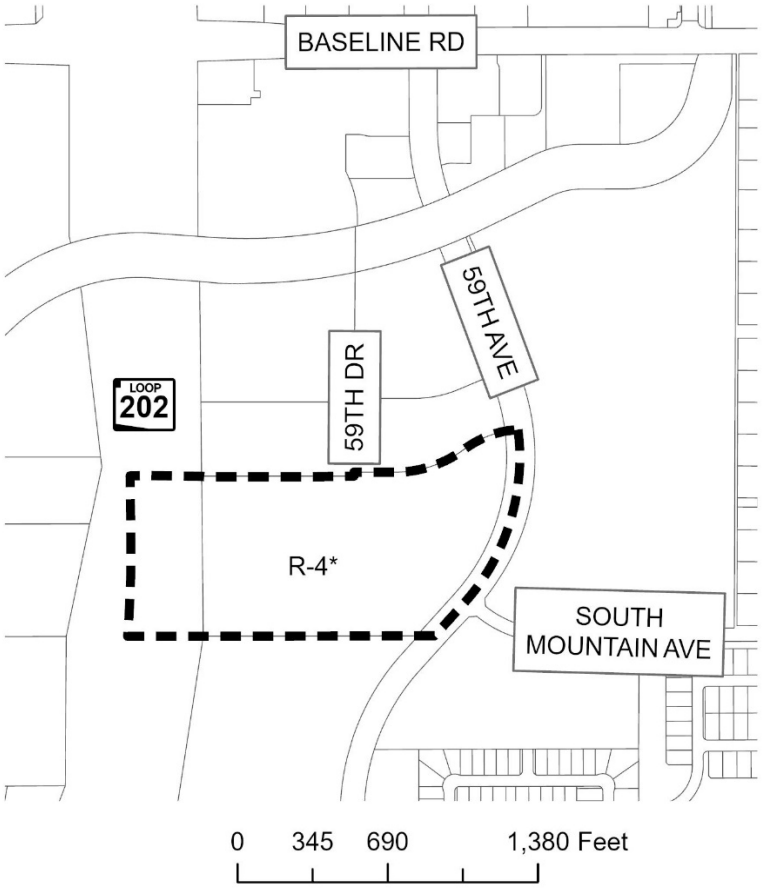
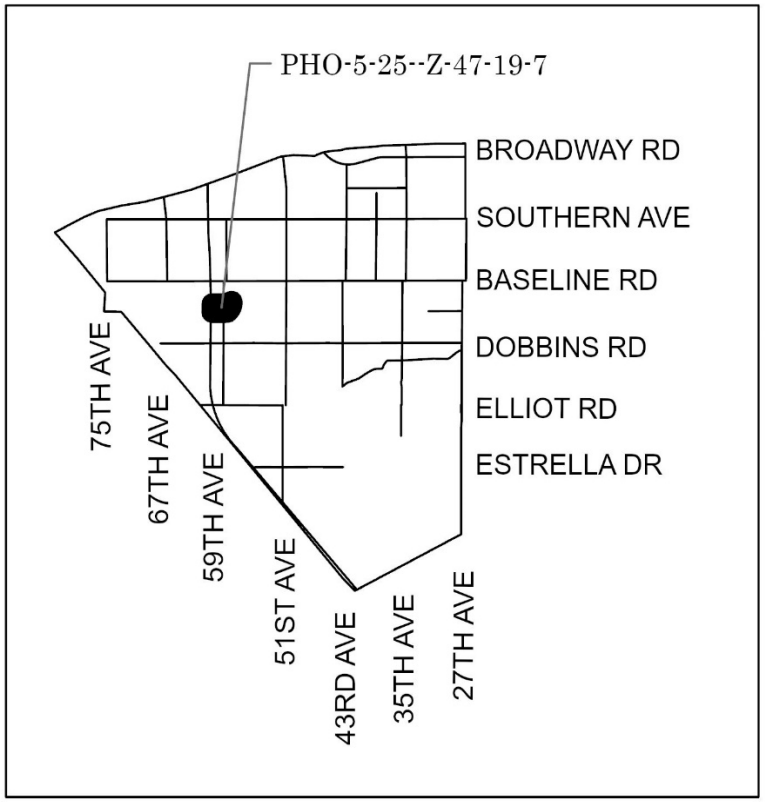
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-5-25--Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 12/2/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2026 ORD\1-7-2026\1-7-2026.aprx

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 95

Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-1-25-2 - Approximately 660 Feet West of the Southwest Corner of Scottsdale Road and Bell Road (Resolution 22357) - District 2

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 4.32 acres from Industrial to Residential 15+ dwelling units per acre. This is a companion case to Z-41-25-2 and should be heard first, followed by Z-41-25-2.

Summary

Application: GPA-PV-1-25-2
Current Designation: Industrial
Requested Designation: Residential 15+ dwelling units per acre
Acreage: 4.32
Proposed Use: Multifamily residential

Owner: GDC-Scottsdale Crossings, LLC
Applicant/Representative: Nick Wood, Snell & Wilmer L.L.P.

Staff Recommendation: Approval.
VPC Information Only: The Paradise Valley Village Planning Committee heard this item on October 6, 2025, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard this item on November 3, 2025, and recommended approval, per the staff recommendation, by a vote of 9-3.
PC Action: The Planning Commission heard this item on December 4, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 9-0.

Location

Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
Council District: 2
Parcel Address: 7079 E. Bell Road

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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-PV-1-25-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

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

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-PV-1-25-2. The 4.32 acres of site located approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road is designated as Residential 15+ dwelling units per acre.

SECTON 2. The Planning and Development Director is instructed to modify the 2025 Phoenix General Plan to reflect this land use classification change as shown below:

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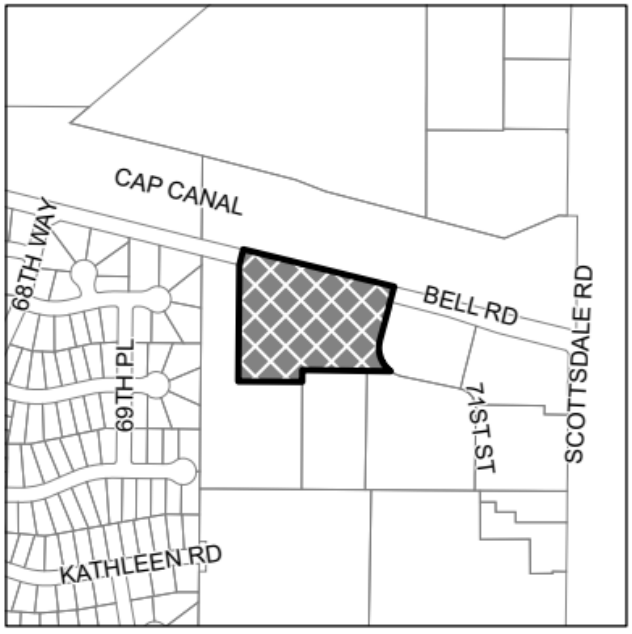
PROPOSED CHANGE:

Residential 15+ du/ac (4.32 +/- Acres)

Proposed Change Area

Residential 15+ du/ac



PASSED by the Council of the City of Phoenix this 7th day of January 2026.

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

APPROVED AS TO FORM:

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Julie M. Kriegh, City Attorney

By:_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
October 20, 2025

Application:	GPA-PV-1-25-2
Applicant/Representative:	Nick Wood, Snell & Wilmer, LLP
Owner:	GDC-Scottsdale Crossings LLC
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
Acreage:	4.32 acres
Current Plan Designation:	Industrial
Requested Plan Designation:	Residential 15+ dwelling units per acre
Reason for Requested Change:	Minor General Plan Amendment to allow multifamily residential
Paradise Valley Village Planning Committee Date:	November 3, 2025
Staff Recommendation:	Approval

FINDINGS:

1) The companion rezoning case, Z-41-25-2 (Residences at Scottsdale Crossing PUD), proposes development that is a compatible transition between the single-family residential development and storage facility on the west to the existing commercial and proposed higher density residential development on the east abutting Scottsdale Road.

2) The multifamily land use designation is appropriate as it will diversify the housing types and density ranges in the area. This can help address the housing shortage and alleviate the continuous need of housing in the area.

3) The companion rezoning case, Z-41-25-2, provides enhanced landscaping and shade standards to make the proposed development a compatible addition to the area.

BACKGROUND

The subject site is located approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road. The site is occupied by a two-story multi-tenant commercial shopping center. Companion Case Z-41-25-2 (Residences at Scottsdale Crossing PUD) is a request to rezone the subject site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) for multifamily residential.

Currently the site has a General Plan Land Use Map designation of Industrial. The requested General Plan Land Use Map designation of Residential 15+ dwelling units per acre will allow for additional housing choices in the area. Recent development patterns suggest that there is a growing demand for housing choices in the Paradise Valley Village. The proposed General Plan Land Use Map change will allow for the continuation of these development trends across the greater area and will allow more residential land uses to locate in proximity to employment areas, regional malls and commercial centers such as the North Scottsdale Airpark, Kierland Commons and the Promenade.

SURROUNDING LAND USES

NORTH
To the north, across Bell Road, is designated Parks/Open Space – Publicly Owned and the existing land use is the canal and multifamily residential.

SOUTH
To the south is designated Industrial and includes hotels and a self-service storage warehouse.

WEST
To the west is designated Industrial and contains a self-service storage warehouse.

EAST
To the east, across 71st Street, is designated Industrial and contains a pharmacy/retail use.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

- **CONNECT PEOPLE AND 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.**

  This request and the concurrent rezoning application for the Residences at Scottsdale Crossing PUD promotes redevelopment of the site by allowing for an increase in intensity at a scale compatible with surrounding properties in the

Kierland area. The development is located in a mixed-use corridor where nearby properties are approved for multifamily residential or commercial. The project site is also within a designated employment center known as the Desert Ridge/Kierland Major Employment Center. The concentration of people near employment uses promotes the sustainability of nearby commercial uses.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

  The proposed General Plan Land Use Map amendment will further diversify the existing land use map designations in this part of the City by allowing multifamily uses in a major employment center. This will help to provide diverse housing opportunities in this area to both current and future residents.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

  The companion PUD narrative incorporates standards that are compatible in scale and intensity with the surrounding area and properties adjacent to the site. The surrounding nearby properties to the south and east are zoned for development of similar scale and intensity of the proposed PUD. Additionally, to be sensitive in scale and character of nearby properties the PUD incorporates a step down in height approach to the single-family residential properties on the west.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-PV-1-25-2 as filed. The request aligns with the goals and policies of the General Plan and will result in a land use designation that will continue to support surrounding uses while maximizing the property's location in an employment center. This proposed Minor General Plan Amendment request is consistent with surrounding land uses and General Plan Land Use Map designations in the general area.

Writer
Matteo Moric
October 20, 2025

Exhibits
Sketch Map (Colored)
Sketch Map (Black and White)

GENERAL PLAN AMENDMENT

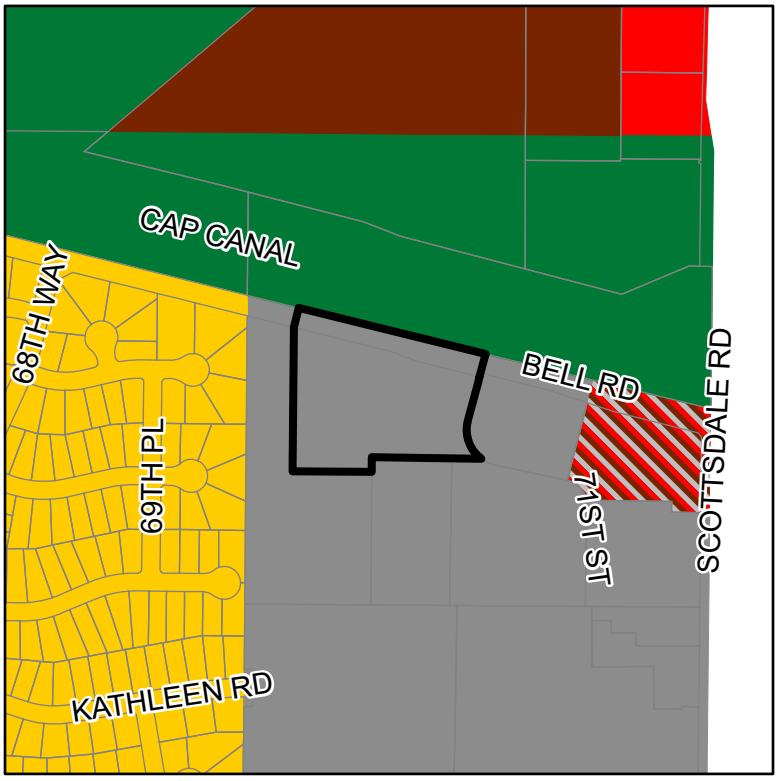
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-1-25-2	ACRES: 4.32 +/-	REVISION DATE:
VILLAGE: PARADISE VALLEY	COUNCIL DISTRICT: 2	
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Industrial (4.32 +/- Acres)

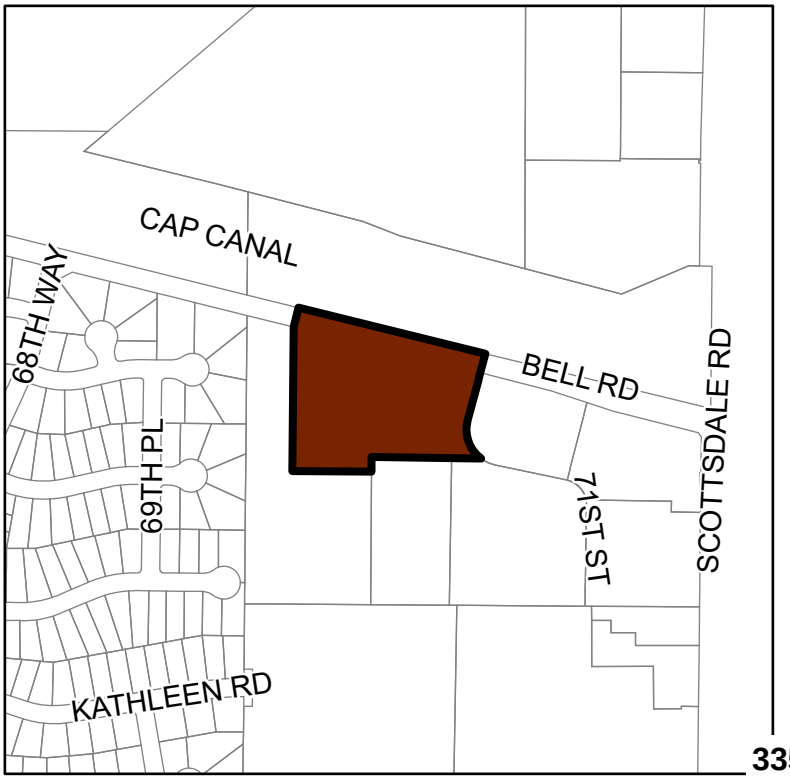
Proposed Change Area
Residential 3.5 to 5 du/ac
Residential 15+ du/ac
Commercial
Industrial
Parks/Open Space - Publicly Owned
Commercial / Commerce / Residential 15+ du/ac



PROPOSED CHANGE:

Residential 15+ du/ac (4.32 +/- Acres)

Proposed Change Area
Residential 15+ du/ac



GENERAL PLAN AMENDMENT

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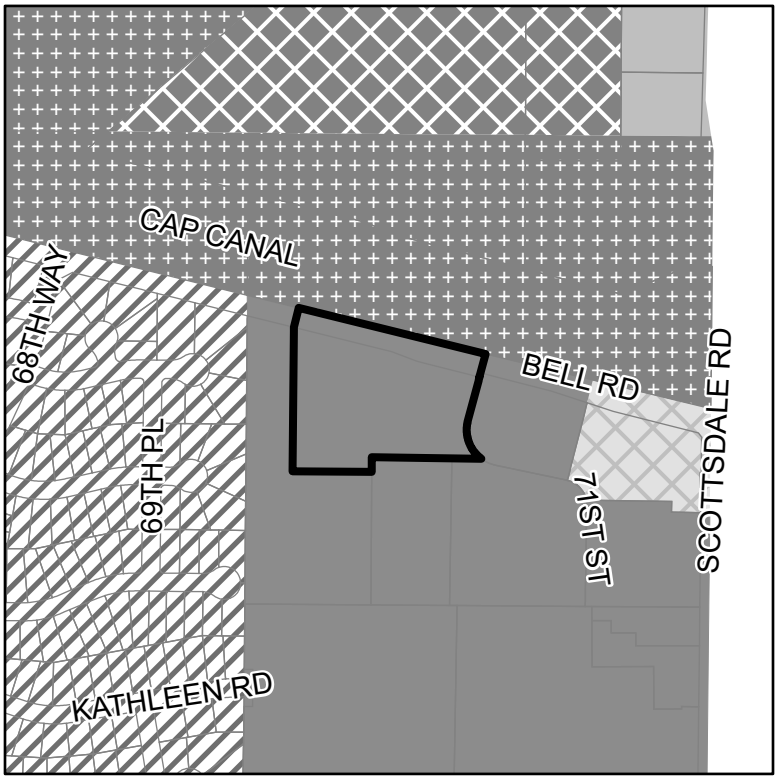
APPLICATION NO: GPA-PV-1-25-2	ACRES: 4.32 +/-	REVISION DATE:
VILLAGE: PARADISE VALLEY	COUNCIL DISTRICT: 2	
APPLICANT: Snell & Wilmer, LLP		

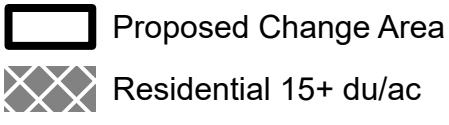
EXISTING:

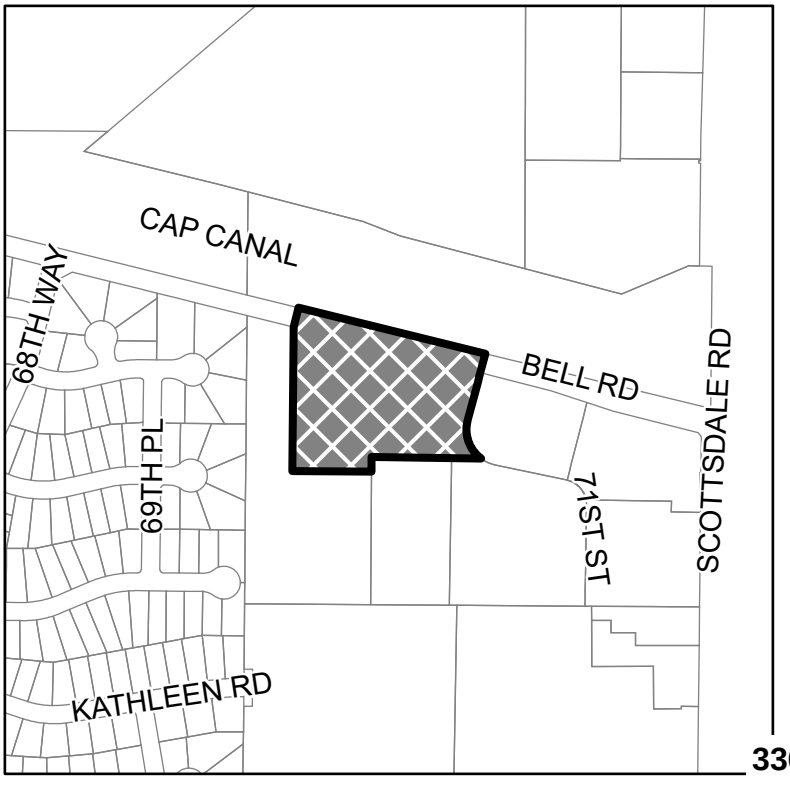
Industrial (4.32 +/- Acres)



PROPOSED CHANGE:

Residential 15+ du/ac (4.32 +/- Acres)





Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-1-25-2

Date of VPC Meeting	November 3, 2025
Request From	Industrial
Request To	Residential 15+ dwelling units per acre
Proposal	Multifamily residential and commercial uses
Location	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-3

VPC DISCUSSION:

Item No. 3 (GPA-PV-1-25-2) and Item No. 4 (Z-41-25-2) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, introduced the General Plan Amendment and companion Planned Unit Development (PUD) rezoning case. Mr. Moric stated these cases would be heard together. Mr. Moric shared a map identifying the location and size of the subject site and provided background and contextual information about the requests.

Mr. Moric noted that although the site is less than 10 acres in size, the exception regarding any residential request in a designated industrial or commerce park area is triggered, thus a minor General Plan Amendment is required. Mr. Moric stated the findings and the staff recommendation of approval for the General Plan Amendment request.

Mr. Moric then presented the zone change request and shared a map of the surrounding zoning, identified the proposed development standards, the site plan, building elevations and summarized the design guidelines. Mr. Moric also stated staff received four letters of opposition regarding the proposal and noted the community concerns. Mr. Moric summarized the staff findings and stated staff recommended approval subject to stipulations. Mr. Moric then summed up the recommended stipulations and the next steps for the proposal.

Applicant Presentation

Nick Wood, with Snell & Wilmer LLP, reminded the Committee that he presented this case previously for information only. Mr. Wood stated the site is just west of the intersection of Scottsdale Road and Bell Road. Mr. Wood said immediately east of the site was a CVS Pharmacy and at the corner of Bell Road and Scottsdale Road was a previously approved PUD. Mr. Wood explained there was a mini-storage warehouse site directly west of the subject site and next to that was a single-family residential subdivision. Mr. Wood noted some additional context that hotels were located south of the subject site, and further south was the Kierland area and east is the City of Scottsdale.

Mr. Wood said one of the questions which was raised at the previous meeting was regarding 71st Street and he reminded the Committee that it is a private drive shared by all the property owners that are adjacent to it and Mr. Wood emphasized it is not a city street. Mr. Wood said all the traffic from the proposal moves off 71st Street and explained the movement and median breaks in the area. Mr. Wood said the only reason people would travel south on 71st Street is if they are going to the gas station or traveling south down Scottsdale Road. Mr. Wood said the site was never built as industrial but that is what the General Plan is showing it designated as, so they are now requesting a General Plan Amendment from Industrial to Residential 15+ dwelling units per acre and a rezone from C-2 to PUD. Mr. Wood stated the conceptual site plan proposes 315 dwelling units. Mr. Wood explained he loved the site plan and building elevations as most recent developments seem to be boxes and this has lots of movement and articulation to create visual interest in the architecture which will create a special place. Mr. Wood said it would have a wrap parking structure, where the units wrap around the structure and there would be parking on each floor. Mr. Wood indicated he lives in Optima Camelback in the Old Town Scottsdale area, where the car parking is underground and everything must come up and down such as groceries. Mr. Wood said the building utilizes a step-down approach for the height to reduce as it moves west closer to the single-family residences.

Mr. Wood shared information related to nearby sites such as the Manor Scottsdale at 13220 North Scottsdale Road, which was the old L.A. Fitness site where they proposed a four- and five-story development next to single family residences. Mr. Wood explained that they initially had lots of opposition but had worked with neighbors to ensure they were satisfied as they had no opposition at the hearing.

Mr. Wood showed another site which was the Kierland II Office Building at 16260 North 71st Street which was 56 feet tall from the single-family residential property lines 160 feet away, and 70 feet tall, 220 feet away from the single-family residences.

Mr. Wood explained the proposal is lushly landscaped, with landscaping between the curb and sidewalk, and between the sidewalk and the building. Mr. Wood said

everything has visual interest on the site plan and nothing is the same. Mr. Wood added they are proposing balconies which are inverted and exterior oriented.

Mr. Wood then showed several conceptual renderings. Mr. Wood said the current C-2 zoning allowed approximately 325 more uses than the proposed multifamily residences. Mr. Wood also shared a table breaking out the trips generated from the existing C-2 zoning to the proposed PUD zoning. Mr. Wood summed up that the proposal would have far less traffic than the existing zoning allowed. Mr. Wood said the good news is traffic can't get to the single-family residences to the west so there would be no cut-through traffic there.

Mr. Wood asked not to have the staff recommended signage stipulations and to delete those.

Mr. Wood said they worked very closely with the neighborhood to the west. Mr. Wood showed a community outreach map which identified where support came from. Mr. Wood said they received 170 letters in support, 120 statements of support (verbal) and 127 neutral statements. Mr. Wood then shared a map showing which properties had previously opposed the project but were actively collaborating towards screening solutions, and those previously opposed and non-responsive.

Questions from Committee

Robert Goodhue asked why did the applicant not want to comply with the City of Phoenix Sign Ordinance. **Mr. Wood** said there were two ways to have signs approved with one being through the PUD rezone process and the other was to go through a Comprehensive Sign Package application. Mr. Wood said it will take a lot of extra time and would typically get approved unless they do something new and stupid. Mr. Goodhue said normally developers go through the Comprehensive Sign process.

Diane Peterson had concerns with the sewer and traffic. Ms. Peterson was concerned with the cumulative effect of building after building, "Optima after Optima". Ms. Peterson expressed concern with traffic going south on Scottsdale Road and said those who live just south believed traffic is a nightmare. Ms. Peterson shared concerns about the sewer work and capacity. Mr. Wood replied that the project's civil engineer worked with the City Water Services Division and there was enough sewer capacity. Ms. Peterson added there are few egresses that go through Scottsdale Road and may not go through the neighborhood on the west but would travel through other neighborhoods. **Mr. Wood** said this project is so far north and near the freeway.

Larisa Balderrama asked about the height of the proposed building at the corner of Scottsdale Road and Bell Road and asked if it would be constructed. Mr. Wood noted it was going to be 12 stories and that it would be built. Ms. Balderrama asked questions about traffic movement and thought there may be some challenges to turn. **Mr. Wood** stated there was not enough traffic to warrant a traffic signal.

Roy Wise noted he often travels north on Scottsdale Road and thinks traffic will back up on Scottsdale Road and is concerned that to turn left on Bell Road will be impossible. Mr. Wise thought turning right on Bell Road and traveling to the left turn lane to turn left on Scottsdale Road will be a challenge. **Marina Stender,** the applicant's traffic engineer for the project, explained how trips will be generated from the proposal. Ms. Stender stated the project would not warrant a traffic signal, otherwise, a traffic signal study would have to be requested.

Ms. Peterson asked if the cumulative effect of all the buildings around the project were taken into consideration. **Ms. Stender** said as traffic engineers they are required to analyze all existing developments and approved development and layer their trips on top of it to see how it affects the roadway network and the capacity of the roadway. Ms. Stender noted that the project did not trigger a full traffic study for the City of Phoenix. Ms. Stender said the existing right and left turn lane on Bell Road was already built longer than the minimum required.

Anna Sepic asked for clarity regarding the traffic analysis and if it included the potential C-2 uses which did not exist. **Ms. Stender** said they did the analysis on both current and potential C-2 uses.

Patrice Marcolla asked about the traffic study and wondered why it did not trigger a traffic impact analysis. **Ms. Stender** said a full traffic impact analysis is not required.

Vice Chair Amber Sommer asked if the lot at the corner of Scottsdale Road and Bell Road was taken into account for the traffic study. **Ms. Sepic** stated that 251 units are to come in at the corner. **Ms. Stender** said with that proposed project they would need to do their own traffic study. Ms. Stender said currently that corner property is empty and not generating any existing trips.

Robert Gubser asked if they recall if the project at Scottsdale Road and Bell Road will use 71st Street as its main access. **Mr. Wood** said that 71st Street would be that project's secondary access and there would be two access points.

Ms. Sepic asked about the proposed zoning and if they were asking for a C-2 or PUD and asked what the density is. **Mr. Wood** said the density is 73 dwelling units per acre with 315 units.

Ms. Marcolla said the ITE traffic study does not seem specific to this site. Ms. **Stender** said the ITE is the bible for traffic studies and there are different categories for studies. Ms. Marcolla said this is specific for the ITE on all streets incoming and outgoing.

Mr. Wood said that the Street Transportation Department said before a site plan is approved it would require a full Traffic Impact Study. Mr. Wood said they followed the Street Transportation Department's instruction.

Ms. Peterson asked if before site approval they will need to do a full traffic study. **Mr. Wood** said yes.

Mr. Goodhue explained the applicant is going through a rezoning to approve the use and once the use is approved their next step is to go through the site planning approval process. Mr. Goodhue said the site plan comes after it is at the City Council level. Mr. Goodhue stated in this case when looking at trip generation, the project will still need to go through the TIA before site plan approval. **Mr. Wood** said after and if the proposal gets Council approval, the applicant will need to get preliminary and final site plan approval.

Ms. Marcolla wanted to know if there was an initial or historic traffic study for the site. **Mr. Wood** was not certain but said the study would have been many years ago for a two-story shopping center.

Kate Bauer said 1,300 residential units were being built near Mayo on the south side of the 101 and provided information that there currently was 10.5% vacancy rate. Ms. Bauer noted a lot of new apartments were coming and if the applicant saw a lot of demand. **Mr. Wood** said he was not certain about the marketing, but his client was planning to spend $80 to 90 million on which the lender would need to feel comfortable.

Justin Westfall, with Fifield Companies, said there were many units delivered across the north Scottsdale and Phoenix market and there is a tremendous amount of job growth occurring in the area. Mr. Westfall stated these include medical jobs, new headquarters, Taiwanese Semiconductor Manufacturing (TSMC) associated jobs and with the combination of the projected job growth along with the housing shortage there is a high demand for housing.

Ms. Peterson said her thought of the village concept is to have people live and work in each village. Ms. Peterson was concerned these units would not be affordable and this is an issue. Ms. Peterson added there is a shortage of housing for people who cannot afford to live at the Optima's such as teachers and fire fighters. **Mr. Westfall** said they would provide a range from studios to three-bedroom units and most of the units would be studios and one bedroom. Mr. Westfall said there would be a variety of housing options and would not be as expensive as Optima projects. Ms. Peterson also asked about units for families who need more than one bedroom. Mr. Westfall said there were also two- and three-bedroom units. Mr. Westfall said there would be different price points depending on where the units are located in the building.

Mr. Goodhue said when the Mayo Hospital was coming into the City of Phoenix, City staff had worked with developers in that area and there was astronomical growth and this project could help accommodate people living close to their place of employment. **Mr. Wood** said he recently worked on a rezoning case of 240 acres in the Paradise Ridge area and it anticipates 5 to 6 million square feet of additional job generation and said some construction started but it probably will be a 20-year build out. Mr. Wood

added that investors and lenders will need to be satisfied the project will work, otherwise it would not be built.

Ms. Baldarrama asked if the units will be allowed to be used for short-term rentals. **Mr. Westfall** noted that for most rentals of their properties are for a minimum of 12 to 18 months. Mr. Westfall said there is not usually a sublease situation where people can rent the units as Airbnb's.

Ms. Baldarrama was concerned with housing shortages due to these short-term rentals. **Mr. Wood** stated his developer clients do not usually allow Airbnb's as they are usually disruptive for other resident tenants.

Vice Chair Sommer noted the previous concern of privacy at the information meeting and was wondering what they'd do to accommodate the west side residential neighbors. **Mr. Wood** said they had reached an agreement with a few of the neighbors to raise walls and install trees to alleviate concerns with privacy.

Mr. Gubser asked about pedestrian accessibility and if there was access on 71st Street. **Mr. Wood** said there were sidewalks along 71st Street and there was a detached sidewalk along Bell Road.

Mr. Gubser questioned if there was a pull-out for rideshares on 71st Street as he was concerned about cars stacking. **Mr. Westfall** noted there was a porte-cochere where rideshares could be pulled onto the site for drop-offs.

Public Comments

None.

Applicant Response

None.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Committee Member Robert Gubser made a motion to recommend approval of GPA-PV-1-25-2. **Committee Member Robert Goodhue** seconded the motion.

VOTE:
9-3; motion to approve GPA-PV-1-25-2 passes with Committee members Franks, Goodhue, Gubser, Hamra, Marcolla, Schmidt, Sepic, Wise and Sommer in favor; Committee members Balderrama, Bauer, and Peterson in opposition.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-1-25-2
INFORMATION ONLY

Date of VPC Meeting	October 6, 2025
Request From	Industrial
Request To	Residential 15+ dwelling units per acre
Proposal	Multifamily residential and commercial uses
Location	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road

VPC DISCUSSION:

Item No. 3 (GPA-PV-1-25-2) and Item No. 4 (Z-41-25-2) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, introduced the General Plan Amendment and Planned Unit Development (PUD) Rezoning cases and noted they were for informational purposes only at this time. Mr. Moric then introduced the applicant and representative.

Applicant Presentation

Nick Wood, with Snell & Wilmer LLP, provided the context of the area surrounding the proposal. Mr. Wood reminded the Committee he had been in front of them several years prior for a case at the corner of Bell Road and Scottsdale Road. Mr. Wood said it was for a high-rise apartment project that will break ground in 2026 with heights of up to 156 feet. Mr. Wood noted next to the subject site on the east is a CVS Pharmacy, to the west is single-family subdivision, and ministorage and hotels are located to the south. Mr. Wood added that further south is the Kierland area and to the east is the City of Scottsdale.

Mr. Wood stated the subject site is currently zoned C-2 and they are proposing to rezone to a PUD. Mr. Wood added the general plan designates the site as Industrial. Mr. Wood showed the conceptual site plan which shows the proposed buildings facing Bell Road and 71st Street. Mr. Wood indicated 71st Street is a private street which has an easement to Bell Road. Mr. Wood explained how the project has its residential units

wrap around the parking structure and noted the parking structure is as tall as the rest of the building.

Mr. Wood stated they had been working with the neighboring residents to the west. Mr. Wood added the conceptual plan shows movement and depth at the grade level. Mr. Wood said there was a step-down design. Mr. Wood said the standard for the step back design was created for the old LA Fitness site south of Kierland, where single-family homes were on two sides and the design was where this 4-story convention was used with similar distances to the balconies. Mr. Wood said this was used as the guideline for the 4-story portion of the building to the property line of the single-family residences.

Mr. Wood said staff supported lush landscaping and because the proposal has the depth it enhances the landscape along Bell Road and as the landscaping circulates the building itself. Mr. Wood complimented the architecture and said there was a lot of visual interest in items such as the roofline and types of balconies including recessed balconies. Mr. Wood added that the proposed building does not have a long boring façade. Mr. Wood said that most developers want to take advantage of every square foot of the interior and in this case to do more quality design they've included the recessed balconies which add shade and an architectural element.

Mr. Wood stated 71st Street is the entry into the parking structure and the building lobby. Mr. Wood shared the renderings and noted there are a tremendous number of amenities and the parking structure would be screened and the roof becomes the location for a pool, club house, and amenity area. Mr. Wood showed how the building steps down as you move from east to west.

Mr. Wood indicated the site is being down zoned from C-2 which he said allows many more uses that are typically high traffic generators. Mr. Wood shared trip generation numbers and noted that there is no vehicular connection with this project and the subdivision to the west. Mr. Wood added they had worked closely with the neighbors.

Questions from Committee

Ms. Diane Peterson asked about the traffic study and was wondering about traffic traveling to and from Scottsdale and traffic going down 71st Street through other neighborhoods which do not have an entrance on Bell Road. **Mr. Wood** said the traffic study shows the use was a low traffic generator. Ms. Peterson was more concerned with the cumulative effect of the traffic and believes this is changing the nature of some of the neighborhoods. Mr. Wood reinforced they were a smaller traffic generator than C-2 zoning.

Mr. Robert Goodhue said he goes to the CVS next to the subject site periodically and of all times he has driven through the area and noted there were not many cars traveling and thought the area at times is deserted. Mr. Goodhue asked if the neighbors to the west next to the mini storage supported the project. **Mr. Wood** stated the single-

family neighbors to the west had not shared their support yet, however, they had worked with the neighbors very closely. Mr. Wood indicated they had worked on sight line studies and were discussing landscaping. Mr. Wood said usually privacy is more of an issue than the height of the building and they are trying to work with the neighbors on this matter. Mr. Goodhue said he hoped they could satisfy concerned neighbors.

Ms. Patrice Marcolla said it is nice to see redevelopment if the spaces are not being used and was wondering why the commercial spaces of the subject site are not being used. **Mr. Wood** said the seller is not renewing leases.

Chair Anita Mortensen asked if parking is all on one level. **Mr. Wood** responded that parking is on each level.

Ms. Peterson said she is concerned with the major exit from the building on an easement which is shared by many property owners.

Chair Mortensen expressed some concerns that were raised after the meeting associated with the multi-story building proposed at the corner of Scottsdale Road and Bell Road. Chair Mortensen added that the storage building to the west was not very wide and not just one or two individuals would be concerned about height. Chair Mortensen thought four-stories facing the single-family residences would be an issue even if landscaping and buffers were provided in the backyards. **Mr. Wood** said the single-family properties to the west were separated by about one-half a football field away from the proposed four-story portion of the building.

Ms. Jennifer Hall asked if there was a drop-off or pick-up area for someone wanting to use rideshare. **Mr. Wood** showed where on the plans there would be space for a drop off near 71st Street. Ms. Hall asked if there was only one way into the project. Mr. Wood said the other driveway on the west side of the site does not punch through.

Vice Chair Sommers asked about the landscaping on the west side. **Kevin Farrell** with Fifield Companies noted the plants will be twenty to thirty feet tall when transported.

Chair Mortensen asked what type of trees would be planted. Mr. Wood said they had not figured out the exact species of the plant material palette.

Ms. Hall asked about the setbacks and had concerns as a lot of buildings are going up in the Kierland area with the buildings being built so close to the road. **Mr. Wood** said this was a legitimate concern, however, he felt they addressed this through detached sidewalks, landscape between sidewalk and the buildings and there is an open area which breaks up the building along the street fronts.

Ms. Regina Schmidt said screening trees is the only way to get privacy. **Mr. Wood** said they were working with the neighbors to help address privacy issues.

Mr. Daniel Mazza felt this was a well-done project and was impressed with the proposed wrap shielding the parking areas.

Ms. Peterson asked about the reaction of Jackson's Car Wash. **Mr. Wood** said the car wash loves the proposal as 71st Street is an easement that everyone has a right to use.

Ms. Marcolla asked about guest parking and **Maggie Dellow** with the applicant said it is at 0.5 space per required vehicle parking. **Mr. Wood** added that it is a gated parking structure.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
December 4, 2025

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-PV-1-25-2 (Companion Case Z-41-25-2)
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
From:	Industrial
To:	Residential 15+ dwelling units per acre
Acreage:	4.32
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Nick Wood, Snell & Wilmer, LLP
Owner:	GDC-Scottsdale Crossings, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 10/6/2025 Information only.
Paradise Valley 11/3/2025 Approval, per the staff recommendation. Vote: 9-3.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve GPA-PV-1-25-2, per the Paradise Valley Village Planning Committee recommendation.

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

Findings:

1. The companion rezoning case, Z-41-25-2 (Residences at Scottsdale Crossing PUD), proposes development that is a compatible transition between the single-family residential development and storage facility on the west to the existing commercial and proposed higher density residential development on the east abutting Scottsdale Road.

2. The multifamily land use designation is appropriate as it will diversify the housing types and density ranges in the area. This can help address the housing shortage and alleviate the continuous need of housing in the area.

3. The companion rezoning case, Z-41-25-2, provides enhanced landscaping and shade standards to make the proposed development a compatible addition to the area.

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.

SUPPORT

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

The proposed project will include (1) Staggered height to a maximum of 7 stories (2) 315 dwelling units; (3) Provide wrapped parking garage (4) Reduce traffic within the area; (4) Redevelop and enhance the Southwest corner of Bell & 71st St.; (5) Enhance landscape and pedestrian experience along Bell Rd. (6) Diversifies the availability of housing types in the immediate surrounding area.

THE APARTMENTS AT SCOTTSDALE CROSSING DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area.
Both enhance and maintain the high quality of living in the Kierland area.
Bring built-in customers to the Kierland commercial corridors.
Replace an under-utilized and commercial center with a stunning modern design.
Reduce traffic within the area.
Enhance landscaping and the pedestrian experience.
Diversify housing types in the Kierland area.

By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Victoria Gabilterra

Street Address ~~7070~~ 6915 E Beverly Ln

City Scottsdale Zip Code 85254

Phone Number 717-572-5870

Email vgibilterra@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Enhance landscaping and the pedestrian experience.
Diversify housing types in the Kierland area.

By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Janice Gleason

Printed Name Janice Gleason

Street Address 6732 E. Sandra Ter.

City Scotts. Zip Code 85254

Phone Number 602 696 0702

Email jgleason@freedomacademyAZ.ORG

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Brianna Graham THE COFFEE BEAN & TEA LEAF

Printed Name Brianna Graham

Street Address 16420 N Scottsdale Rd

City Scottsdale Zip Code 85254

Phone Number (480) 977-1544

Email lancepadon2017@gmail.com

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name Dennis G Grant

Street Address 6801 E Jasper Ave

City Scottsdale, AZ Zip Code 85254

Phone Number 480-371-0108

Email dennisgrant67@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature _____

Printed Name John Gulden

Street Address 6815 E Beverly Ln

City Scottsdale Zip Code 85254

Phone Number 920-809-5396

Email Jgldn3@gmail.com

CITY OF PHOENIX

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Planning & Development Department

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Signature K M Grosvenor

Printed Name KRISTA GROSVENOR

Street Address 6829 E. GRANDVIEW DRIVE

City SCOTTSDALE Zip Code 85254

Phone Number 480 717 9833

Email KSARCASM@YAHOO.COM

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Signature _____

Printed Name Alan Gryst

Street Address 6832 E Pkwy

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Jennifer Groh

Street Address 6528 E. Paradise Ln

City Scottsdale Zip Code 85254

Phone Number 602 330 3307

Email jengroh@hotmail.com

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Signature _____

Printed Name KEVIN GUE

Street Address 6754 PHELPS RD

City Scott. Zip Code 85254

Phone Number 602-577-2795

Email KEVINGUE90@GMAIL.COM

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Signature Walter Hann

Printed Name WALTER HANN

Street Address 6873 E KELTON LN

City Scottsdale Zip Code 85257

Phone Number 602 359 3117

Email WALTHANN@AOL.COM

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Signature Katie Haslam

Printed Name Katie Haslam

Street Address 17012 N. 57th Street

City Scottsdale Zip Code 85254

Phone Number (650) 743-2786

Email katie@katiehaslam.com

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Signature Katie Haslam

Printed Name Katie Haslam

Street Address 6414 E. Grandview Drive

City Scottsdale Zip Code 85254

Phone Number (650) 743-2786

Email katie@katiehaslam.com

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Signature _____

Printed Name Michael Hatt

Street Address 16810 N. 62nd Way.

City Scottsdale Zip Code [redacted] 85254

Phone Number 480-360-7600

Email _____

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Signature _____

Printed Name DANIEL HAVIN

Street Address 17212 N. SCOTTSDALE #1297

City SCOTTSDALE Zip Code 85255

Phone Number 723-551-6254

Email _____

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Planning & Development Department

4

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Signature _____

Printed Name Andrew Hegatt

Street Address 6518 E Juniper Ave

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature Stephanie Holthaus

Printed Name Stephanie Holthaus

Street Address 17212 N Scottsdale Rd #2357 Scottsdale, AZ 85255

City Scottsdale Zip Code 85255

Phone Number 3202906449

Email

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Signature _____

Printed Name Ryan S Holtz

Street Address 6533 East Beverly Lane

City Scottsdale Zip Code 85254

Phone Number N/A

Email N/A

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Signature James Huki II

Printed Name James Huki II

Street Address 6837 E Paradise Ln

City Scottsdale Zip Code 85254

Phone Number 602-330-2667

Email Sabit97@cox.net

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Signature Melissa Hornberg

Printed Name Melissa Hornberg

Street Address 6608 E Paradise Ln

City Scottsdale Zip Code AZ 85254

Phone Number 480-628-4331

Email mmhornberg@yahoo.com

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Signature _____

Printed Name Bryan Iverson

(6716)
Street Address 6216 E Granada

City Scottsdale Zip Code 85

Phone Number 541 233 5037

Email bryan@iversonmedia.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

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Be a welcome enhancement to the Kierland area.
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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Mary Jane

Street Address 6906 E Kings Ave 6906 E. Kings

City Scottsdale Zip Code 85254

Phone Number 602 705 1094

Email CAKMG@gmail.com

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Signature _____

Printed Name KYLE JAUREGUI

Street Address 17212 N. SCOTTSDALE Rd. APT. 2276

City SCOTTSDALE Zip Code 85255

Phone Number 602-696-2832

Email DKJAUREGUI05@YAHOO.COM

CITY OF PHOENIX

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Planning & Development Department

X

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Signature _____

Printed Name Connor Jones

Street Address 17212 N Scottsdale RD #2155

City Scottsdale Zip Code 85255

Phone Number _____

Email _____

CITY OF PHOENIX

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Signature Hunter Jones

Printed Name Hunter Jones

Street Address 6916 E Kings Ave

City Scottsdale Zip Code 85254

Phone Number 858-344-7403

Email

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Planning & Development Department

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Signature _____

Printed Name DENNIS E. KEER

Street Address 6420 E. BEVERLY LN

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Jennifer Kelley

Street Address 1612 N. 67th St

City PHX Zip Code _____

Phone Number 605 453 2110

Email Jennkelley25@gmail.com

CITY OF PHOENIX

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Signature _____

Printed Name Timothy Kilpatrick

Street Address 6927 E. Grandview Dr.

City Scottsdale Zip Code 85254

Phone Number 480-200-0435

Email Tim.Kilpatrick96@gmail.com

CITY OF PHOENIX

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Signature Paul Kim

Printed Name PAUL KIM

Street Address 6501 E. Kings Ave

City ~~Addr~~ Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

X

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Signature Paul Kim

Printed Name PAUL KIM

Street Address 6501 E. KINGS AVE

City Scottsdale Zip Code 85254

Phone Number

Email

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Signature Carrie L. Kornetsky

Printed Name Carrie Kornetsky

Street Address 6730 E. Sandra Terrace

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Chris Kunzler

Street Address 6421 E grandview dr

City phx Zip Code 85254

Phone Number 480 292 2458

Email _____

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Signature _____

Printed Name Ludon Larkey

Street Address 16630 n 64th pl

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Planning & Development Department

4

STATEMENT OF SUPPORT

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Signature _____

Printed Name Steve Lechlitner

Street Address ~~10~~ 6245 E. Bell Rd suite 114

City Scottsdale Zip Code 85254

Phone Number (602) 612-3208

Email ValleyExpressShipping@Gmail.com

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Signature _____

Printed Name Joshua Liddell

Street Address 6507 E Kings Ave

City Scottsdale Zip Code 85254

Phone Number 323-841-7500

Email JLiddell@yahoo.com

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Signature L Lovan

Printed Name Lisa Lovan

Street Address 6815 E Sandra Ter

City Scottsdale Zip Code 85254

Phone Number 661 301 9860

Email Lshles5531@yahoo.com

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Signature _____

Printed Name Troy Lowney

Street Address 38 E. Mariposa St, Apt 2

City Phoenix Zip Code 85012

Phone Number 480. 395. 9628

Email troi lowney@gmail.com

* TROY IS ONE OF THE OWNERS AT THE COFFEE SHOP, LUX MAX ANNEX AT 16220 N. SCOTTSDALE RD.

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Signature J. Mackanin

Printed Name Jenn Mackanin

Street Address 10630 N. 95th St

City Scottsdale Zip Code 85254

Phone Number 940 378 5070

Email _____

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Signature Janet W. Maddox

Printed Name Janet W. Maddox

Street Address 6326 E Kelton Lane

City Scottsdale AZ Zip Code 85254

Phone Number 602-370-4706

Email mommaddox@gmail.com

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Signature _____

Printed Name SHANE MALKIN

Street Address 16630 N. 65TH ST

City SCOTTSDALE Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

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Be a welcome enhancement to the Kierland area.
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Reduce traffic within the area.
Enhance landscaping and the pedestrian experience.
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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name MATT MAGIERA

Street Address 6840 E. SUNDIAL Terrace

City Scottsdale Zip Code 85254

Phone Number 480-544-0249

Email ~~MMagiera90@cox.net~~ MMagiera90@gmail.net

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
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Signature _____

Printed Name Drew Mardian

Street Address 6760 E Kelton LN

City Scottsdale Zip Code 85254

Phone Number 602-980-4552

Email thewizard192@gmail.com

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Planning & Development Department

4

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Signature N. A

Printed Name Nick Martin

Street Address 6835 E. Aire Libre Ln.

City Scottsdale Zip Code 85254

Phone Number 206.571.6145

Email Nick@NickMartinRocks.com

CITY OF PHOENIX

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Planning & Development
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X

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Signature _____

Printed Name BRAD MASCIOTRA

Street Address 6412 E Sandra Terrace

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

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Signature Malcolm J. Matusky

Printed Name Malcolm J. Matusky

Street Address 16805 N. 69th St.

City Scottsdale AZ Zip Code 85254

Phone Number 480 690 6805

Email MMatusky4@Gmail.com

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Signature _____

Printed Name Robert Marsh

Street Address 6609 E Juniper Ave

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature G MARTIN

Printed Name GUY MARTIN

Street Address 6736 E. PARADISE LN.

City SCOTTSDALE, AZ Zip Code 85254

Phone Number ----

Email gmartin6@cox.net

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Signature Jeanne M Marquardt

Printed Name Jeanne M Marquardt

Street Address 6819 E Paradise Ln

City Scottsdale Zip Code 85254

Phone Number

Email

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Signature _____

Printed Name Sebastian Mirka

Street Address 6432 E Aire Libre Ln

City Scottsdale Zip Code 85254

Phone Number 602-390-5155

Email Sebastianmirka@gmail.com

6432

CITY OF PHOENIX

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Signature _____

Printed Name Kali Miller

Street Address 6759 E. SANDRA TERRACE

City SCOTTSDALE Zip Code _____

Phone Number 602 300 0695

Email kalimills35@gmail.com

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Signature _____

Printed Name Davis Mohn

Street Address 17212 N Scottsdale Road #2281

City Scottsdale Zip Code 85255

Phone Number 480-381-1099

Email davismohn@gmail.com.

CITY OF PHOENIX

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Planning & Development
Department

X

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Signature William A Moore

Printed Name William A Moore

Street Address 6508 E. Paradise Lane

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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Signature Richard Morrell

Printed Name RICHARD MORRELL

Street Address 6626 E PARADISE LN

City Scott... Zip Code 85254

Phone Number —

Email —

HE DIDN'T PRINT HIS NAME. LOOKED IT UP.

CITY OF PHOENIX

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Planning & Development Department

4

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Signature Clyde Morrison

Printed Name CLYDE MORRISON

Street Address 6414 E PARADISE LN

City Scottsdale Zip Code 85254

Phone Number ~

Email ~

CITY OF PHOENIX

NOV 2 4 2025

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Signature Jolene M Morris

Printed Name JOLENE M. MORRIS

Street Address 6701 E JUNIPER AVE

City Scottsdale Zip Code 85254

Phone Number (801) 913-2017

Email morris.jolene@gmail.com

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Signature _____

Printed Name Aaron Mueller

Street Address 16433 N 67th Pl

City Scottsdale Zip Code 85254

Phone Number 480 721 8226

Email amueller201@gmail.com

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Signature Michael Murphy

Printed Name Michell Murphy

Street Address 6878 E. Kathleen

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Riley Murnan

Street Address 6850 E Paradise Ln

City Phoenix 702-716-3295 Zip Code 85254

Phone Number 702-716-3291

Email rileymurnan@gmail.com

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Signature _____

Printed Name Jack Muniz

Street Address 6856 E Beverly Ln

City Sc _____ Zip Code _____

Phone Number _____

Email JackMuniz3@Gmail.Com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

STATEMENT OF SUPPORT

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Pamela A Nagelkirk

Printed Name Pamela A. Nagelkirk

Street Address 6825 E Rings Ave

City Scottsdale Zip Code 85254

Phone Number 623 203 1383

Email pmineau67@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name FLOYD NEWKIRK

Street Address 6510 E. MONTREAL PL

City Scottsdale Zip Code 85254

Phone Number _____

Email eNewKIRK@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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Signature _____

Printed Name Daniel Nichols

Street Address 6431 East Kelton Lane

City Scottsdale Zip Code 85254

Phone Number 480-689-8753

Email dmshapiro321@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name AARON NIELSEN

Street Address 6847 E KINGS AVE

City SCOTTSDALE Zip Code 85254

Phone Number N/A

Email ANielsen63@ATT.NET

CITY OF PHOENIX

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Planning & Development Department

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Eric Nielsen

Street Address 6873 E Kelton Ln (6873)

City Scottsdale Zip Code 85254

Phone Number 6025130990

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Andrew Nowicki

Street Address 6825 E Revere Ln

City Scottsdale Zip Code 85254

Phone Number 858 282-8077

Email andrewin@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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Signature _____

Printed Name KEITH OLSON

Street Address 6905 E. KINGS

City SCOTTSDALE Zip Code 85

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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Signature Rosa Ortiz

Printed Name Rosa Ortiz

Street Address 16618 N 64th Pl

City Scottsdale Zip Code 85254

Phone Number 480-228-7844

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

STATEMENT OF SUPPORT

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Signature Andrea Ouil

Printed Name Andrea Ouil

Street Address 16802 65th St

City Scottsdale Zip Code 85254

Phone Number 480-522-9384

Email triagestation@yahoo.com

CITY OF PHOENIX

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Planning & Development Department

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Jesus P

Street Address 6959 E. Kings Ave 85254

City Scotts Zip Code AZ

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

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STATEMENT OF SUPPORT

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Signature _____

Printed Name Tom Palmieri

Street Address 6534 E. Paradise Ln.

City Scottsdale Zip Code 85254

Phone Number 480 540 8349

Email thomasmpalmieri@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

X 5/3)

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Signature Dori Tether Parsons

Printed Name DORI TETHER PARSONS

Street Address 16601 N. 65TH PL

City Scottsdale Zip Code 85254

Phone Number

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Dan T. Parsons

Street Address 16601 N. 65th Pl. (16601) N 65th Pl

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Signature _____

Printed Name Georgia Patterson

Street Address ~~5027~~ E Grandview Dr 6527

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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Signature _____ PERSIAN ROOM FINE DINING

Printed Name Eric Red

Street Address 17040 N Scottsdale

City Scottsdale Zip Code 85255

Phone Number 480-614-1414

Email persianroom@gmail

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Signature Peggy Sue Perry

Printed Name Peggy Sue Perry

Street Address 14802 N 64th Pl.

City Scottsdale Zip Code 85254

Phone Number /

Email /

CITY OF PHOENIX

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Signature _____

Printed Name Stephanie Phelps

Street Address 6816 E. Beverly Lane

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Signature _____

Printed Name Melissa Punia

Street Address 6433 e Beverly ln 6433 E. Beverly ln

City Scottsdale Zip Code 85254

Phone Number 310-623713

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Angela Ludwig Racine

Street Address 6509 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number (602) 832-3043

Email a.racine2255@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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Diversify housing types in the Kierland area.

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Signature _____

Printed Name KAROL RASZKIEWICZ

Street Address 6542 E PHELPS RD

City SCOTTSDALE Zip Code 85254

Phone Number 312-242-1700

Email KAROL@RASZKIEWICZ.ORG

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature _____

Printed Name Jak Ray Anyday Smokeshop

Street Address 7846 N 88th LN 6245 E. Bell RD

City Peoria Zip Code 8530

Phone Number 623-298-1381

Email Jakray@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

14

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Signature Lisa Reagan

Printed Name Lisa Reagan

Street Address 6856 ~~6865~~ E. Beverly Ln

City Scottsdale Zip Code 85254

Phone Number 623-202-7854

Email Lisareagan62@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name JASON REYNOLDS

Street Address 6933 E GRANDVIEW DR

City SCOTTSDALE Zip Code 85254

Phone Number 904 647 6580

Email TKS17@HOTMAIL.COM

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4 Vert

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family, Residential, Planned Unit of Development Request.

Signature _____

Printed Name Melissa Rice

Street Address 6438 E. Avalon Ln

City Scottsdale Zip Code 85254

Phone Number 480-628-1698

Email MLR121@cox.net

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name _____ WILFORD ROMERO

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Elizabeth C Ross

Printed Name Elizabeth C Ross

Street Address 6439 E Grandview Dr.

City Scottsdale Zip Code 85254

Phone Number (480) 818-1289

Email Elizrosshome@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

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Signature _____

Printed Name _____

Street Address _____

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Planning & Development
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Signature _____

Printed Name Patricia Saling

Street Address 16610 N. 66th St

City Scottsdale Zip Code 85254

Phone Number 480-588-7815

Email lal-pats@yahoo.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Katelyn Schaller

Printed Name Katelyn Schaller

Street Address 10856 E Phelps RD

City Scottsdale Zip Code 85254

Phone Number 602 527 7144

Email K8511l@icloud.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

4

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Signature Paul Schmidt

Printed Name Paul Schmidt

Street Address 16615 N 67th Pl

City ~~PHOENIX~~ SCOTTSDALE Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature W. Schubert

Printed Name William Schubert

Street Address 4742 E. Paradise Ln.

City Scotts Zip Code 85254

Phone Number

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature Mya Segerholm

Printed Name Mya Segerholm

Street Address 6928 E Paradise Ln.

City Scottsdale Zip Code 85254

Phone Number 701 330-7150

Email wildladym@gmail

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name SHAUN SKAFI-STILLMAN

Street Address 1844 E. BEVERLY LN

City SCOTTSDALE Zip Code 85254

Phone Number (480) 309-5735

Email SSKAFISTILLMAN@gmail.com

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name Jason Shimitz

Street Address 6844 E Paradise Lane

City Scottsdale Zip Code 85254

Phone Number 602-818-8866

Email Shimmi22@me.com

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Signature _____

Printed Name HAYK SIN Sinoyan

Street Address 6525 E. PHELPS RD

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Robert Steele

Printed Name Robert Steele

Street Address 16228 N 67th St

City Scottsdale Zip Code 85254

Phone Number 602-292-1292

Email steeler119@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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Signature Shawna Stewart

Printed Name Shawna Stewart

Street Address 16243 N. 67th Pl

City Scottsdale Zip Code 85254

Phone Number 206-949-7941

Email shawnar82@hotmail.com

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Reduce traffic within the area.
Enhance landscaping and the pedestrian experience.
Diversify housing types in the Kierland area.

By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Mark Stltz

Printed Name Mark Stoltzmann

Street Address 6602 E. Grandview Drive

City Scottsdale Zip Code 85254

Phone Number 602 430 5463

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

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Signature _____

Printed Name Amber Tabag

Street Address 6419 E Cactus Terrace

City ~~Phoenix~~ Scottsdale Zip Code 85254

Phone Number 520 429 4417

Email House.Amber10@gmail.com

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name Wutha Tang

Street Address 17212 N Scottsdale Rd. #2291

City Scottsdale Zip Code ~~85~~ 85255

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Sarah Telzrow

Street Address 16434 N. 66th ST

City Scottsdale Zip Code 85254

Phone Number 206-403-5090

Email stelzrow@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

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Signature _____

Printed Name Marila Yevmen

Street Address 6871 E Kings Ave

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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Signature _____

Printed Name Daly + Hanson

Street Address 16500 N. Scottsdale #100

City Scottsdale, AZ Zip Code 85254

Phone Number (480) 257-3081

Email memphis barba@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

X

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Signature Teri Thompson

Printed Name Teri Thompson

Street Address 6449 E Sandra Terr

City Scott Zip Code 85254

Phone Number —

Email —

CITY OF PHOENIX

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Planning & Development Department

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Signature Teighr Ulzi

Printed Name Teighr Ulzi

Street Address 17212 N Scottsdale Rd #2147

City Scottsdale Zip Code 85255

Phone Number 425-951-9963

Email teighs@live.com

CITY OF PHOENIX

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Signature Marian VanDyke

Printed Name MARIAN VAN DYKE

Street Address 6825 E PARADISE LN

City SCOTTSDALE Zip Code 85254

Phone Number

Email

CITY OF PHOENIX

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Planning & Development Department

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Signature SdVan

Printed Name Scott VanderPluey

Street Address 6426 E Sandra Ter

City Scottsdale Zip Code 85254

Phone Number 714-512-4744

Email sav49@nau.edu

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name Gaby VEGA

Street Address 4614 E. Paradise Lane

City Scottsdale Zip Code 85254

Phone Number 480 474 7325

Email VEGAGABY@YAHOO.COM

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

X

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Signature Joseph P. Vivera

Printed Name JOSEPH P. VIVERA

Street Address 6432 E SANDRA TERRACE

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
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Signature _____

Printed Name ADIS VRANAC

Street Address 6455 E PARADISE LN

City SCOTTSDALE AZ Zip Code 85254

Phone Number _____

Email _____

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Signature Matt Wade

Printed Name Matthew WADE

Street Address 6414 E Glenview Dr

City Scottsdale Zip Code 85254

Phone Number 602-670-3893

Email WADEAZ1@ME.COM

CITY OF PHOENIX

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Planning & Development Department

4

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Signature Jamie Walsh

Printed Name Jamie Walsh

Street Address 8704 E Aire Libre Unit 1061

City Scottsdale Zip Code 85254

Phone Number (805)-868-5171

Email jamie@grayhawk[redacted]beach.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Kaden Wilson

Printed Name Kaden Wilson

Street Address 6520 E Grandview Dr.

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature _____ Chevron

Printed Name Travis York

Street Address 16610 N. Scottsdale Rd

City ~~Phoenix~~ Scottsdale Zip Code ~~85033~~ 85254

Phone Number 480-527-1781

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Antony Zingarelli

Printed Name Antony Zingarelli

Street Address 6702 E Juniper Ave

City Scottsdale Zip Code 85250

Phone Number _____

Email _____

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Signature Kenneth Zurek

Printed Name Kenneth Zurek

Street Address 16256 N 64th Pl.

City Scottsdale Zip Code 85254

Phone Number 480-580-3681

Email KS2426@CMAIL.com

CITY OF PHOENIX

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Bring built-in customers to the Kierland commercial corridors.
Replace an under-utilized and commercial center with a stunning modern design.
Reduce traffic within the area.
Enhance landscaping and the pedestrian experience.
Diversify housing types in the Kierland area.

By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Joseph Albanese

Street Address 6707 E Kings Ave

City Scottsdale Zip Code 85254

Phone Number 623-428-6415

Email jalbanese@yahoo.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X
Verf

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

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Signature Shan Allen

Printed Name Shannon Allen

Street Address 10528 E. Aire Libre Ln.

City Scottsdale Zip Code 85255

Phone Number 602-228-7576

Email shannon.coon.17@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

VK

STATEMENT OF SUPPORT

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Signature Roy Ak

Printed Name Roy Ak

Street Address 6508 E K/NLU Dr (6508) KNCS

City Scott AZ Zip Code 8 8525 9

Phone Number 480-580-8pm

Email joh42 8 1,@AOL.Com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Angelina Aranthi VS Boba Teen

Street Address 6245 E Bell Road #113

City Scottsdale Zip Code 85254

Phone Number 480-809-9909

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature _____

Printed Name Zohrab Avedanyan

Street Address 6549 E Phelps Rd (6549)

City Scottsdale Zip Code 85254

Phone Number 623-845-2444

Email zrab2s@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Charlotte R Baker

Street Address 6537 E Paradise Ln

City Scottsdale Zip Code 85254

Phone Number 425-749-9765

Email Lcrbbaker@comcast.net

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

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Signature _____

Printed Name Rob Bylfuv

Street Address 6315 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email DrBylf4718@aol.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Lauren Barone Beauty Salon

Street Address 6264 e. bell rd. #118

City Scottsdale Zip Code 85254

Phone Number 602 820 8131

Email Clrsalon1@yahoo.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

STATEMENT OF SUPPORT

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Signature _____

Printed Name Sara Batraville

Street Address 14124 N 64th Pl

City Scottsdale Zip Code 85254

Phone Number _____

Email please send sara@gpwin.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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Signature _____

Printed Name Pierre A. Batrauille

Street Address 16424 N. 64th Pl

City Scottsdale Zip Code 85254

Phone Number 561 574 0486

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature Jody B.

Printed Name Jody Beterchedin

Street Address 10501 E. Mare Libre Lane.

City Scottsdale Zip Code 85255

Phone Number

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Jody Beauchemin

Printed Name Jody Beauchemin

Street Address 6501 E. Aire Libre Ln.

City Scottsdale Zip Code 85254

Phone Number 480-627-9611

Email jodybeauchemin1975@gmail.com

CITY OF PHOENIX

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Planning & Development Department

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Signature _____ (6609 E. KINGS)

Printed Name Helena BEKELIAN

Street Address 6609 E. Kings Ave South.

City South Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Elizabeth Bobbett

Printed Name Elizabeth Bobbett

Street Address 17212 N Scottsdale Rd. Apt 2276

City Scottsdale Zip Code 85255

Phone Number 978-287-3462

Email ebobbett@gmail.com

CITY OF PHOENIX

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Planning & Development
Department

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Signature _____

Printed Name Isabelle Bolosa

Street Address 6702 E. JUNIPER LN AVE

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

KHALID BOUHYA
BUSINESS RUG TREASURES

By signing my name below, I acknowledge that I have met with representatives of The Apartments at Scottsdale Crossing Development team; that I am a resident of Phoenix, Arizona; and that I **support** The Apartments at Scottsdale and Crossing by Fifield, proposed luxury multi-family residential, Planned Unit Development "PUD", for the approximate 4.3 gross-acre site located at the southwest corner of Bell Rd and 71st St.

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Signature _____

Printed Name KHALID BOUHYA

Street Address 16610 N SCOTTSDALE RD #130

City SCOTTSDALE Zip Code 85254

Phone Number (480) 577-5413

Email KHALIDBOUHYA@GMAIL.COM

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

4

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Signature _____

Printed Name J. BOYLE

Street Address 16264 N 66TH ST (16264)

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

11

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Brindy Bringhurst

Street Address 6708 E Sandra Terrace

City Scottsdale Zip Code [redacted] 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

X

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Signature _____

Printed Name John Burt

Street Address 17212 N Scottsdale Rd #1146

City Scottsdale Zip Code 85255

Phone Number 719-569-1433

Email JBurt1142@gmail.com

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Diversify housing types in the Kierland area.

By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Sadi Bush

Printed Name Sadi Bush

Street Address 6913 E KATHLEEN

City Scottsdale Zip Code

Phone Number

Email

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

X

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Signature Karen E. Calcagno

Printed Name Karen E. Calcagno

Street Address 6601 E. Juniper Ave

City Scottsdale Zip Code 85254

Phone Number 602-690-8797

Email ellbellyster@me.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X

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Signature [signature]

Printed Name VINCENT CALCAGNO

Street Address 6601 E. JUNIPER AVE

City Scottsdale Zip Code 85254

Phone Number —

Email VSCoolbell@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature _____

Printed Name Hanh T. Cao

Street Address 6245 E. Bell Rd # 119

City Scottsdale Zip Code 85254

Phone Number 480-348-9433

Email chuenpuachuen@yahoo.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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Signature Merle Caplan

Printed Name MERLE CAPLAN

Street Address 6763 E. Grandview Drive.

City Scottsdale Zip Code 85254.

Phone Number

Email Merle-caplan@gmail.

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

X 3/31

STATEMENT OF SUPPORT

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Signature _____

Printed Name Robert Chabreck

Street Address 6910 E Kinga Ave

City Scottsdale Zip Code 85254

Phone Number 503 686 1751

Email r_chabreck@yahoo.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature Kyle Clark

Printed Name Kyle Clark

Street Address 6844 E Beverly Ln

City Scottsdale Zip Code 85254

Phone Number 480 407 9052

Email kyle.v.clark@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

STATEMENT OF SUPPORT

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Signature _____

Printed Name Isaiah Clayton

Street Address 6938 E Beverly Lane

City Phoenix Zip Code 85254

Phone Number 425-757-4989

Email ZayClayton46@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

STATEMENT OF SUPPORT

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

*IF AND ONLY IF: Rent per unit does not exceed 30% of the median household of the area of N Scottsdale.

Signature [signature]

Printed Name Rebecca Cloud

Street Address 17212 N Scottsdale Rd Apt 2367

City Scottsdale Zip Code 85255

Phone Number —

Email —

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development Department

5-31

STATEMENT OF SUPPORT

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Signature Sara Conyers

Printed Name Sara Conyers

Street Address 6527 E. Aire Libre Ln

City Scottsdale Zip Code 85254

Phone Number 480-209-9598

Email Sara.parks96@gmail.com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

X

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Signature _____

Printed Name Kelli Cahow

Street Address 6607 E Paradise Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development
Department

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Signature _____

Printed Name Sydney Craft

Street Address 6514 E Grandview Dr

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development
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Signature Karen Crose

Printed Name Karen Crose

Street Address 6537 E. Grandview Dr

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development
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Signature _____

Printed Name Mike Cunningham

Street Address 16251 N 64th Pl

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

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Signature Chris Curran

Printed Name Chris Curran

Street Address 16820 N. 63rd St. 16606

City Scottsdale Zip Code 845254

Phone Number 480-251-9464

Email CAC352@Icloud.Com

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
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Signature _____ @ Black Bear Diner Manager

Printed Name Alexander Coronel

Street Address 17030 N Scottsdale Rd

City Scottsdale Zip Code 85255

Phone Number —

Email —

CITY OF PHOENIX

NOV 2 4 2025

Planning & Development
Department

X

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Signature _____

Printed Name Byun, DAN

Street Address 6514 E Paradise Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Ashley Delvosario

Street Address 17212 N Scottsdale Rd #2361

City Scottsdale Zip Code 85255

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

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Signature _____

Printed Name BRAD DEUSER

Street Address 6810 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

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Planning & Development Department

STATEMENT OF SUPPORT

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Be a welcome enhancement to the Kierland area.
Both enhance and maintain the high quality of living in the Kierland area.
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Enhance landscaping and the pedestrian experience.
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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name Lisa Dilet 6429

Street Address 6421 E. Montreal Pl.

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

CITY OF PHOENIX

NOV 2 4 2025

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Signature _____

Printed Name Jed Dirksen

Street Address 6871 E Kings Ave

City Scottsdale Zip Code AZ

Phone Number _____

Email _____

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Signature _____

Printed Name Kyle Eades

Street Address 6601 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number (480) 3939468

Email _____

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Planning & Development Department

X

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Signature _____

Printed Name Jennifer Echevarria

Street Address 10514 E. Beverly Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Joseph Ellis

Street Address 6621 E. Kings Ave

City Scottsdale Zip Code 85254

Phone Number 602-549-9642

Email _____

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Department

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Signature _____

Printed Name Anna Elter

Street Address 6816 E Kinys Ave

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Brian E. Leit

Street Address 6526 E Phelps Rd

City SD Zip Code 85254

Phone Number 785 820 7760

Email _____

CITY OF PHOENIX

NOV 2 4 2025

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By signing below, I give my support to The Apartments at Scottsdale Crossing by Fifield, Luxury Multi-Family Residential, Planned Unit of Development Request.

Signature _____

Printed Name PETER FARRELL

Street Address 6819 E PHELPS RD

City PHOENIX Zip Code 85254

Phone Number _____

Email _____

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NOV 2 4 2025

Planning & Development Department

X

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Signature _____

Printed Name PETER FARRELL

Street Address 6819 E PARKS RD

City PHOENIX Scottsdale AZ Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Barbara Ferrara

Street Address 6938 E. Paradise Ln

City Scottsdale Zip Code 85254

Phone Number 602-803-1179

Email _____

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Signature _____

Printed Name Stephen Ford

Street Address 6742 E. AIRA CIELA LN

City Scottsdale Zip Code 85254

Phone Number 301-473-2412

Email SJFord1222@GMAIL.COM

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Signature Cinn Foster

Printed Name Cinn Foster

Street Address 6845 E Sahara Ter.

City Scottsdale Zip Code 85254

Phone Number _____

Email Cinnfoster@gmail.com

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Signature LINDA GARCIA

Printed Name LINDA GARCIA

Street Address 6513 GRANDVIEW DRIVE

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Maxwell Gaver

Street Address 6921 E Beverly lane

City Scottsdale Zip Code 85254

Phone Number 360-874-2763

Email Maxwell.gaver@gmail.com

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Signature Maritza Gastelum

Printed Name Maritza Gastelum

Street Address 6866 E Kathleen Rd

City Scottsdale Zip Code 85254

Phone Number

Email

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Signature _____

Printed Name JEF HAZLEY

Street Address 6540 E. KELTON LANE

City SCOTTS Zip Code 85254

Phone Number _____

Email _____

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Signature _____

Printed Name Mary Gibson

(6754)
Street Address 6752 E Kierland Blvd

City Scottsdale Zip Code 85254

Phone Number 680-776-9877

Email MGibson7723@gmail.com

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Signature _____

Printed Name JK Colvin

Street Address [redacted] 6424 E Kelton Ln

City Scottsdale Zip Code 85254

Phone Number _____

Email _____

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 96

Public Hearing and Ordinance Adoption - Rezoning Application Z-41-25-2 (Residences at Scottsdale Crossing PUD) - Approximately 660 Feet West of the Southwest Corner of Scottsdale Road and Bell Road (Ordinance G-7475) - District 2

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-41-25-2 and rezone the site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses. This is a companion case to GPA-PV-1-25-2 and must be heard following GPA-PV-1-25-2.

Summary

Current Zoning: C-2
Proposed Zoning: PUD
Acreage: 4.32
Proposal: Multifamily residential and commercial uses

Owner: GDC-Scottsdale Crossings, LLC
Applicant: Fifield Companies
Representative: Nick Wood, Snell & Wilmer L.L.P.

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Paradise Valley Village Planning Committee heard this item on October 6, 2025, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard this item on November 3, 2025, and recommended approval, per the staff recommendation with deletions, by a vote of 7-5.
PC Action: The Planning Commission heard this item on December 4, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 9-0.

Location

Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
Council District: 2

Parcel Address: 7079 E. Bell Road

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-41-25-2) FROM C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 4.32-acre site located at approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road in a portion of Section 3, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) 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,

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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 Residences at Scottsdale Crossing 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 20, 2025, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph “Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with “Shade may be achieved by structures or by landscaping, or a combination thereof.”

    c. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years “….to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.”

2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

4. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

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6. 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.

7. 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.

8. 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.

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 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 7th day of January, 2026.

_____
MAYOR

ATTEST:

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_____
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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-41-25-2

WITHIN A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1
PARCEL A, OF PRINCESS CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 445 OF MAPS, PAGE 18.

PARCEL NO. 2
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR UTILITY, PROJECT FACILITIES AND ROADWAY PROVIDING VEHICULAR AND PEDESTRIAN ACCESS UPON, ACROSS, OVER AND UNDER REAL PROPERTY DESIGNATED AS THE “INTERNAL ROADWAY” DESCRIBED AND GRANTED IN INSTRUMENT NO. 96-0834703 AND AMENDED IN INSTRUMENT NO. 97-0365804 OF OFFICIAL RECORDS.

PARCEL NO. 3
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR, PEDESTRIAN, UTILITY AND OTHER INGRESS AND EGRESS TO AND FROM THE ZENITH PROPERTIES, AS CREATED IN CROSS EASEMENT RECORDED IN DOCUMENT NO. 1997-0301868 OF OFFICIAL RECORDS.

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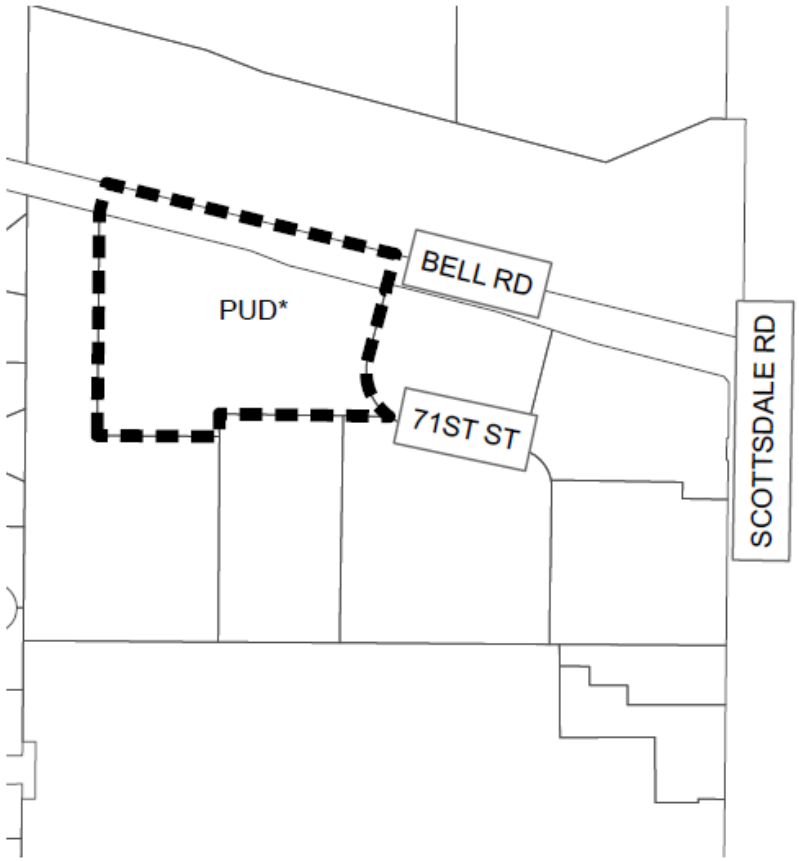
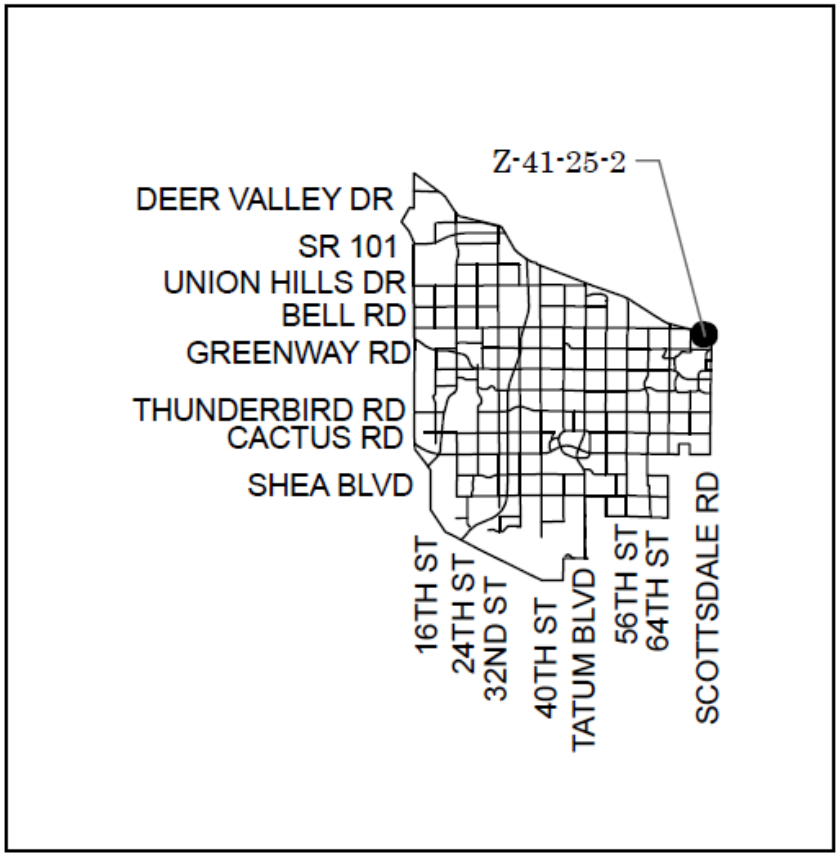
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-41-25-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 12/2/2025

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-41-25-2
(Residences at Scottsdale Crossing PUD)
October 26, 2025

Paradise Valley Village Planning Committee Meeting Date:	November 3, 2025
Planning Commission Hearing Date:	December 4, 2025
Request From:	C-2 (Intermediate Commercial) (4.32 acres)
Request To:	PUD (Planned Unit Development) (4.32 acres)
Proposal:	To allow multifamily residential and commercial uses
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
Owner:	GDC-Scottsdale Crossings LLC
Applicant:	Fifield Companies
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

<table>
<tr><th colspan="4">General Plan Conformity</th></tr>
<tr><td colspan="2">General Plan Land Use Map Designation</td><td colspan="2">Current: Industrial
Pending (GPA-PV-1-25-2): Residential 15+ dwelling units per acre</td></tr>
<tr><td rowspan="2">Street Map Classification</td><td>Bell Road</td><td>Major Arterial</td><td>Width varies from 55-foot to 67.29-foot south half street</td></tr>
<tr><td>71st Street</td><td>Local Street (Private)</td><td>20-foot west half street</td></tr>
<tr><td colspan="4">CONNECT PEOPLE AND 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 a node of commercial activity, and will be located within a designated employment center.</td></tr>
</table>

General Plan Conformity
CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should be designed to included convenient bicycle parking. The PUD includes bicycle parking for both residents and guests. The PUD also includes other bicycle infrastructure, including electric bicycle charging and a bicycle repair station, in order to support alternative modes of transportation.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPILE*: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The PUD proposes standards that integrate trees and shade in the design, including enhanced landscaping around the perimeter of the site, shaded detached sidewalks, and additional outdoor open space areas.

Applicable Plans, Overlays, and Initiatives
Desert Ridge/Kierland Major Employment Center – See Background Item. No. 2. **Shade Phoenix Plan** – See Background Item No. 11. **Complete Streets Guiding Principles** – See Background Item No. 12. **Comprehensive Bicycle Master Plan** – See Background Item No. 13. **Housing Phoenix Plan** – See Background Item No. 14. **Zero Waste PHX** – See Background Item No. 15. **Transportation Electrification Action Plan** – See Background Item No. 16. **Phoenix Climate Action Plan** – See Background Item No. 17. **Conservation Measures for New Development** - See Background Item No.18

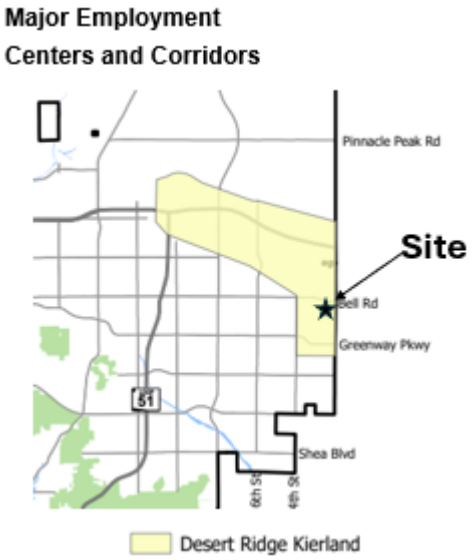
Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Commercial and office	C-2
North (across Bell Road)	Canal and multifamily residential	R1-14 and R-3A
South	Self-service storage warehouse and hotel	IND. PK. and C-2
West	Self-service storage warehouse	IND. PK
East (across 71st Street)	Retail	C-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 4.32-acre site located approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road. The request is to rezone from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses.

2. **Desert Ridge/Kierland Major Employment Center**
The subject site falls within the boundaries of the City of Phoenix designated employment center. The Desert Ridge/Kierland employment center extends east from 36th Street to Scottsdale Road between Deer Valley Road and the Central Arizona Project (CAP) Canal, including the area from 64th Street to Scottsdale Road between the CAP canal and Acoma Drive.



Major Employment Centers Map
Source: Planning and Development Department

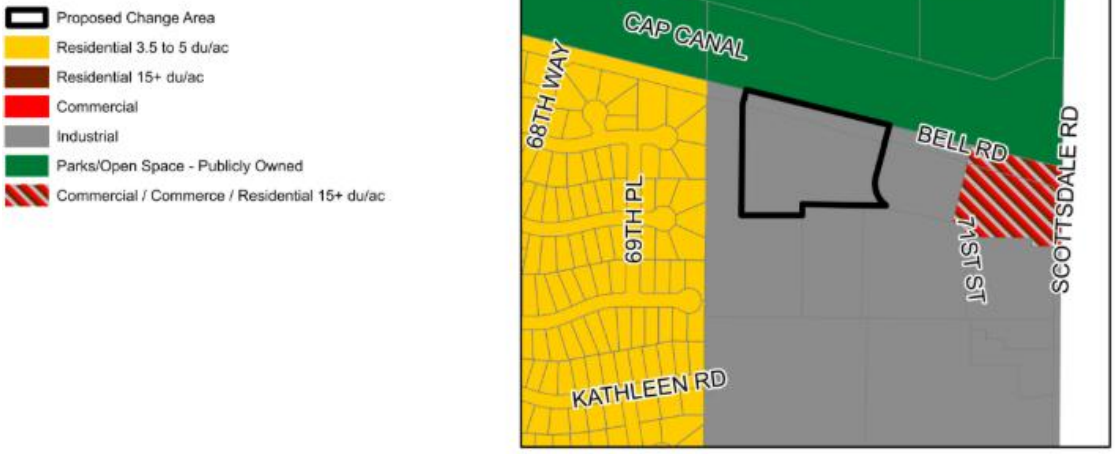
GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Industrial. The proposal is inconsistent with the existing General Plan Land Use Map designation, and although the site is less than 10 acres in size, the exception regarding any residential request in a designated industrial or commerce park area is triggered; thus, a minor General Plan Amendment is required. A concurrent minor General Plan Amendment case, GPA-PV-1-25-2, is proposed to change the General Plan Land Use Map designation to Residential 15+ dwelling units per acre. The proposed PUD zoning is consistent with the proposed General Plan Land Use Map designation.

   The General Plan Land Use Map designation to the north of the site is Parks/Open Space – Publicly Owned. To the west, south, and east of the site is designated as Industrial.

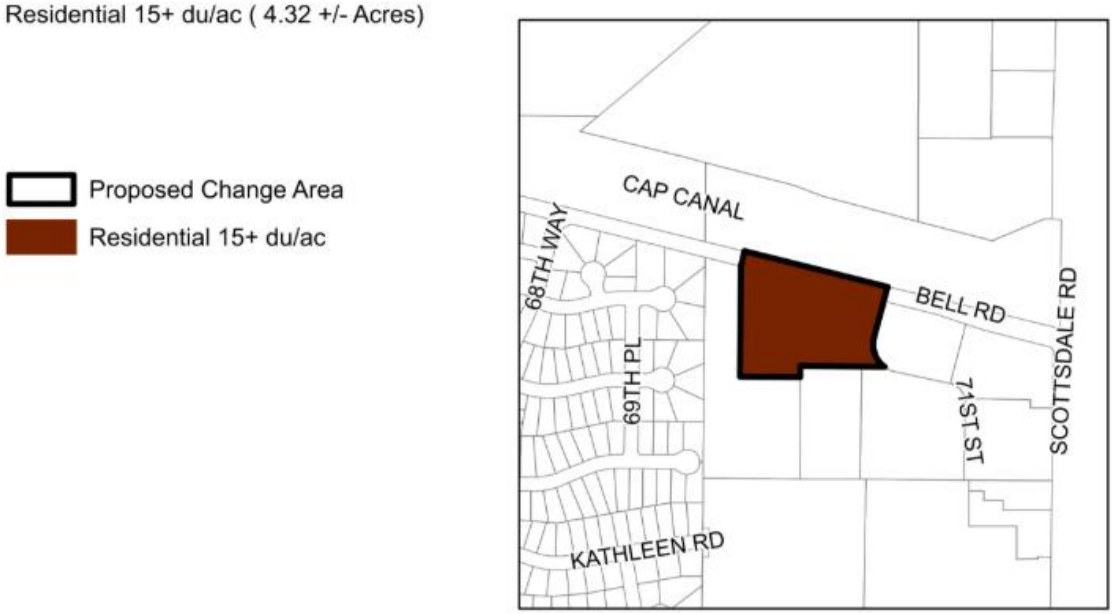
EXISTING:

Industrial (4.32 +/- Acres)



PROPOSED CHANGE:

Residential 15+ du/ac (4.32 +/- Acres)

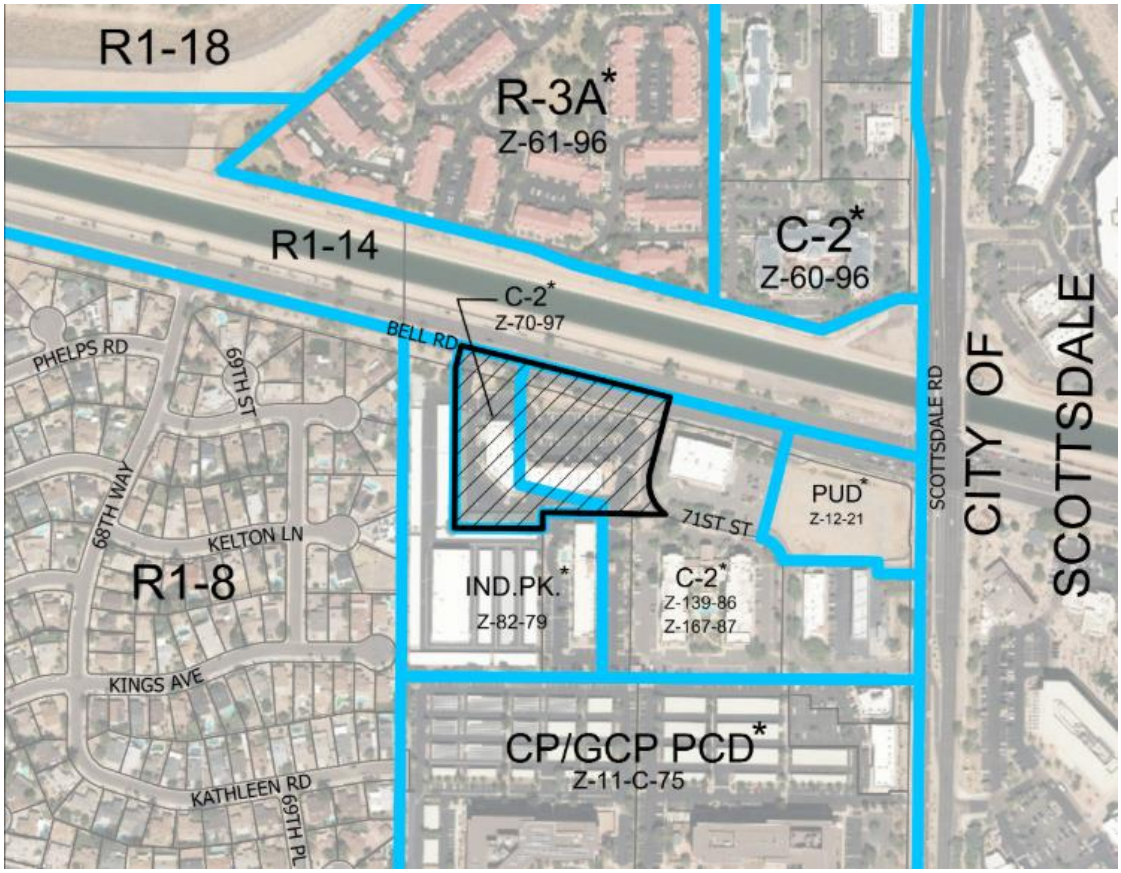


GPA-PV-1-25-2 Sketch Map
Source: Planning and Development Department

SURROUNDING ZONING AND LAND USES

4. To the north, across Bell Road, is the Central Arizona Project (CAP) Canal zoned R1-14 (One-Family Residence) and multifamily residential zoned R-3A (Multifamily Residence District). To the west is a self-service storage warehouse zoned IND.PK. (Industrial Park) and a single-family subdivision zoned R1-8 (Single-Family Residence District). To the south is a self-service

storage warehouse zoned IND.PK (Industrial Park) and hotels zoned C-2 (Intermediate Commercial). To the east, across 71st Street, is a retail business zoned C-2 (Intermediate Commercial).



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 standards that support the vision of a well-landscaped and more pedestrian friendly multifamily residential development with a detached sidewalk along Bell Road, a new sidewalk along 71st Street, shading, and pedestrian paths.

The building ranges from four to seven-stories and utilizes a stepdown approach to promote more quality architecture and help reduce impacts to the single-family residences on the west side of the development. The building wraps around a parking structure which serves the residents and guests further reducing the negative impacts of vehicular parking by minimizing the visibility of the vehicles and parking garage. There also is a minimum 15 percent of the total gross site area consisting of common open space including amenities such as a club room, yoga and fitness center, dog run/park, walking path, swimming pool, etc.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative. The proposed standards were designed to allow for a multifamily development that provides enhanced architecture, landscaping and a more pedestrian-friendly environment which is sensitive to the surrounding uses.

List of Uses

The Development Narrative proposes a number of permitted uses. The proposed uses consist of the permitted C-2 zoning uses found in Section 623 of the Phoenix Zoning Ordinance, with many prohibited uses. Additionally, multifamily residential is permitted with a maximum of 315 residential dwelling units.

The Development Narrative also proposes restricting certain uses that are inconsistent with the PUD's vision of fostering a walkable environment for both current and future residents in the surrounding area such as auto title loan establishments, retail of automobile parts and supplies, gas stations, hospitals, single-family residential, automobile service stations, veterinarian hospitals and offices, and window glass installation shop.

8. ***Development Standards***

The following is a table of proposed development standards for the project.

a. Density (Maximum)		315 Dwelling Units 73 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth		No Minimum
c. Minimum Building Setbacks		
	North (Bell Road)	15 feet from Property Line
	West (Perimeter)	10 feet from Property Line
	East (71st Street)	20 feet from Back of Curb
	South (Perimeter)	10 feet from Property Line
d. Building Height (Maximum)		83 feet

e. Building Height Restrictions		
	Zone 1: Within 140 feet of R1-8 Zoning District Boundary	0 feet
	Zone 2: 140 to 178 feet from R1-8 Zoning District Boundary	46 feet
	Zone 3: 178 to 305 feet from R1-8 Zoning District Boundary	58 feet
	Zone 4: 305 to 520 feet from R1-8 Zoning District Boundary	83 feet
Lot Coverage (Maximum)		65% of Total Net Site Area

The PUD provides a step back design approach of the building to reduce the sight visibility into the yards of the single-family residential neighborhood to the west of this proposed development. As the building gets closer to the R1-8 single-family zoned properties the proposed building gets lower in height. The maximum height of the building is 83 feet which is at the east end of the site. This design approach also provides more variation and visual interest in the architectural design of the building.

Source: Applicant's PUD Narrative

Streetscape Standards

The streetscape standards exceed the requirements of the Phoenix Zoning Ordinance.

Bell Road	Detached Sidewalk Width: 6 feet Landscape Strip: Minimum 10 feet landscape area between back of curb and detached sidewalk. Planting Standards: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings on both sides of the sidewalk. Minimum

	five 5-gallon shrubs per tree. Minimum of 75% live coverage. Sidewalk Tree Shade Coverage: 75%
71st Street (Private)	Attached Sidewalk Width: 6 feet Sidewalk Tree Shade Coverage: 75%

Minimum Landscape Standards

Minimum Landscape Setbacks (Perimeter)		
	North (Bell Road)	15 feet from Property Line
	West (Perimeter)	10 feet from Property Line
	East (71st Street)	20 feet from Back of Curb
	South (Perimeter)	10 feet from Property Line
North (Bell Road)		Landscaping Standards: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 75% live coverage.
West (Perimeter)		Landscaping Standards: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage. Pedestrian Walk: A minimum 5-foot-wide pedestrian walk shall be located within the landscape setback for pedestrian circulation.
East (71st Street)		Landscaping Standards: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage.
South (Perimeter)		Landscaping Standards: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage. Pedestrian Walk: A minimum 5-foot-wide pedestrian walk shall be

	located within the landscape setback for pedestrian circulation.
Common Open Space	Minimum 15%

Parking Standards

The following table summarizes the parking standards. The number of the vehicle parking spaces is different than the Phoenix Zoning Ordinance requirement of 1.5 spaces per dwelling unit of any size unit. Electric vehicle, bicycle parking and a drop-off/pick-up location are above what is required by Phoenix Zoning Ordinance standards.

Minimum Parking Standards	
Residents	
Studio	1.3 spaces per dwelling unit
1-Bed & 2-Bed	1.5 spaces per dwelling unit
3-Bed	2.0 spaces per dwelling unit
Unreserved Parking	0.5 spaces per required parking space
Electric Vehicle Parking	5% EV Installed 5% EV Capable
Bicycle Parking	0.25 spaces per total dwelling unit, maximum 50 spaces 0.05 guest spaces per total dwelling unit, maximum 50 spaces
Drop-Off/Pick-Up	A drop-off/pick-up area for residents and guests shall be provided near the entrance of the parking garage.

Fences/Walls

The PUD notes fences and walls shall comply with the Phoenix Zoning Ordinance, except a new site wall is not required to be constructed along the west or south property lines when an adjacent property's site wall or building wall is located within 15 feet of the property line.

Shade

The PUD shade standards are to provide a minimum of 75 percent for all public sidewalks, 75 percent for private pathways, and 50 percent for all private resident amenity areas. This will encourage shade which goes above the Phoenix Zoning Ordinance requirements. Per Stipulation No. 1.b, shade may be achieved by structures or by landscaping, or a combination thereof.

9. ***Design Guidelines***

To ensure quality building and design many guidelines have been incorporated within the PUD. These guidelines include utilizing a variety of materials; a specific color palette; providing limitations on the length of blank walls; adding an art element; requiring private balconies and patios for 80 percent of the units; and screening of mechanical and electrical equipment, and the parking garage.

The design of the building shows a step-down approach from east to west providing additional interest to the architecture and sensitivity by providing privacy for the neighboring residential properties.

The project will include private amenities for its residents. These amenities may include a club room, yoga and fitness center, outdoor seating area(s), dog run/park, yoga/event lawn, secured resident walking path, and a swimming pool and/or spa with a lounge deck, seating node(s) and an activity lawn.

10. ***Signs***

All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance. Stipulation Nos. 1.c and 1.e require that signs be in compliance with the Sign Section of the Zoning Ordinance, any variations will need to go through the standard process.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. **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 Development Narrative requires a minimum 75 percent shade on all public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the 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 of a detached sidewalk along Bell Road and wider sidewalks and pedestrian paths. Also there is a pedestrian transit link being provided which is an 8-foot-wide pedestrian pathway providing direct access between the building and the transit bus pad and this path will be shaded and consist of decorative materials.

13. **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 Development Narrative includes bicycle and electric bicycle parking provisions, and a bicycle repair “fix it station” in the development.

14. **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 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 proposed development 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 underutilized land in a more sustainable fashion.

15. **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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative states recycling services will be provided for tenants.

16. **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 Development Narrative contains standards for a minimum of five percent of the required vehicle parking spaces to be EV Installed infrastructure and five percent EV Capable Infrastructure, and 10 percent of the required bicycle parking spaces to include standard electrical receptacles for electric bicycle charging capabilities.

17. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Design Guidelines section of the PUD Narrative which requires green infrastructure techniques for stormwater management be implemented.

18. **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. This is addressed in the Design Guidelines and Sustainability sections of the PUD Narrative. Stipulation No. 1.d addresses a discrepancy in the Narrative to revise the number of years to participate in the Water Efficiency Checkup program.

COMMUNITY INPUT SUMMARY

19. At the time the staff report was written, staff received four letters in opposition to the project. Concerns include a loss of privacy and sense of security, the proposal being out of scale with the surrounding neighborhood and its impacts on property values.

INTERDEPARTMENTAL COMMENTS

20. **City of Scottsdale Aviation Department**

The City of Scottsdale Aviation Department requested the airport disclosure stipulation, the FAA Form 7460 with an FAA response of "No Hazard Determination", and have the developer grant and record an avigation easement for the site. These requests are addressed in Stipulation Nos. 2 through 4.

21. **Street Transportation Department**

The Street Transportation Department requested the following:

- An eight-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing a direct pedestrian linkage to the adjacent transit stop.
- All existing electrical utilities within the public right-of-way be undergrounded.
- That all streets within and adjacent to the development, be constructed with all required elements, including meeting ADA requirements.

These are addressed within the PUD Narrative and in Stipulation Nos. 5 and 6.

OTHER

22. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 7 through 9.

23. 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. 10.

24. 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 proposed development is consistent with the proposed General Plan Land Use Map designation in companion case GPA-PV-1-25-2 and is compatible with the transitioning land use pattern in the surrounding area.

2. The proposed development will add to the mix of housing options within the Desert Ridge/Kierland Major Employment Center.

3. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Housing Phoenix Plan, Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. An updated Development Narrative for the Residences at Scottsdale Crossing 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 20, 2025, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph “Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with “Shade may be achieved by structures or by landscaping, or a combination thereof.”

    c. Pages 19, F1: Permitted Signs: Delete all and replace with “All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance.”

d. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years "….to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department."

e. Exhibit 14: Remove the exhibit on the last page titled "Conceptual Signage Plan".

2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

4. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

6. 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.

7. 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.

8. 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.

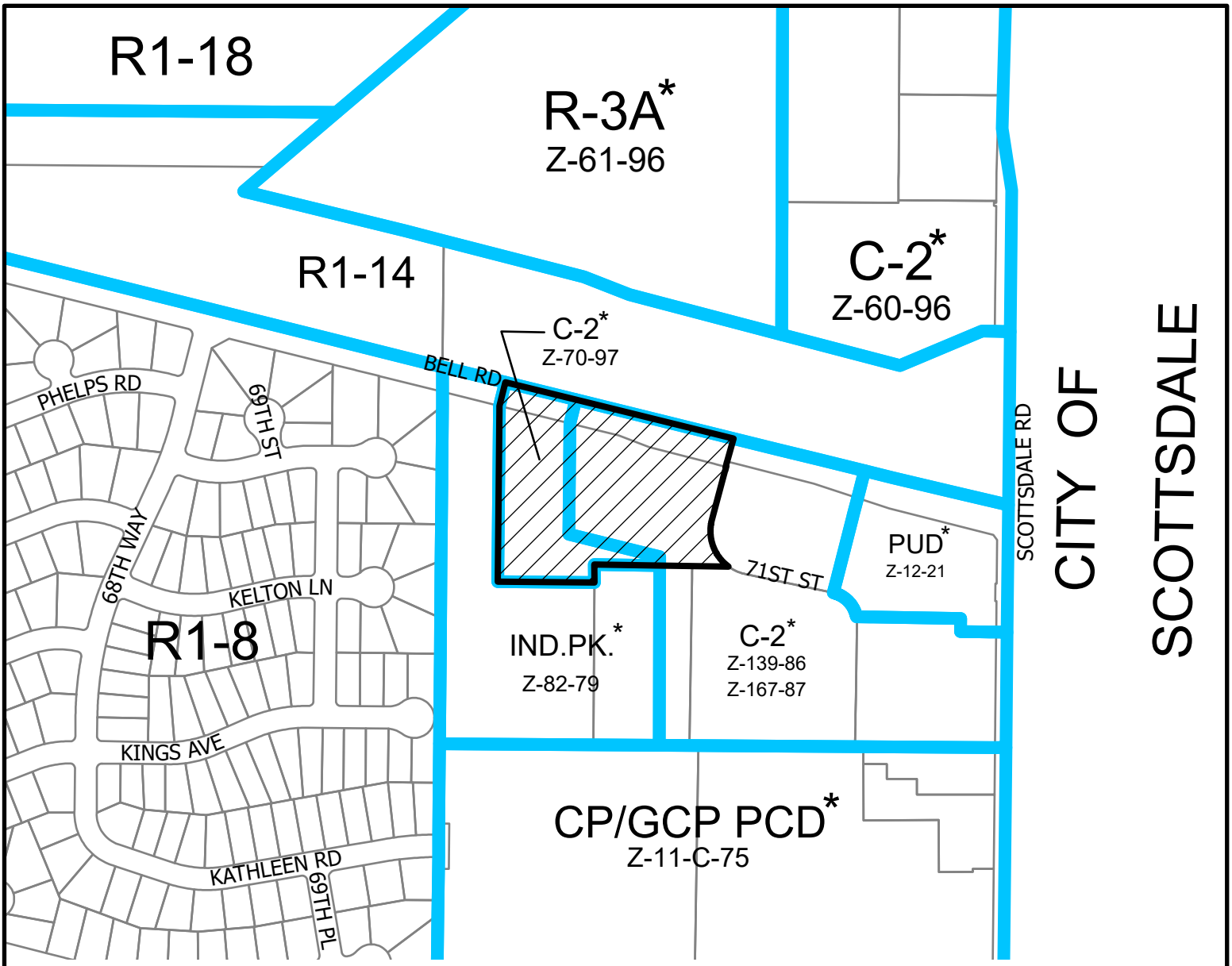
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

10. Prior to final site plan approval, the landowner shall execute 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
Matteo Moric
October 26, 2025

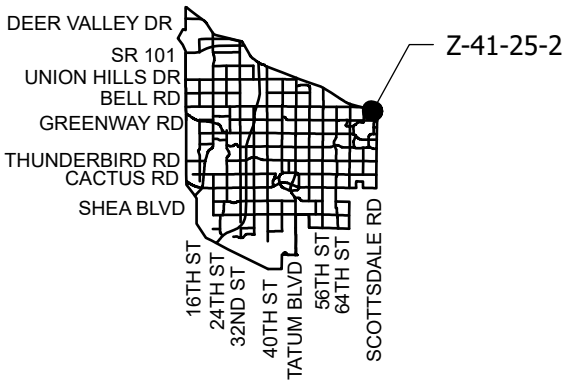
Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped October 20, 2025
Conceptual Elevations date stamped October 20, 2025 (2 pages)
Conceptual Landscape Plan date stamped October 20, 2025
Community Correspondence (10 pages)
Residences at Scottsdale Crossing PUD Development Narrative date stamped October 20, 2025



PARADISE VALLEY VILLAGE

COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-41-25-2
DATE:	4/24/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4.32 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 36-44
ZONING MAP	M-12

REQUESTED CHANGE:

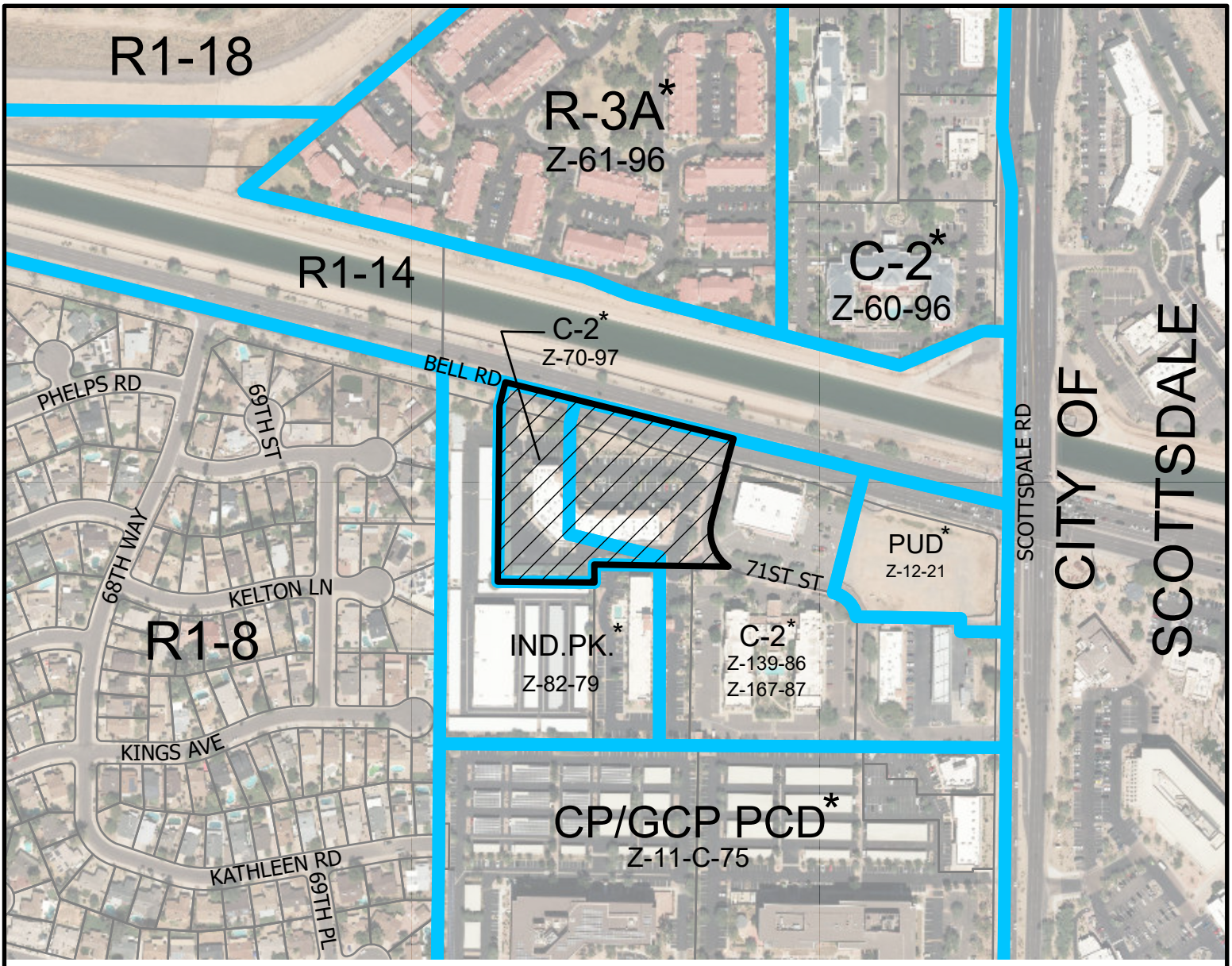
FROM: C-2 (4.32 ac.)

TO: PUD (4.32 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
C-2	62	75
PUD	315	N/A

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-41-25-2.aprx

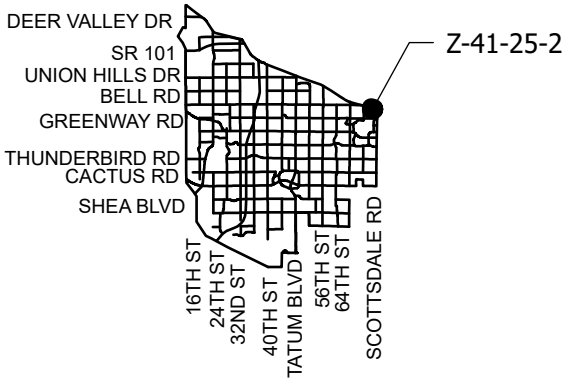


N

0 0.03 0.06 0.12 Miles

PARADISE VALLEY VILLAGE

COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-41-25-2
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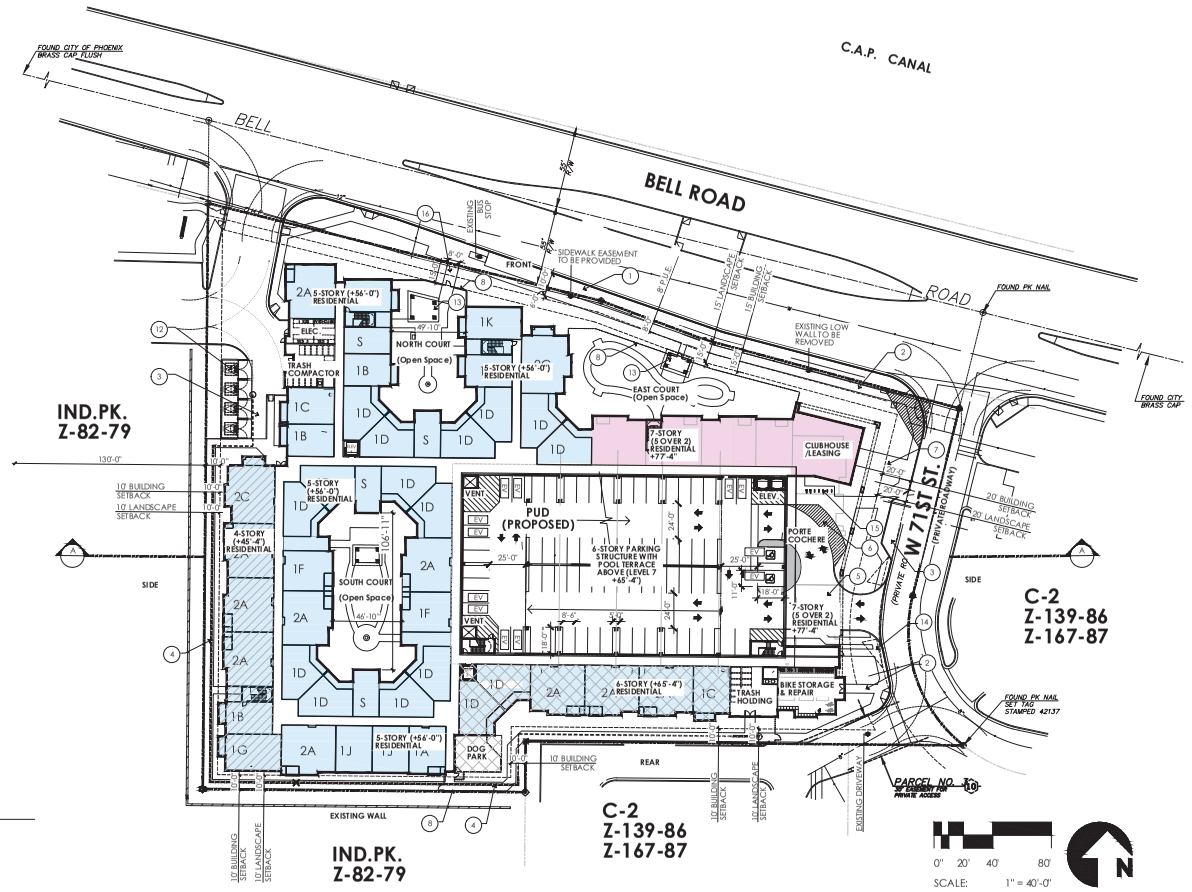


GROSS AREA SUMMARY

LEVEL 1 :	64,504 sf
LEVEL 2 :	66,140 sf
LEVEL 3 :	69,519 sf
LEVEL 4 :	69,551 sf
LEVEL 5 :	62,559 sf
LEVEL 6 :	27,886 sf
LEVEL 7 :	29,003 sf
TOTAL	**389,162 sf**

Includes 10,108 sf of conditioned Pool Terrace Amenity Space (Type I Construction) at Level 7

Gross Area includes balcony & patio areas associated with units, corridors, stairs, elevators, and common amenity areas (Clubhouse, Leasing, Mail, Fitness, etc.)

LEVEL 1 CLUBHOUSE AREA :	**4,157 sf**	Include in Level 1 Gross Area
GARAGE FOOTPRINT :	**27,086 sf**	Assume parking structure is precast concrete construction
LEVEL 3 PODIUM AREA :	**27,687 sf**	Assume 18' thick post-tensioned slab supported independently with concrete columns and isolated from parking structure with expansion joint
NSRF (Unit Net Rentable Area) :	**271,622 sf**	
EFFICIENCY :	**70%**	

KEYNOTES

1. 10' LANDSCAPE STRIP
2. 6' CONCRETE SIDEWALK
3. LOADING/ MOVE-IN AREAS
4. FIRE HOSE PULL 350' MAX.
5. PODIUM OVER 2-STORY PORTE COCHERE
6. RIDE-SHARE DROP-OFF/ PICK-UP
7. ENTRY PLAZA
8. STEEL VIEW FENCE (6')
9. FIRE DEPARTMENT CONNECTION (FDC)
10. FIRE HYDRANT
11. FIRE RISER
12. TRANSFORMERS
13. RAMADA
14. SITE VISIBILITY TRIANGLE TYP.
15. GUEST BICYCLE PARKING
16. DECORATIVE PAVERS

GRAPHIC KEY

- 4-STORY RESIDENTIAL
- 5-STORY RESIDENTIAL
- 6-STORY RESIDENTIAL
- 7-STORY RESIDENTIAL

LEGEND

1. FIRE TURNING RADIUS 35' - INSIDE 55' - OUTSIDE
2. ACCESSIBLE PARKING
3. TRASH TURNING RADIUS 28' 6" - INSIDE 44' - OUTSIDE
4. EV PARKING
5. EV R PARKING

LOT COVERAGE

MAXIMUM ALLOWED LOT COVERAGE:	75%
PROVIDED:	65%
BUILDING FOOTPRINT: 102,003 SF	
BUILDING FOOTPRINT ÷ NET LOT SF (102,003 SF ÷ 156,928 SF = 65%)	

OPEN SPACE:

MINIMUM REQUIRED:	5% OF GROSS AREA (0.05 x 188,693 SF = 9,435 SF)
PROPOSED:	15% OF GROSS AREA (0.15 x 188,693 SF = 28,303 SF)

PARKING (8.5' X 18')

REQUIRED PARKING:

UNIT TYPE	
S STUDIO	1.3 P.S./D.U.
1 1BR/1BA	1.5 P.S./D.U
2 2BR/2BA	1.5 P.S./D.U.
3 3BR/2BA	2.0 P.S./D.U.

REQUIRED UNRESERVED PARKING:

UNRESERVED	0.5 P.S. PER REQUIRED P.S.

ACCESSIBLE - REQUIRED PARKING:

RESERVED	0.02 P.S./D.U.
UNRESERVED	0.02 P.S./D.U.

PROVIDED EV PARKING:

EV PARKING 5% :	0.05 PER PROVIDED P.S.
EV READY PARKING 5%:	0.05 PER PROVIDED P.S.

BICYCLE PARKING:

REQUIRED BICYCLE PARKING:	0.25 P.S. PER UNIT, MAXIMUM OF 50 SPACES
PROVIDED BICYCLE PARKING:	50 P.S.
REQUIRED GUEST BICYCLE PARKING:	0.05 P.S. PER UNIT, MAXIMUM OF 50 SPACES
PROVIDED GUEST BICYCLE PARKING:	16 P.S. INCLUDES 2 PS FOR ELECTRIC CHARGING

LOADING AREA:

REQUIRED LOADING AREA:	1 LOADING AREA FOR EACH 150 UNITS
PROVIDED LOADING AREA:	2 LOADING AREAS

SOLID WASTE CALCULATIONS:

GENERAL ASSUMPTIONS:

1. REQUIRED CAPACITY FOR REFUSE IS 0.5 C.Y. PER D.U. PER WEEK
2. SERVICED TWICE A WEEK
3. COMPACTION RATIO IS 3:1
   315 D.U. x 0.5 C.Y. = 158 C.Y.
   158 C.Y. / 2 = 79C.Y.
   79 C.Y. / 3 = (COMPACTION RATIO) 26 C.Y.
   COMPACTOR CAPACITY REQUIRED IS 26 C.Y. BIN

SITE AREA

ASSESSOR PARCEL #	APN 215-43-323
TOTAL **SITE** GROSS AREA	±188,693 SF, ± 4.32 AC
TOTAL **SITE** NET AREA	±156,928 SF, ±3.603 AC

PROJECT DESCRIPTION

THIS PROJECT IS A MULTI-FAMILY DEVELOPMENT LOCATED AT THE SWC OF BELL ROAD AND 71ST STREET. PROJECT CONSISTS OF 315 UNITS ON 4.32 GROSS ACRES. BUILDING WILL CONSIST OF MAX. 7 STORIES OF RESIDENTIAL WRAPPING 6 LEVELS OF PARKING. UNITS CONSIST OF STUDIO, 1-BEDROOM, 2-BEDROOM, AND 3-BEDROOM UNITS.

GENERAL BUILDING CODE ANALYSIS:

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
OCCUPANCIES:	
RESIDENTIAL:	R-2 TYPE I/IIIA CONSTRUCTION
PARKING STRUCTURE:	S-2 TYPE I CONSTRUCTION
FIRE SPRINKLER SYSTEM:	NFPA 13

ZONING

EXISTING:	C-2 Z-70-97/ Z-139-86 / Z-167-87
PROPOSED:	PUD
VILLAGE:	PARADISE VALLEY

DENSITY

PUD

MAXIMUM ALLOWED DENSITY	75 DU/AC (GROSS)
PUD ACREAGE:	4.332 AC (GROSS)
PROPOSED 315 D.U.	73 D.U. / AC (GROSS)

BUILDING HEIGHT

MAXIMUM ALLOWED:	85'
PROPOSED:	(7 STORIES) ±83'

BUILDING HEIGHT DEFINITION:
"THE VERTICAL DISTANCE MEASURED FROM THE HIGHER OF THE NATURAL GRADE OR THE FINISHED GRADE LEVEL ESTABLISHED BY THE PLANNING & DEVELOPMENT DEPARTMENT TO THE HIGHEST LEVEL OF THE ROOF SURFACE OF FLAT ROOFS; OR THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OR GABLE, GAMBREL OR HIP ROOF."

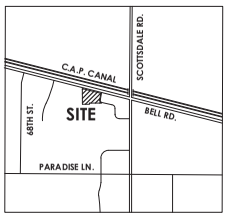
SETBACKS - BUILDING

	PROV.
NORTH SETBACK (BELL RD.)	15' FROM PROPERTY LINE
WEST SETBACK (PERIMETER)	10' FROM PROPERTY LINE
EAST SETBACK (71ST ST.)	20' FROM BACK OF CURB
SOUTH SETBACK (PERIMETER)	10' FROM PROPERTY LINE

SETBACKS - LANDSCAPE

	PROV.
NORTH LANDSCAPE SETBACK (BELL RD.)	15' FROM PROPERTY LINE
WEST LANDSCAPE SETBACK (PERIMETER)	10' FROM PROPERTY LINE
EAST LANDSCAPE SETBACK (71ST ST.)	20' FROM BACK OF CURB
SOUTH LANDSCAPE SETBACK (PERIMETER)	10' FROM PROPERTY LINE

PROPOSED UNIT COUNT **315**



VICINITY MAP/NTS

CITY OF PHOENIX
OCT 2 0 2025
Planning & Development Department

KIVA NO:	01-21164
SDEV:	0101827
PAPP:	2405316
REZONE:	
ZONING MAP:	M12
QUARTER SECT:	Q36-44

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2043-00

Fifield

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 09-29-25 Date Signed ARIZONA U.S.A.

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

A2

NORTH ELEVATION

SCALE: 1/16"=1'

EAST ELEVATION

SCALE: 1/16"=1'

A	STUCCO 01
B	STUCCO 02
C	STUCCO 03
D	STUCCO 03
E	SIMULATED WOOD SIDING
F	ACM EXTERNAL WALL PANEL
G	CONCRETE MASONRY UNIT 01
H	CONCRETE MASONRY UNIT 02
I	STOREFRONT WINDOWS AND DOORS
J	RESIDENTIAL VINYL WINDOWS

0" 8' 16' 32'
SCALE: 1/16" = 1'-0"

CITY OF PHOENIX
OCT 2 0 2025
Planning & Development Department

REZONE:
ZONING MAP: M12
QUARTER SECT: Q36-44

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2043-00

Fifield

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

REGISTERED ARCHITECT 13467 GARY D. TODD 09-29-25 Date Signed CERTIFICATE NOT TRANSFERABLE

ELEVATIONS

Preliminary Not For Construction

A16

SOUTH ELEVATION

SCALE: 1/16"=1'

WEST ELEVATION

SCALE: 1/16"=1'

SCALE: 1/16" = 1'-0"

CITY OF PHOENIX

OCT 2 0 2025

Planning & Development Department

ZONING MAP: M12
QUARTER SECT: Q36-44

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2043-00

Fifield

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025

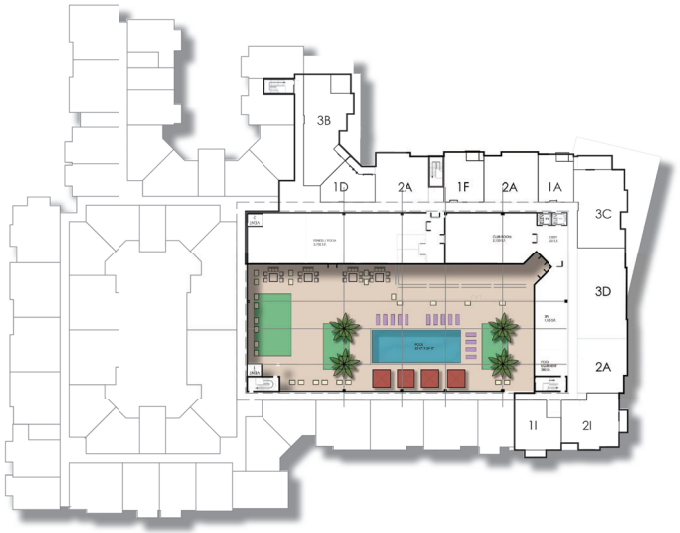
REGISTERED ARCHITECT 13467 GARY D. TODD 09-29-25

ELEVATIONS

Preliminary Not For Construction

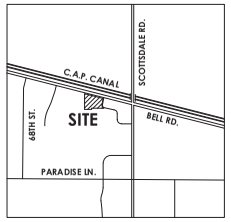
A17

549



SEVENTH LEVEL LANDSCAPE

SCALE: 1" = 60'



VICINITY MAP/NTS

CITY OF PHOENIX

OCT 2 0 2025

Planning & Development Department

KIVA NO:	01-21164
SDEV:	0101827
PAPP:	2405316
REZONE:	
ZONING MAP:	M12
QUARTER SECT:	Q36-44

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2043-00

Fifield

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATE NO. 82085 MARC MEYERHOFF 09/25/25 Signature Date

CONCEPTUAL LANDSCAPE PLAN

Preliminary Not For Construction

L1

July 31, 2025

To: City of Phoenix, Snell & Wilmer and Case Managers

My name is Shaina Swimmer, and I am writing to formally express my strong opposition to the proposed zoning change and residential development at Scottsdale Crossing. I respectfully request that this letter be added to the official case file.

This project proposes to change the land use designation from industrial/commercial to residential, an action I believe is unjust, detrimental to the city's long-term interests, and harmful to neighboring homeowners' privacy and detrimental to property value.

1. Not the Highest and Best Use of the Land

This property's highest and best use is commercial, not residential. A thoughtfully designed commercial space, such as shops, restaurants, or locally owned businesses, would promote economic activity, support small business owners, create jobs, and generate ongoing tax revenue for the city of Phoenix. A rental apartment complex offers no meaningful return to the community or municipal infrastructure and sacrifices the commercial potential for temporary housing solutions.

2. Severe Privacy Violations

I live at 6907 E Phelps Rd, Scottsdale, AZ 85254, directly bordering to the west side of the proposed development. This plan would impact not just my home, but the privacy of at many homes along the cul de sacs. The proposed balconies and windows will have direct line of sight into multiple backyards and homes, stripping away any sense of privacy. This is a violation of our privacy rights and will permanently alter our quality of life and investments.

3. Technology-Based Privacy & Safety Concerns

In a digital era where surveillance technology is increasingly accessible, I have serious concerns about the possibility of unauthorized recordings, spying, or data misuse from residents in elevated positions. This is not a hypothetical concern, it's a realistic risk that infringes on our expectation of safety and privacy in our own homes. Some renter could be spying and plotting to rob a house or worse. This all goes back to the privacy concern that the balconies and large windows are directly facing multiple backyards such as my own.

4. Detrimental to Property Value

As a realtor, I can tell you firsthand that placing a residential complex directly behind any property is a detrimental decrease of property value. Privacy is a key value in real estate and that value will be stripped away. This doesn't just impact my property; it diminishes the long-term investment potential of every neighboring home. Rezoning to residential in this location is a short-sighted decision that undermines homeowner equity and weakens the city's real estate foundation.

5. Public Safety Threats

There are numerous police & government cases where balconies and elevated access points have been misused by individuals with harmful intent. Allowing renters elevated, direct visual access into our daily lives opens the door to criminal behavior, including robbery, stalking, or worse. As a resident, I no longer feel safe with the threat of such visibility looming over our homes. This is a public safety hazard and misuse of privacy.

6. Closing Thoughts

I want to be clear: I am not against development. I am against this specific development in this specific location, where it directly threatens safety, privacy, public safety and long-term economic value for our community.

I understand that Snell & Wilmer has an interest in contributing to the growth of our city, and I appreciate their intention to bring development to the area. However, given the significant concerns around privacy, property value, and public safety, placing trees directly in our backyards, and shifting the burden of lifelong maintenance, trimming, watering, and increased utility costs onto homeowners, is not a meaningful or beneficial solution.

Using the space for temporary "luxury" housing, by contrast, does little to serve long-term community needs. As a local realtor, I can confirm that two-bedroom units in this area renting for around $3,000 are not considered luxury; that price point is simply the baseline for standard rentals in this market.

Please confirm that this letter has been added to the case file. Thank you for your time reading.

Sincerely,
Shaina Swimmer
6907 E Phelps Rd
Scottsdale, AZ 85254

From: Natasa Obradovic
To: Matteo Moric
Subject: Re: Z-41-25-2: 7077E Bell road
Date: Tuesday, July 8, 2025 8:53:23 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello Mr. Moric

Thank you for your response and for placing my comments on record.

I want to take this opportunity to emphasize how important it is for us to preserve the character, peace, and privacy of our neighborhood. This is a family-centered community, and many of us moved here specifically because of the safety, tranquility, and the sense of privacy that our homes currently offer.

The proposed development poses a serious concern for our families. It directly threatens the privacy of our backyards and living spaces — the places where we raise our children, gather with loved ones, and unwind in peace. We feel strongly that the integrity of our neighborhood and the well-being of its residents must remain a top priority in any planning decisions.

We ask that the voices of the families who live here every day be taken seriously and given full consideration during all upcoming hearings and reviews.

Please keep me informed of the hearing schedule once it becomes available. I appreciate your time and ongoing communication.

On Tue, Jul 8, 2025 at 8:32 AM Matteo Moric <matteo.moric@phoenix.gov> wrote:

> Hello Ms. Raden,
>
> I will place your comments in the file for the record and it will accompany the staff report. The public hearings have not been scheduled yet including the Paradise Valley Village Planning Committee, Planning Commission and City Council.
>
> Please let me know if there is anything else you may need.

Thank you,

Matteo Moric, AICP

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

matteo.moric@phoenix.gov

(602) 261-8235

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

Mission: Planning, Development and Preservation for a Better Phoenix

---

From: Natasa Obradovic <natasaomd@gmail.com>
Sent: Monday, July 7, 2025 5:24 PM
To: Matteo Moric <matteo.moric@phoenix.gov>
Subject: Z-41-25-2:7077E Bell road

Dear Mr. Moric

I hope this message finds you well. I'm reaching out to express my concern regarding the proposed construction project in our neighborhood. I understand my neighbor Diane has already contacted you on this matter, and I share her sentiments entirely — we are not in support of any new buildings being developed in this area.

This neighborhood was chosen by many of us, including my family, specifically for its peaceful, private, and residential character. Any new development, particularly one that brings additional buildings and residents, would significantly impact the sense of privacy and security that we value.

Personally, I am directly affected by the proposed construction, as the new buildings would overlook my backyard and even the second-floor windows of my home, including our bathroom. This creates a real and concerning invasion of our family's privacy.

I would appreciate being kept informed of any developments or meetings related to this project. If there is a better time to connect or if you need any additional information from me prior to a formal discussion, please don't hesitate to let me know.

Thank you for your time and consideration

Natasa Raden (maiden Obradovic)

Proper 6911 E Phelps road Scottsdale AZ 85254

From: Diane G
To: Matteo Moric
Cc: Natasa Obradovic
Subject: Fwd: Z-41-25-2: 7077 E Bell Rd
Date: Monday, July 7, 2025 9:06:18 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

I have reached out to our city councilman several times regarding concerns with this proposed rezoning. Unfortunately he is unresponsive, but now I will reach out to the City. I am a thousand percent against this rezoning. The residents of this proposed project will literally look directly into my back yard. This is unacceptable.

Diane Griffith

Begin forwarded message:

> **From:** Diane G <oigetit@aol.com>
> **Date:** July 6, 2025 at 9:57:48 PM MST
> **To:** jim@jimwaring.com
> **Subject: Fwd: Z-41-25-2: 7077 E Bell Rd**
>
> Mr. Waring:
>
> I wrote to you on 6/13/25, and again on 6/29/25 with no response. Please understand again I'm not dropping this problem. This proposed development is apartments that will look directly in my back yard, 150 feet from our loved neighborhood. The site is zoned 2-story commercial. I researched this prior to purchasing our home. Now it's proposed to being 9-story residential apartments. This is unacceptable. This is my 3rd time reaching out with no reply. I am losing faith, but please know I have a neighborhood backing me. We all feel the same. This is not zoned for an apartment complex.
>
> Diane
>
> **From:** Diane G <oigetit@aol.com>

Date: June 29, 2025 at 7:45:55 AM MST
To: jim@jimwaring.com
Subject: Z-41-25-2: 7077 E Bell Rd

I wrote to you on 6/13/25 with no response. Please understand I'm not dropping this. I have lived in this neighborhood since January 2002. This proposed development is a bunch of apartments that will look in my back yard, directly. I researched the zoning prior to moving to my current house, and the site is zoned 2-story commercial. Now it's proposed to being 9-story residential. NO. I am reaching out to you again, and invite you to spend some time in our back yard, our oasis that will no longer be private if this re-zoning goes through. Please reach out to me to discuss further.

Diane Griffith
602-831-7619

From: Deborah Harris
To: Matteo Moric
Subject: Re: Z-41-25-2: 7077 E Bell Rd -NO
Date: Monday, May 12, 2025 2:33:45 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Thank you - I am unable to attend May 19 as I will be out of town but rallying the neighbors to attend. Neighbors worked up about this invasion of privacy. We purchase cul-de-sac homes for a REASON

PRIVACY
Sent from my iPhone

> On May 12, 2025, at 7:47 AM, Matteo Moric <matteo.moric@phoenix.gov> wrote:
>
> Thank you for the email, Ms. Harris.
>
> I will place your email in the records with the City Rezoning file which gets included in the staff report.
>
> Have a nice day!
>
> *Matteo Moric, AICP*
> **Planner II* Village**
> City of Phoenix
> Planning and Development Department
> Long Range Planning Division
> 200 West Washington Street
> Phoenix, Arizona 85003
> matteo.moric@phoenix.gov
> (602) 261-8235
>
>

From: Deborah Harris <mrdkharris@gmail.com>
Sent: Sunday, May 11, 2025 9:54 AM
To: mdellow@swlaw.com
Cc: Matteo Moric <matteo.moric@phoenix.gov>
Subject: 7077 E Bell Rd -NO

Subject: Concerns Regarding Proposed Development at 7077 E Bell Rd

To Whom It May Concern

I am writing to formally express my deep concern regarding the proposed seven-level development adjacent to my home.

As a resident of this neighborhood for over 30 years, I am extremely distressed by the significant impact this project will have on the privacy, enjoyment, and value of my property. The proposed structure will directly overlook my backyard and pool area, which have always been private spaces for my family. The idea of losing that privacy to a multi-level building is not only intrusive but completely unacceptable.

Beyond the personal impact, a development of this scale is out of character with the surrounding neighborhood and risks negatively affecting property values for long-standing residents such as myself. I urge you to reconsider the scale and design of this project in favor of a more respectful and context-sensitive

approach. 2 levels is bad enough and the growth in this area is ridiculous. You all have plenty of space to freaking build something besides in my backyard. How would you like laying in your backyard pool with seven stories staring down at you like a hotel when you have a $700,000 house??!!! And foremost my property value, which as a widow is all I have left and you're gonna take it away!

I will be seeking advice on all available planning and legal avenues to challenge this development and will be engaging with council, neighbors, and relevant authorities to oppose it unless significant changes are made.

I hope you will take these concerns seriously and welcome any opportunity for open dialogue on how this issue might be resolved in a way that respects this beautiful neighborhood.

Mrdkharris

Sent from my iPhone

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-41-25-2

Date of VPC Meeting	November 3, 2025
Request From	C-2
Request To	PUD
Proposal	Multifamily residential and commercial uses
Location	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
VPC Recommendation	Approval, per the staff recommendation, with deletions
VPC Vote	7-5

VPC DISCUSSION:

Item No. 3 (GPA-PV-1-25-2) and Item No. 4 (Z-41-25-2) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, introduced the General Plan Amendment and companion Planned Unit Development (PUD) rezoning case. Mr. Moric stated these cases would be heard together. Mr. Moric shared a map identifying the location and size of the subject site and provided background and contextual information about the requests.

Mr. Moric noted that although the site is less than 10 acres in size, the exception regarding any residential request in a designated industrial or commerce park area is triggered, thus a minor General Plan Amendment is required. Mr. Moric stated the findings and the staff recommendation of approval for the General Plan Amendment request.

Mr. Moric then presented the zone change request and shared a map of the surrounding zoning, identified the proposed development standards, the site plan, building elevations and summarized the design guidelines. Mr. Moric also stated staff received four letters of opposition regarding the proposal and noted the community concerns. Mr. Moric summarized the staff findings and stated staff recommended approval subject to stipulations. Mr. Moric then summed up the recommended stipulations and the next steps for the proposal.

Applicant Presentation

Nick Wood, with Snell & Wilmer LLP, reminded the Committee that he presented this case previously for information only. Mr. Wood stated the site is just west of the intersection of Scottsdale Road and Bell Road. Mr. Wood said immediately east of the site was a CVS Pharmacy and at the corner of Bell Road and Scottsdale Road was a previously approved PUD. Mr. Wood explained there was a mini-storage warehouse site directly west of the subject site and next to that was a single-family residential subdivision. Mr. Wood noted some additional context that hotels were located south of the subject site, and further south was the Kierland area and east is the City of Scottsdale.

Mr. Wood said one of the questions which was raised at the previous meeting was regarding 71st Street and he reminded the Committee that it is a private drive shared by all the property owners that are adjacent to it and Mr. Wood emphasized it is not a city street. Mr. Wood said all the traffic from the proposal moves off 71st Street and explained the movement and median breaks in the area. Mr. Wood said the only reason people would travel south on 71st Street is if they are going to the gas station or traveling south down Scottsdale Road. Mr. Wood said the site was never built as industrial but that is what the General Plan is showing it designated as, so they are now requesting a General Plan Amendment from Industrial to Residential 15+ dwelling units per acre and a rezone from C-2 to PUD. Mr. Wood stated the conceptual site plan proposes 315 dwelling units. Mr. Wood explained he loved the site plan and building elevations as most recent developments seem to be boxes and this has lots of movement and articulation to create visual interest in the architecture which will create a special place. Mr. Wood said it would have a wrap parking structure, where the units wrap around the structure and there would be parking on each floor. Mr. Wood indicated he lives in Optima Camelback in the Old Town Scottsdale area, where the car parking is underground and everything must come up and down such as groceries. Mr. Wood said the building utilizes a step-down approach for the height to reduce as it moves west closer to the single-family residences.

Mr. Wood shared information related to nearby sites such as the Manor Scottsdale at 13220 North Scottsdale Road, which was the old L.A. Fitness site where they proposed a four- and five-story development next to single family residences. Mr. Wood explained that they initially had lots of opposition but had worked with neighbors to ensure they were satisfied as they had no opposition at the hearing.

Mr. Wood showed another site which was the Kierland II Office Building at 16260 North 71st Street which was 56 feet tall from the single-family residential property lines 160 feet away, and 70 feet tall, 220 feet away from the single-family residences.

Mr. Wood explained the proposal is lushly landscaped, with landscaping between the curb and sidewalk, and between the sidewalk and the building. Mr. Wood said everything has visual interest on the site plan and nothing is the same. Mr. Wood added they are proposing balconies which are inverted and exterior oriented.

Mr. Wood then showed several conceptual renderings. Mr. Wood said the current C-2 zoning allowed approximately 325 more uses than the proposed multifamily residences. Mr. Wood also shared a table breaking out the trips generated from the existing C-2 zoning to the proposed PUD zoning. Mr. Wood summed up that the proposal would have far less traffic than the existing zoning allowed. Mr. Wood said the good news is traffic can't get to the single-family residences to the west so there would be no cut-through traffic there.

Mr. Wood asked not to have the staff recommended signage stipulations and to delete those.

Mr. Wood said they worked very closely with the neighborhood to the west. Mr. Wood showed a community outreach map which identified where support came from. Mr. Wood said they received 170 letters in support, 120 statements of support (verbal) and 127 neutral statements. Mr. Wood then shared a map showing which properties had previously opposed the project but were actively collaborating towards screening solutions, and those previously opposed and non-responsive.

Questions from Committee

Robert Goodhue asked why did the applicant not want to comply with the City of Phoenix Sign Ordinance. **Mr. Wood** said there were two ways to have signs approved with one being through the PUD rezone process and the other was to go through a Comprehensive Sign Package application. Mr. Wood said it will take a lot of extra time and would typically get approved unless they do something new and stupid. Mr. Goodhue said normally developers go through the Comprehensive Sign process.

Diane Peterson had concerns with the sewer and traffic. Ms. Peterson was concerned with the cumulative effect of building after building, "Optima after Optima". Ms. Peterson expressed concern with traffic going south on Scottsdale Road and said those who live just south believed traffic is a nightmare. Ms. Peterson shared concerns about the sewer work and capacity. Mr. Wood replied that the project's civil engineer worked with the City Water Services Division and there was enough sewer capacity. Ms. Peterson added there are few egresses that go through Scottsdale Road and may not go through the neighborhood on the west but would travel through other neighborhoods. **Mr. Wood** said this project is so far north and near the freeway.

Larisa Balderrama asked about the height of the proposed building at the corner of Scottsdale Road and Bell Road and asked if it would be constructed. Mr. Wood noted it was going to be 12 stories and that it would be built. Ms. Balderrama asked questions about traffic movement and thought there may be some challenges to turn. **Mr. Wood** stated there was not enough traffic to warrant a traffic signal.

Roy Wise noted he often travels north on Scottsdale Road and thinks traffic will back up on Scottsdale Road and is concerned that to turn left on Bell Road will be impossible. Mr. Wise thought turning right on Bell Road and traveling to the left turn lane to turn left

on Scottsdale Road will be a challenge. **Marina Stender,** the applicant's traffic engineer for the project, explained how trips will be generated from the proposal. Ms. Stender stated the project would not warrant a traffic signal, otherwise, a traffic signal study would have to be requested.

Ms. Peterson asked if the cumulative effect of all the buildings around the project were taken into consideration. **Ms. Stender** said as traffic engineers they are required to analyze all existing developments and approved development and layer their trips on top of it to see how it affects the roadway network and the capacity of the roadway. Ms. Stender noted that the project did not trigger a full traffic study for the City of Phoenix. Ms. Stender said the existing right and left turn lane on Bell Road was already built longer than the minimum required.

Anna Sepic asked for clarity regarding the traffic analysis and if it included the potential C-2 uses which did not exist. **Ms. Stender** said they did the analysis on both current and potential C-2 uses.

Patrice Marcolla asked about the traffic study and wondered why it did not trigger a traffic impact analysis. **Ms. Stender** said a full traffic impact analysis is not required.

Vice Chair Amber Sommer asked if the lot at the corner of Scottsdale Road and Bell Road was taken into account for the traffic study. **Ms. Sepic** stated that 251 units are to come in at the corner. **Ms. Stender** said with that proposed project they would need to do their own traffic study. Ms. Stender said currently that corner property is empty and not generating any existing trips.

Robert Gubser asked if they recall if the project at Scottsdale Road and Bell Road will use 71st Street as its main access. **Mr. Wood** said that 71st Street would be that project's secondary access and there would be two access points.

Ms. Sepic asked about the proposed zoning and if they were asking for a C-2 or PUD and asked what the density is. **Mr. Wood** said the density is 73 dwelling units per acre with 315 units.

Ms. Marcolla said the ITE traffic study does not seem specific to this site. Ms. **Stender** said the ITE is the bible for traffic studies and there are different categories for studies. Ms. Marcolla said this is specific for the ITE on all streets incoming and outgoing.

Mr. Wood said that the Street Transportation Department said before a site plan is approved it would require a full Traffic Impact Study. Mr. Wood said they followed the Street Transportation Department's instruction.

Ms. Peterson asked if before site approval they will need to do a full traffic study. **Mr. Wood** said yes.

Mr. Goodhue explained the applicant is going through a rezoning to approve the use and once the use is approved their next step is to go through the site planning approval

process. Mr. Goodhue said the site plan comes after it is at the City Council level. Mr. Goodhue stated in this case when looking at trip generation, the project will still need to go through the TIA before site plan approval. **Mr. Wood** said after and if the proposal gets Council approval, the applicant will need to get preliminary and final site plan approval.

Ms. Marcolla wanted to know if there was an initial or historic traffic study for the site. **Mr. Wood** was not certain but said the study would have been many years ago for a two-story shopping center.

Kate Bauer said 1,300 residential units were being built near Mayo on the south side of the 101 and provided information that there currently was 10.5% vacancy rate. Ms. Bauer noted a lot of new apartments were coming and if the applicant saw a lot of demand. **Mr. Wood** said he was not certain about the marketing, but his client was planning to spend $80 to 90 million on which the lender would need to feel comfortable.

Justin Westfall, with Fifield Companies, said there were many units delivered across the north Scottsdale and Phoenix market and there is a tremendous amount of job growth occurring in the area. Mr. Westfall stated these include medical jobs, new headquarters, Taiwanese Semiconductor Manufacturing (TSMC) associated jobs and with the combination of the projected job growth along with the housing shortage there is a high demand for housing.

Ms. Peterson said her thought of the village concept is to have people live and work in each village. Ms. Peterson was concerned these units would not be affordable and this is an issue. Ms. Peterson added there is a shortage of housing for people who cannot afford to live at the Optima's such as teachers and fire fighters. **Mr. Westfall** said they would provide a range from studios to three-bedroom units and most of the units would be studios and one bedroom. Mr. Westfall said there would be a variety of housing options and would not be as expensive as Optima projects. Ms. Peterson also asked about units for families who need more than one bedroom. Mr. Westfall said there were also two- and three-bedroom units. Mr. Westfall said there would be different price points depending on where the units are located in the building.

Mr. Goodhue said when the Mayo Hospital was coming into the City of Phoenix, City staff had worked with developers in that area and there was astronomical growth and this project could help accommodate people living close to their place of employment. **Mr. Wood** said he recently worked on a rezoning case of 240 acres in the Paradise Ridge area and it anticipates 5 to 6 million square feet of additional job generation and said some construction started but it probably will be a 20-year build out. Mr. Wood added that investors and lenders will need to be satisfied the project will work, otherwise it would not be built.

Ms. Baldarrama asked if the units will be allowed to be used for short-term rentals. **Mr. Westfall** noted that for most rentals of their properties are for a minimum of 12 to 18 months. Mr. Westfall said there is not usually a sublease situation where people can rent the units as Airbnb's.

Ms. Baldarrama was concerned with housing shortages due to these short-term rentals. **Mr. Wood** stated his developer clients do not usually allow Airbnb's as they are usually disruptive for other resident tenants.

Vice Chair Sommer noted the previous concern of privacy at the information meeting and was wondering what they'd do to accommodate the west side residential neighbors. **Mr. Wood** said they had reached an agreement with a few of the neighbors to raise walls and install trees to alleviate concerns with privacy.

Mr. Gubser asked about pedestrian accessibility and if there was access on 71st Street. **Mr. Wood** said there were sidewalks along 71st Street and there was a detached sidewalk along Bell Road.

Mr. Gubser questioned if there was a pull-out for rideshares on 71st Street as he was concerned about cars stacking. **Mr. Westfall** noted there was a porte-cochere where rideshares could be pulled onto the site for drop-offs.

Public Comments

None.

Applicant Response

None.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Committee Member Roy Wise made a motion to recommend approval of Z-41-25-2, per the staff recommendation, with deletions of Stipulation Nos. 1.c and 1.e. **Committee Member Regina Schmidt** seconded the motion.

VOTE:
7-5; motion to approve Z-41-25-2, per the staff recommendation, with deletions passes with Committee members Franks, Goodhue, Gubser, Hamra, Schmidt, Wise and Sommer in favor; Committee members Balderrama, Bauer, Marcolla, Peterson, and Sepic in opposition.

Recommended Stipulations

1. An updated Development Narrative for the Residences at Scottsdale Crossing 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 20, 2025, as modified by the following stipulations:

a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph "Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with "Shade may be achieved by structures or by landscaping, or a combination thereof."

~~c. Pages 19, F1: Permitted Signs: Delete all and replace with "All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance."~~

~~d.~~ c. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years "….to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department."

~~e. Exhibit 14: Remove the exhibit on the last page titled "Conceptual Signage Plan".~~

2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

4. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

6. 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.

7. 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.

8. 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.

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 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 retaining the two deleted stipulations related to signage since there is an established process for adopting a new Comprehensive Sign Plan, which requires a use permit per Section 705.E.2. of the Zoning Ordinance. All signs will require a sign permit, and there is a defined sign permit process in place for that purpose.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-41-25-2
INFORMATION ONLY

Date of VPC Meeting	October 6, 2025
Request From	C-2
Request To	PUD
Proposal	Multifamily residential and commercial uses
Location	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road

VPC DISCUSSION:

Item No. 3 (GPA-PV-1-25-2) and Item No. 4 (Z-41-25-2) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, introduced the General Plan Amendment and Planned Unit Development (PUD) Rezoning cases and noted they were for informational purposes only at this time. Mr. Moric then introduced the applicant and representative.

Applicant Presentation

Nick Wood, with Snell & Wilmer LLP, provided the context of the area surrounding the proposal. Mr. Wood reminded the Committee he had been in front of them several years prior for a case at the corner of Bell Road and Scottsdale Road. Mr. Wood said it was for a high-rise apartment project that will break ground in 2026 with heights of up to 156 feet. Mr. Wood noted next to the subject site on the east is a CVS Pharmacy, to the west is single-family subdivision, and ministorage and hotels are located to the south. Mr. Wood added that further south is the Kierland area and to the east is the City of Scottsdale.

Mr. Wood stated the subject site is currently zoned C-2 and they are proposing to rezone to a PUD. Mr. Wood added the general plan designates the site as Industrial. Mr. Wood showed the conceptual site plan which shows the proposed buildings facing Bell Road and 71st Street. Mr. Wood indicated 71st Street is a private street which has an easement to Bell Road. Mr. Wood explained how the project has its residential units

wrap around the parking structure and noted the parking structure is as tall as the rest of the building.

Mr. Wood stated they had been working with the neighboring residents to the west. Mr. Wood added the conceptual plan shows movement and depth at the grade level. Mr. Wood said there was a step-down design. Mr. Wood said the standard for the step back design was created for the old LA Fitness site south of Kierland, where single-family homes were on two sides and the design was where this 4-story convention was used with similar distances to the balconies. Mr. Wood said this was used as the guideline for the 4-story portion of the building to the property line of the single-family residences.

Mr. Wood said staff supported lush landscaping and because the proposal has the depth it enhances the landscape along Bell Road and as the landscaping circulates the building itself. Mr. Wood complimented the architecture and said there was a lot of visual interest in items such as the roofline and types of balconies including recessed balconies. Mr. Wood added that the proposed building does not have a long boring façade. Mr. Wood said that most developers want to take advantage of every square foot of the interior and in this case to do more quality design they've included the recessed balconies which add shade and an architectural element.

Mr. Wood stated 71st Street is the entry into the parking structure and the building lobby. Mr. Wood shared the renderings and noted there are a tremendous number of amenities and the parking structure would be screened and the roof becomes the location for a pool, club house, and amenity area. Mr. Wood showed how the building steps down as you move from east to west.

Mr. Wood indicated the site is being down zoned from C-2 which he said allows many more uses that are typically high traffic generators. Mr. Wood shared trip generation numbers and noted that there is no vehicular connection with this project and the subdivision to the west. Mr. Wood added they had worked closely with the neighbors.

Questions from Committee

Ms. Diane Peterson asked about the traffic study and was wondering about traffic traveling to and from Scottsdale and traffic going down 71st Street through other neighborhoods which do not have an entrance on Bell Road. **Mr. Wood** said the traffic study shows the use was a low traffic generator. Ms. Peterson was more concerned with the cumulative effect of the traffic and believes this is changing the nature of some of the neighborhoods. Mr. Wood reinforced they were a smaller traffic generator than C-2 zoning.

Mr. Robert Goodhue said he goes to the CVS next to the subject site periodically and of all times he has driven through the area and noted there were not many cars traveling and thought the area at times is deserted. Mr. Goodhue asked if the neighbors to the west next to the mini storage supported the project. **Mr. Wood** stated the single-

family neighbors to the west had not shared their support yet, however, they had worked with the neighbors very closely. Mr. Wood indicated they had worked on sight line studies and were discussing landscaping. Mr. Wood said usually privacy is more of an issue than the height of the building and they are trying to work with the neighbors on this matter. Mr. Goodhue said he hoped they could satisfy concerned neighbors.

Ms. Patrice Marcolla said it is nice to see redevelopment if the spaces are not being used and was wondering why the commercial spaces of the subject site are not being used. **Mr. Wood** said the seller is not renewing leases.

Chair Anita Mortensen asked if parking is all on one level. **Mr. Wood** responded that parking is on each level.

Ms. Peterson said she is concerned with the major exit from the building on an easement which is shared by many property owners.

Chair Mortensen expressed some concerns that were raised after the meeting associated with the multi-story building proposed at the corner of Scottsdale Road and Bell Road. Chair Mortensen added that the storage building to the west was not very wide and not just one or two individuals would be concerned about height. Chair Mortensen thought four-stories facing the single-family residences would be an issue even if landscaping and buffers were provided in the backyards. **Mr. Wood** said the single-family properties to the west were separated by about one-half a football field away from the proposed four-story portion of the building.

Ms. Jennifer Hall asked if there was a drop-off or pick-up area for someone wanting to use rideshare. **Mr. Wood** showed where on the plans there would be space for a drop off near 71st Street. Ms. Hall asked if there was only one way into the project. Mr. Wood said the other driveway on the west side of the site does not punch through.

Vice Chair Sommers asked about the landscaping on the west side. **Kevin Farrell** with Fifield Companies noted the plants will be twenty to thirty feet tall when transported.

Chair Mortensen asked what type of trees would be planted. Mr. Wood said they had not figured out the exact species of the plant material palette.

Ms. Hall asked about the setbacks and had concerns as a lot of buildings are going up in the Kierland area with the buildings being built so close to the road. **Mr. Wood** said this was a legitimate concern, however, he felt they addressed this through detached sidewalks, landscape between sidewalk and the buildings and there is an open area which breaks up the building along the street fronts.

Ms. Regina Schmidt said screening trees is the only way to get privacy. **Mr. Wood** said they were working with the neighbors to help address privacy issues.

Mr. Daniel Mazza felt this was a well-done project and was impressed with the proposed wrap shielding the parking areas.

Ms. Peterson asked about the reaction of Jackson's Car Wash. **Mr. Wood** said the car wash loves the proposal as 71st Street is an easement that everyone has a right to use.

Ms. Marcolla asked about guest parking and **Maggie Dellow** with the applicant said it is at 0.5 space per required vehicle parking. **Mr. Wood** added that it is a gated parking structure.

ATTACHMENTD

REPORT OF PLANNING COMMISSION ACTION
December 4, 2025

ITEM NO: 9	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-41-25-2 (Residences at Scottsdale Crossing PUD) (Companion Case GPA-PV-1-25-2)
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
From:	C-2
To:	PUD
Acreage:	4.32
Proposal:	Planned Unit Development to allow multifamily residential
Applicant:	Fifield Companies
Owner:	GDC-Scottsdale Crossings, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 10/6/2025 Information only.
Paradise Valley 11/3/2025 Approval, per the staff recommendation, with deletions. Vote: 7-5.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-41-25-2, per the Paradise Valley Village Planning Committee recommendation.

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

Findings:

1. The proposed development is consistent with the proposed General Plan Land Use Map designation in companion case GPA-PV-1-25-2 and is compatible with the transitioning land use pattern in the surrounding area.

2. The proposed development will add to the mix of housing options within the Desert Ridge/Kierland Major Employment Center.

3. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Housing Phoenix Plan,

Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations:

1. An updated Development Narrative for the Residences at Scottsdale Crossing 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 20, 2025, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph "Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with "Shade may be achieved by structures or by landscaping, or a combination thereof."

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    ~~d.~~ c. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years "….to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department."

    ~~e. Exhibit 14: Remove the exhibit on the last page titled "Conceptual Signage Plan".~~

2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

4. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

6. 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.

7. 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.

8. 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.

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 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 E

COMMUNITY CORRESPONDENCE

POST-VPC MEETING

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 97

Public Hearing and Resolution Adoption - General Plan Amendment GPA-CE-1-21-8 - Southwest Corner of 35th Street and Culver Street (Resolution 22356) - District 8

Request to hold a public hearing on a General Plan Amendment to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 15.25 acres from Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre to Public/Quasi-Public / Commercial. This is a companion case to Z-27-21-8 and must be heard prior to Z-27-21-8.

Summary

Application: GPA-CE-1-21-8
Current Designation: Residential 3.5 to 5 dwelling units per acre (0.15 acres) and Residential 15+ dwelling units per acre (15.10 acres)
Proposed Designation: Public/Quasi-Public / Commercial
Acreage: 15.25
Proposed Use: Mix of Public/Quasi-Public and Commercial

Owner: Creighton Elementary School District #14
Applicant: Jeff Boles, Creighton Community Foundation Inc.
Representative: Michael Maerowitz, Snell & Wilmer L.L.P.

Staff Recommendation: Approval.
VPC Information Only: The Camelback East Village Planning Committee heard this item on October 7, 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, by a vote of 18-0.
PC Action: The Planning Commission heard this item on December 4, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 9-0.

Location
Southwest corner of 35th Street and Culver Street
Council District: 8
Parcel Addresses: 1100 N. 35th Street

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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-CE-1-21-8, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

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

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-CE-1-21-8. The 15.25 acres of property located at the southwest corner of 35th Street and Culver Street is designated as Public/Quasi-Public / Commercial.

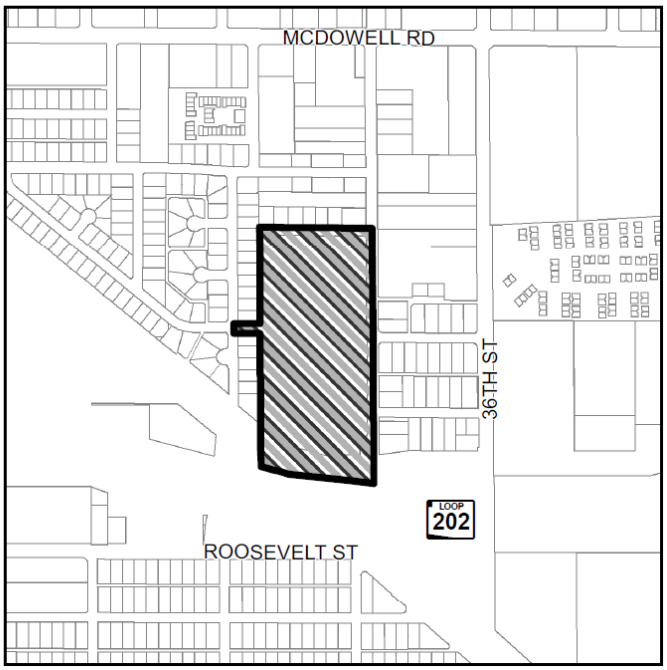
SECTON 2. The Planning and Development Director is instructed to modify the 2025 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Public/Quasi-Public / Commercial
(15.25 +/- Acres)

Proposed Change Area
Public/Quasi-Public / Commercial



PASSED by the Council of the City of Phoenix this 7th day of January 2026.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

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

By:_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
October 28, 2025

Application:	GPA-CE-1-21-8
Owner:	Creighton Elementary School District #4
Applicant:	Jeff Boles, Creighton Community Foundation
Representative:	Michael Maerowitz, Snell & Wilmer, LLP
Location:	Southwest corner of 35th Street and Culver Street
Acreage:	15.25 acres
Current Plan Designation:	Residential 15+ dwelling units per acre (15.10 acres) Residential 3.5 to 5 dwelling units per acre (0.15 acres)
Requested Plan Designation:	Public/Quasi-Public / Commercial (15.25 acres)
Reason for Requested Change:	Minor General Plan Amendment to a mix of Public/Quasi-Public and Commercial
Camelback East Village Planning Committee Meeting Date:	November 4, 2025
Staff Recommendation:	Approval

FINDINGS:

1) The proposal will facilitate new accessory commercial uses in conjunction with a public school, contributing to the land use mix in the area.

2) The companion rezoning case, Z-27-21-8, proposes design and development standards that limit the intensity of development and buffer the proposed uses from the adjacent residences.

3) The subject site is appropriate for the proposed mix of uses, adding commercial uses to serve the surrounding neighborhood.

BACKGROUND

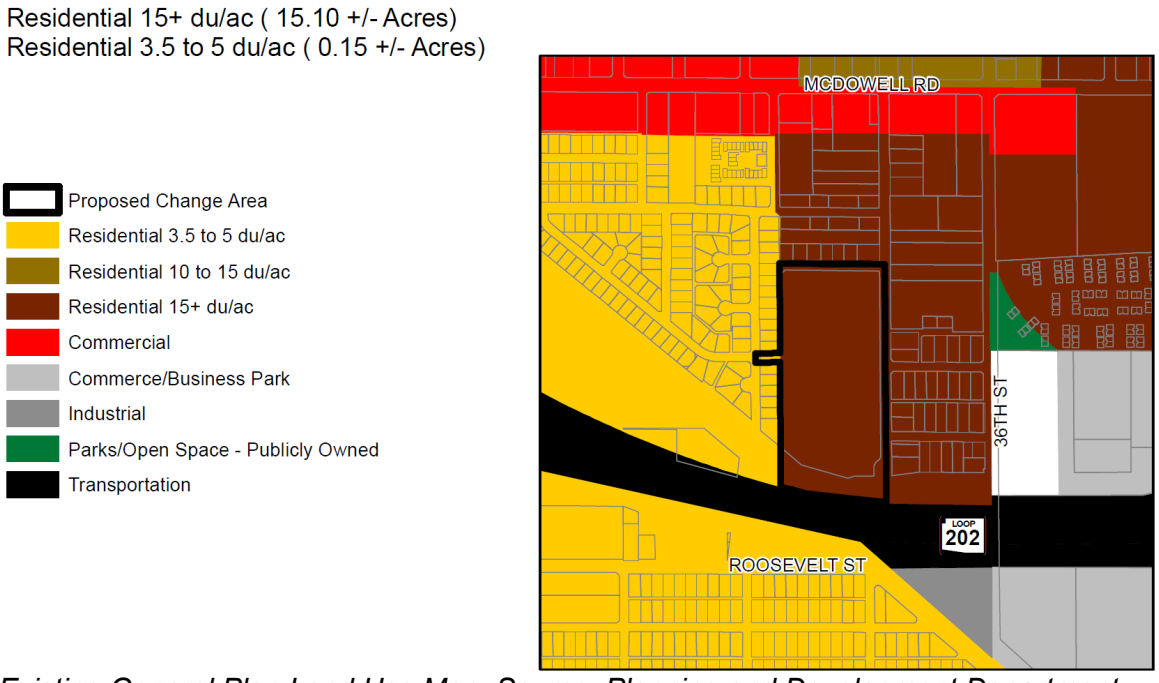
The subject site is a 15.25-acre site located at the southwest corner of 35th Street and Culver Street with frontage along the Loop 202 freeway to the south. The current General Plan Land Use Map designations on the site are 15.10 acres of Residential 15+ dwelling units per acre and 0.15 acres of Residential 3.5 to 5 dwelling units per acre. The applicant proposes to change the designation of the entirety of the site to a mix of Public/Quasi-Public and Commercial.

Companion Case Z-27-21-8 (The Gateway School PUD) is a request to rezone the subject site from R1-6 (Single-Family Residence District), PAD-13 (Approved R-3A) (Planned Area Development, Approved Multifamily Residence District), R-3 (Multifamily Residence District), and R1-6 (Approved R-3A) (Single-Family Residence District, Approved Multifamily Residence District) to PUD (Planned Unit Development) to allow secondary commercial uses in conjunction with a public school.

SURROUNDING LAND USES

North and east of the subject site is single-family and multifamily residential development designated Residential 15+ dwelling units per acre on the General Plan Land Use Map. West of the subject site is single-family residential development designated Residential 3.5 to 5 dwelling units per acre. South of the subject site is freeway right-of-way for the Loop 202 freeway shown as Transportation.

Residential 15+ du/ac (15.10 +/- Acres)
Residential 3.5 to 5 du/ac (0.15 +/- Acres)



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

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE & PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

  The proposal for a mix of commercial and public/quasi-public uses is appropriate for this location, and the proposed PUD proposes development standards to prevent negative impacts on the adjacent residential properties.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***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 new accessory commercial uses.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

  The proposal, as regulated by the PUD Narrative of companion rezoning case Z-27-21-8, includes development standards that require enhanced landscaping and shade, including minimum shade requirements for pedestrian walkways and open space 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.

COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff has not received any community correspondence regarding this request.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-CE-1-21-8. The proposed land use map designation allows for commercial and public/quasi-public uses at an appropriate location. The companion rezoning case, Z-27-21-8, as stipulated, will enhance connectivity in the surrounding area and add standards to buffer the proposed uses from the nearby residences.

Writer
Anthony Grande
October 28, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

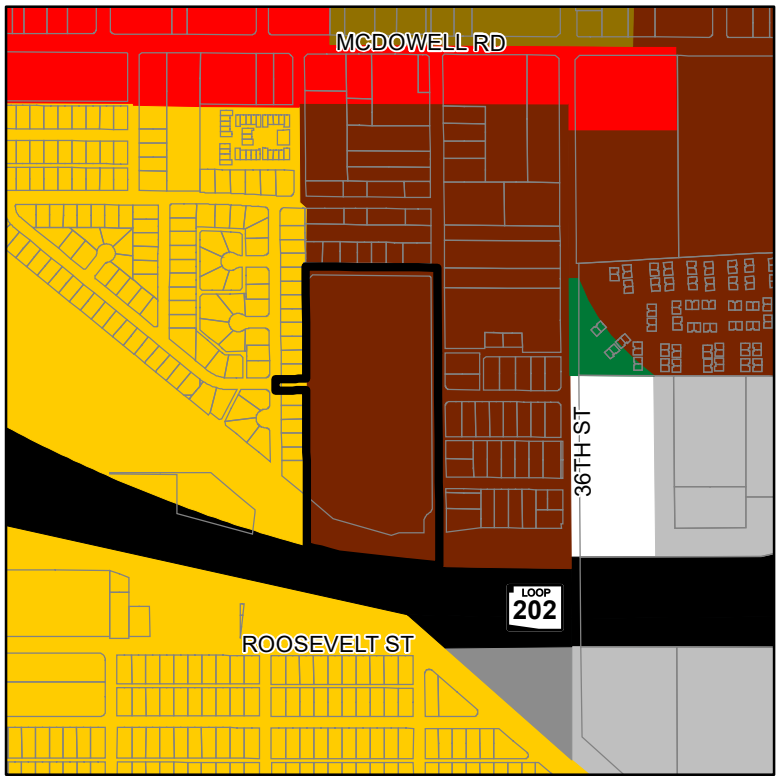
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CE-1-21-8	ACRES: 15.25 +/-
VILLAGE: Camelback East	COUNCIL DISTRICT: 8
APPLICANT: Jeff Boles	

EXISTING:

Residential 15+ du/ac (15.10 +/- Acres)
Residential 3.5 to 5 du/ac (0.15 +/- Acres)

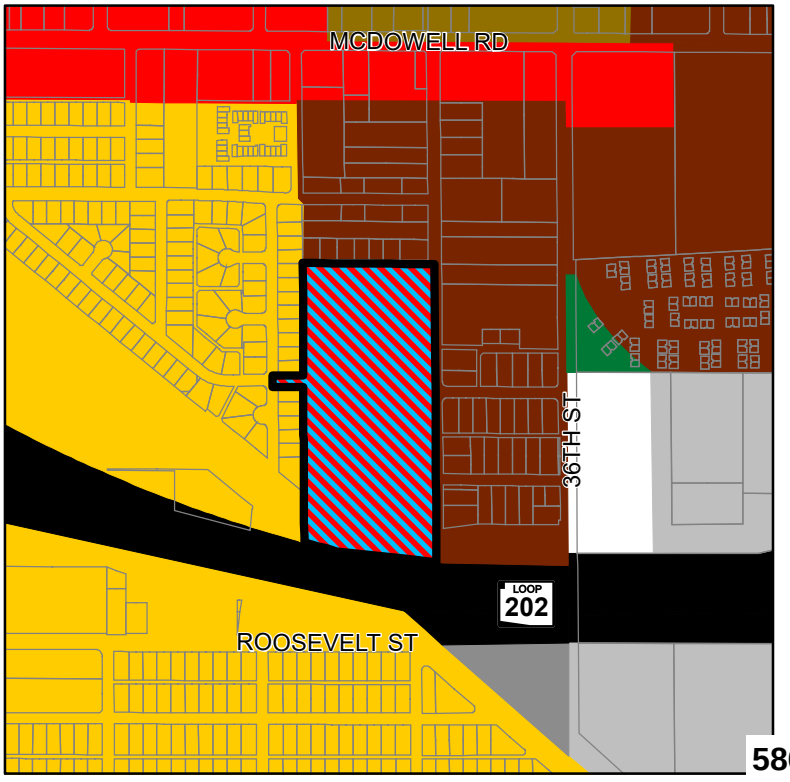
- Proposed Change Area
- Residential 3.5 to 5 du/ac
- Residential 10 to 15 du/ac
- Residential 15+ du/ac
- Commercial
- Commerce/Business Park
- Industrial
- Parks/Open Space - Publicly Owned
- Transportation



PROPOSED CHANGE:

Public/Quasi-Public / Commercial
(15.25 +/- Acres)

- Proposed Change Area
- Public/Quasi-Public / Commercial



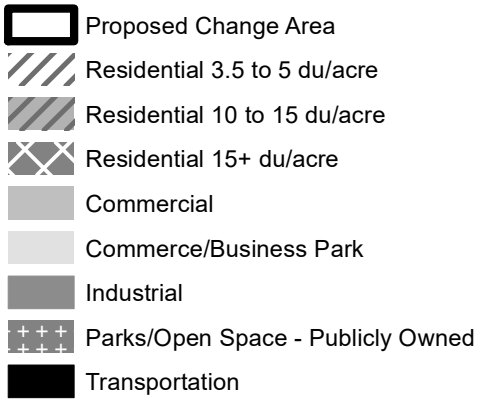
GENERAL PLAN AMENDMENT

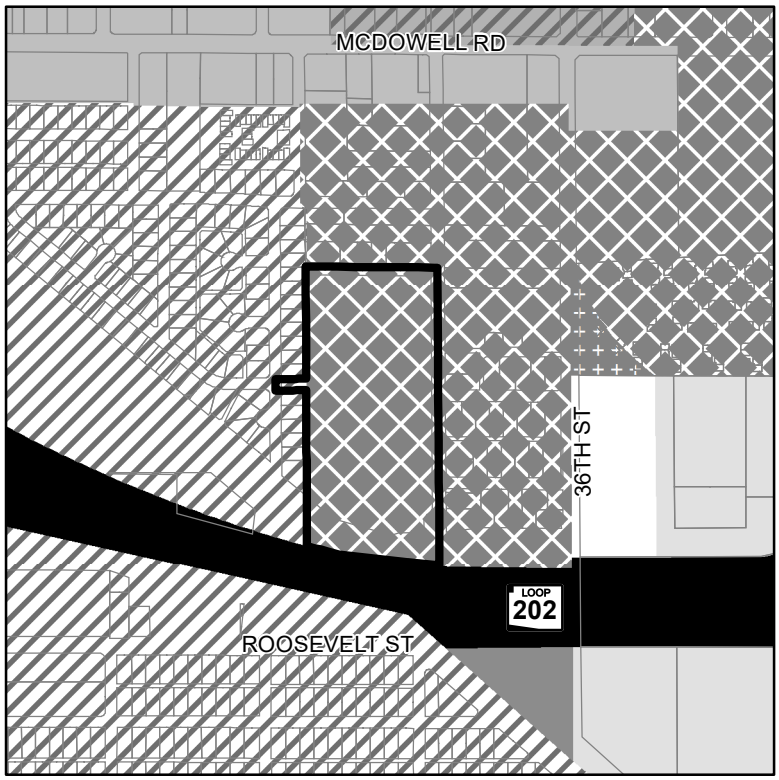
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CE-1-21-8_BW	ACRES: 15.25 +/-
VILLAGE: Camelback East	COUNCIL DISTRICT: 8
APPLICANT: Jeff Boles	

EXISTING:

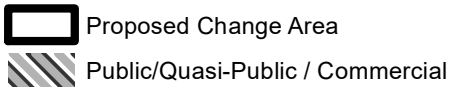
Residential 15+ du/ac (15.10 +/- Acres)
Residential 3.5 to 5 du/ac (0.15 +/- Acres)

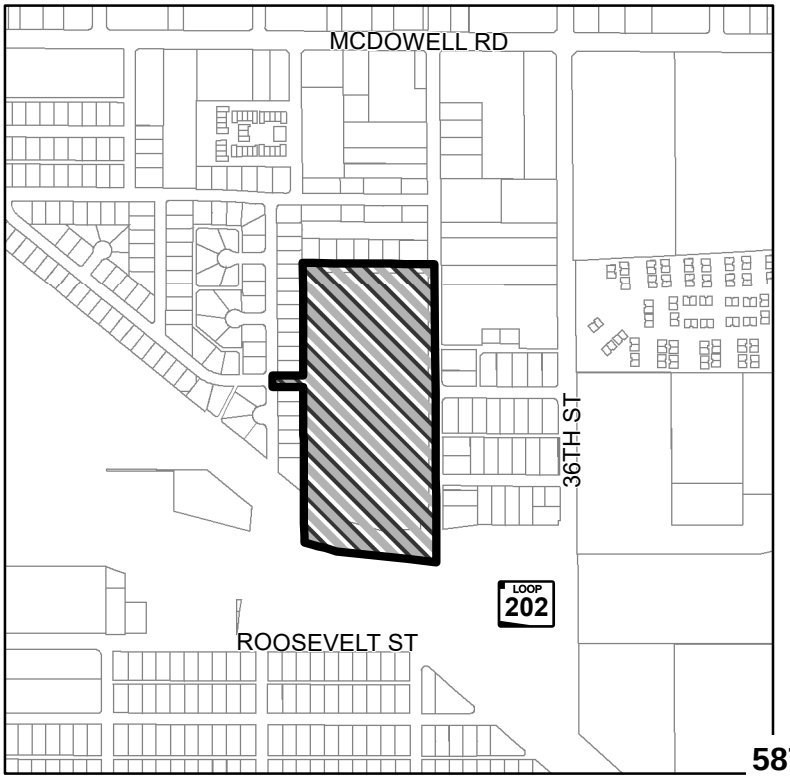




PROPOSED CHANGE:

Public/Quasi-Public / Commercial
(15.25 +/- Acres)





Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-CE-1-21-8

Date of VPC Meeting	November 4, 2025
Request From	Residential 15+ dwelling units per acre and Residential 3.5 to 5 dwelling units per acre
Request To	Public/Quasi-Public / Commercial
Proposal	Minor General Plan Amendment to allow a mix of Public/Quasi-Public and Commercial
Location	Southwest corner of 35th Street and Culver Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	18-0

VPC DISCUSSION:

Item No. 5 (GPA-CE-1-21-8) and Item No. 6 (Z-27-21-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Chair Fischbach asked if there were any changes to this proposal since the last presentation. **Mr. Grande** stated there were not. **Chair Fischbach** requested that staff skip their presentation on this item.

APPLICANT PRESENTATION

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the Creighton School District and Creighton Community Foundation, the proposed site and zoning background, and the proposed land use plan and sign provisions.

QUESTIONS FROM COMMITTEE

Committee Member Schmieder asked about the phrase “safe human interaction” in the PUD narrative. **Mr. Maerowitz** replied that it was related to fostering supportive relationships. **Ms. Schmieder** noted that the open spaces could attract crime. **Mr. Maerowitz** noted the cleanup efforts from the applicant.

PUBLIC COMMENTS
None.

MOTION:
Vice Chair Paceley made a motion to recommend approval of GPA-CE-1-21-8, per the staff recommendation. **Committee Member Augusta** seconded the motion.

VOTE:
18-0; motion to recommend approval of GPA-CE-1-21-8, per the staff recommendation, passed; Committee Members Abbott, Augusta, Baumer, Beckerleg Thraen, Eichelkraut, Grace, Jurayeva, Langmade, McClelland, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-CE-1-21-8
INFORMATION ONLY

Date of VPC Meeting	October 7, 2025
Request From	Residential 15+ dwelling units per acre and Residential 3.5 to 5 dwelling units per acre
Request To	Public/Quasi-Public / Commercial
Proposal	Minor General Plan Amendment to allow a mix of Public/Quasi-Public and Commercial
Location	Southwest corner of 35th Street and Culver Street

VPC DISCUSSION:

Item No. 5 (GPA-CE-1-21-8) and Item No. 6 (Z-27-21-8) are companion cases and were heard concurrently.

APPLICANT PRESENTATION
Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the Creighton School District and Creighton Community Foundation, the proposed site and zoning background, and the proposed land use plan and sign provisions.

QUESTIONS FROM COMMITTEE
Committee Member Guevar asked about the 20-acre requirement for PUDs to allow billboards. **Mr. Maerowitz** discussed the history of the City applying zoning limitations on billboards.

Committee Member Todd asked about the proximity of parking to Area 2B and whether people would need to cut through the school to access it. **Mr. Maerowitz** reviewed the location of parking on site. **Jay Mann**, Superintendent of the Creighton School District, noted that the school already hosts activities and has access pathways, adding that outside of school hours more areas can be opened up for circulation.

Committee Member Todd asked about the maximum square footage of uses in Area 2. **Mr. Maerowitz** described the square footage limitations for the PUD overall compared with square footage limitations for each area.

Committee Member Augusta commended the school district for the work they do.

Committee Member Noel asked if there were any concerns from the neighbors. **Mr. Maerowitz** described the outreach conducted, noting that they have received broad support.

Committee Member Guevar asked how the programming of the billboard will be managed. **Mr. Maerowitz** replied that the school will release an RFP for an operator of the billboard. **Mr. Mann** added that the RFP will specify limitations on the content of the billboard.

Committee Member Sharaby noted that this process has moved slowly from the original text amendment to this PUD moving forward.

PUBLIC COMMENTS
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
December 4, 2025

ITEM NO: 6.	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-CE-1-21-8 (Companion Case Z-27-21-8)
Request:	Map Amendment
Location:	Southwest corner of 35th Street and Culver Street
From:	Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre
To:	Public/Quasi-Public / Commercial
Acreage:	15.25
Proposal:	Minor General Plan Amendment to a mix of Public/Quasi-Public and Commercial
Applicant:	Jeff Boles, Creighton Community Foundation
Owner:	Creighton Elementary School District #14
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Camelback East 10/7/2025 Information only.
Camelback East 11/4/2025 Approval, per the staff recommendation. Vote: 18-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve GPA-CE-1-21-8, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. The proposal will facilitate new accessory commercial uses in conjunction with a public school, contributing to the land use mix in the area.

2. The companion rezoning case, Z-27-21-8, proposes design and development standards that limit the intensity of development and buffer the proposed uses from the adjacent residences.

3. The subject site is appropriate for the proposed mix of uses, adding commercial uses to serve the surrounding neighborhood.

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.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 98

Public Hearing and Ordinance Adoption - Rezoning Application Z-27-21-8 (The Gateway School PUD) - Southwest Corner of 35th Street and Culver Street (Ordinance G-7474) - District 8

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-27-21-8 and rezone the site from R1-6 (Single-Family Residence District), PAD-13 (Approved R-3A) (Planned Area Development, Approved Multifamily Residence District), R-3 (Multifamily Residence District), and R1-6 (Approved R-3A) (Single-Family Residence District, Approved Multifamily Residence District) to PUD (Planned Unit Development) to allow secondary commercial uses in conjunction with a public school. This is a companion case to GPA-CE-1-21-8 and must be heard following GPA-CE-1-21-8.

Summary

Current Zoning: R1-6 (7.79 acres), PAD-13 (Approved R-3A) (4.61 acres), R-3 (2.42 acres), and R1-6 (Approved R-3A) (0.43-acres)
Proposed Zoning: PUD
Acreage: 15.25
Proposal: Secondary commercial uses in conjunction with a public school

Owner: Creighton Elementary School District #14
Applicant: Jeff Boles, Creighton Community Foundation Inc.
Representative: Manjula M. Vaz, Gammage & Burnham, P.L.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Camelback East Village Planning Committee heard this item on October 7, 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, by a vote of 18-0.
PC Action: The Planning Commission heard this item on December 4, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 9-0.

Location
Southwest corner of 35th Street and Culver Street
Council District: 8
Parcel Address: 1100 N. 35th Street

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-27-21-8) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), PAD-13 (APPROVED R-3A) (PLANNED AREA DEVELOPMENT, APPROVED MULTIFAMILY RESIDENCE DISTRICT), R-3 (MULTIFAMILY RESIDENCE DISTRICT), AND R1-6 (APPROVED R-3A) (SINGLE-FAMILY RESIDENCE DISTRICT, APPROVED MULTIFAMILY RESIDENCE 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 15.25-acre site located at the southwest corner of 35th Street and Culver Street in a portion of Section 1, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from 7.79 acres of “R1-6” (Single-Family Residence District), 4.61 acres of “PAD-13 (Approved R-3A)” (Planned Area Development, Approved Multifamily Residence District), 2.42 acres of “R-3” (Multifamily Residence District), and 0.43-acres of “R1-6 (Approved R-3A)” (Single-Family Residence District, Approved Multifamily Residence District) to “PUD” (Planned Unit Development).

DRAFT

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 Gateway School 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 June 4, 2025, as modified by the following stipulations:

    a. Front cover: Add “The Gateway School PUD” title and add the submittal date information as follows: “First Submittal: May 6, 2021. Second Submittal: October 5, 2022. Third Submittal: September 14, 2023. Hearing Draft: June 4, 2025. City Council adopted: [Add adoption date].”

2. The site is located within a Special Flood Hazard Area (SFHA) called a Zone A on panel 2210L of the Flood Insurance Rate Maps (FIRM) revised October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of Floodplain requirements.

    c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

DRAFT

3. The developer shall submit a Traffic Impact Analysis report to the City for this development, no preliminary approval of plans shall be granted until the study is approved by the City.

4. 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.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

6. 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.

7. 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.

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.

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.

DRAFT

PASSED by the Council of the City of Phoenix this 7th day of January, 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 (2 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-27-21-8

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, SOUTH 00°38’59” EAST, 1049.34 FEET ALONG THE CENTERLINE OF SAID 35TH STREET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°07’28”, AND AN ARC LENGTH OF 55.80 FEET, TO A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°13’03”, AND AN ARC LENGTH OF 14.98 FEET;

THENCE SOUTH 00°15’26” WEST, 47.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ARIZONA STATE ROUTE 202;

THENCE NORTH 89°44’34” WEST, 33.79 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 00°15’26” WEST, 25.00 FEET TO A LINE BEING 25.00’ SOUTHWEST OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°44’34” WEST, 101.87 FEET;

THENCE SOUTH 71°05’41” WEST, 40.17 FEET;

THENCE NORTH 74°18’49” WEST, 275.08 FEET TO A LINE BEING 25.00 FEET SOUTHWEST AND PARALLEL TO THE NORTH LINE OF THE APPROPRIATORS CANAL, AS SHOWN ON SAID PLAT;

THENCE LEAVING SAID PARALLEL LINE, NORTH 49°38’10” WEST, 134.42 FEET ALONG SAID LINE BEING PARALLEL WITH SAID CANAL TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1;

DRAFT

THENCE LEAVING SAID PARALLEL LINE, AND ALONG SAID WEST LINE, AND EXTENSION THEREOF NORTH 00°37’54” WEST, 495.28 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTH 89°22’06” WEST, 133.00 FEET TO A POINT ON THE CENTERLINE OF 34TH STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID CENTERLINE, NORTH 00°37’54” WEST, 50.00 FEET;

THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 1, NORTH 89°22’06” EAST, 125.00 FEET TO THE WEST LINE OF THAT 16.00 FOOT WIDE ALLEY AS SHOWN ON SAID PLAT;

THENCE ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, NORTH 00°37’54” WEST 488.10 FEET TO A POINT ON THE CENTERLINE OF SAID CULVER STREET;

THENCE LEAVING SAID WEST LINE & EXTENSION, AND ALONG SAID CENTERLINE,

SOUTH 89°54’41” EAST, 581.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 666,962 SQ. FT., OR 15.311 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

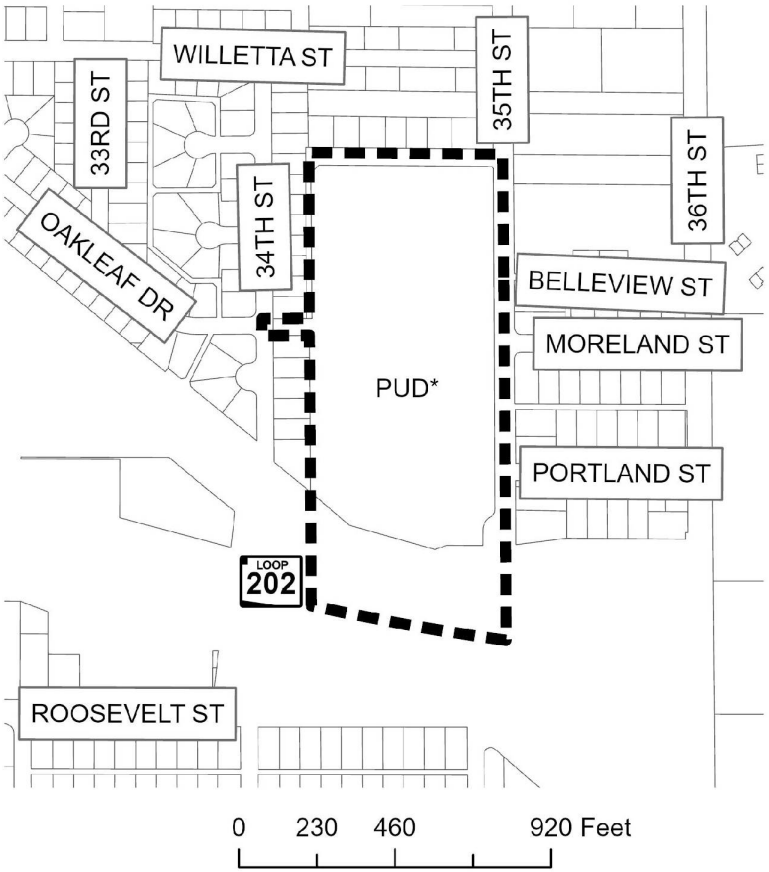
DRAFT

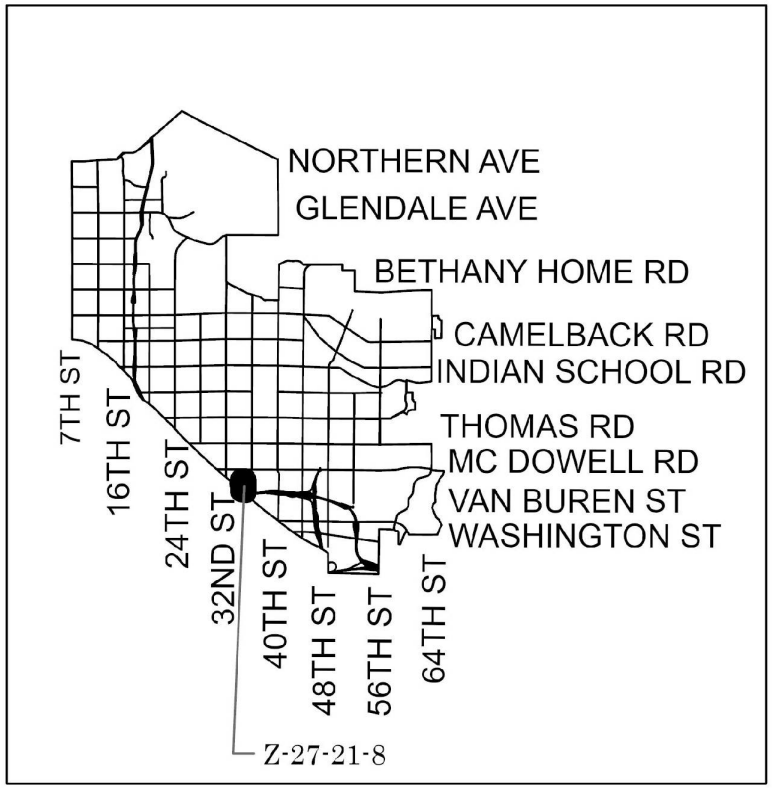
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-27-21-8
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

N

Drawn Date: 12/8/2025

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-27-21-8
The Gateway School PUD
October 28, 2025

Camelback East Village Planning Committee Meeting Date:	November 4, 2025
Planning Commission Hearing Date:	December 4, 2025
Request From:	R1-6 (Single-Family Residence District) (7.79 acres) PAD-13 (Approved R-3A) (Planned Area Development, Approved Multifamily Residence District) (4.61 acres) R-3 (Multifamily Residence District) (2.42 acres) R1-6 (Approved R-3A) (Single-Family Residence District, Approved Multifamily Residence District) (0.43 acres)
Request To:	PUD (Planned Unit Development) (15.25 acres)
Proposal:	PUD to allow secondary commercial uses in conjunction with a public school
Location:	Southwest corner of 35th Street and Culver Street
Owner:	Creighton Elementary School District #4
Applicant:	Jeff Boles, Creighton Community Foundation
Representative:	Manjula M. Vaz, Gammage & Burnham PLC
Staff Recommendation:	Approval, subject to stipulations

<table>
<tr><th colspan="4">General Plan Conformity</th></tr>
<tr><td colspan="2">General Plan Land Use Map Designation</td><td colspan="2"><u>Current</u>
Residential 15+ dwelling units per acre (15.10 acres)
Residential 3.5 to 5 dwelling units per acre (0.15 acres)
<u>Proposed (GPA-CE-1-21-8)</u>
Public/Quasi-Public / Commercial</td></tr>
<tr><td rowspan="3">Street Map Classification</td><td>35th Street</td><td>Local Street</td><td>30-foot west half street</td></tr>
<tr><td>Culver Street</td><td>Local Street</td><td>35-foot south half street</td></tr>
<tr><td>34th Street</td><td>Local Street</td><td>25-foot east half street</td></tr>
<tr><td colspan="4">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 for accessory commercial uses at the proposed scale and with the proposed development standards is appropriate for this location.</td></tr>
<tr><td colspan="4">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 accessory commercial uses in conjunction with the public school.</td></tr>
<tr><td colspan="4">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 minimum shade requirements for pedestrian walkways and open space 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.</td></tr>
</table>

Applicable Plans, Overlays, and Initiatives
Complete Streets Guiding Principles – See Background Item No. 11.
Shade Phoenix Plan – See Background Item No. 12.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Public school	R1-6, PAD-13 (Approved R-3A), R-3, and R1-6 (Approved R-3A)
North (across Culver Street)	Single-family residential	R1-6 and R-4
East (across 35th Street)	Single-family residential and multifamily residential	R1-6 and R-3
South	Loop-202 Freeway	R1-6 and R-4
West	Single-family residential	R1-6

Background/Issues/Analysis

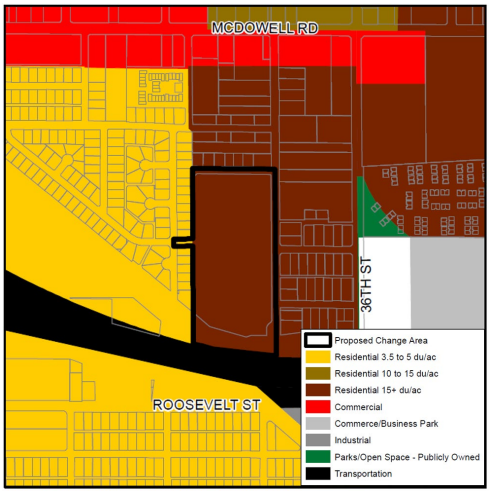
SUBJECT SITE

1. This request is to rezone a 15.25-acre site located at the southwest corner of 35th Street and Culver Street from R1-6 (Single-Family Residence District) (7.79 acres), PAD-13 (Approved R-3A) (Planned Area Development, Approved Multifamily Residence District) (4.61 acres), R-3 (Multifamily Residence District) (2.42 acres), and R1-6 (Approved R-3A) (Single-Family Residence District, Approved Multifamily Residence District) (0.43 acres) to PUD (Planned Unit Development) for the Gateway School PUD to allow secondary commercial uses in conjunction with a public school.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 15+ dwelling units per acre and Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. To the north and east is designated Residential 15+ dwelling units per acre. To the west is designated as Residential 3.5 to 5 dwelling units per acre. To the south is the Loop 202 freeway.

   The applicant is proposing a minor General Plan Amendment (GPA-CE-1-21-8) to change the designation of the subject site to Public/Quasi-Public / Commercial. The uses allowed in the

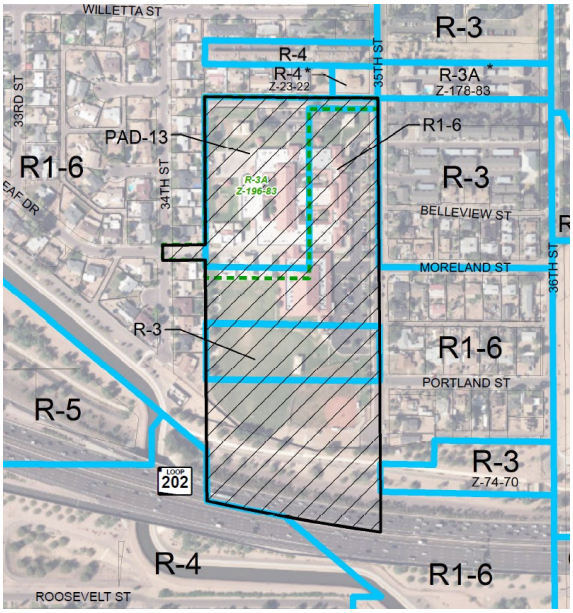


General Plan Land Use Map, Source: Planning and Development Department

proposed PUD are consistent with the proposed General Plan Land Use Map designation.

SURROUNDING LAND USES AND ZONING

3. To the north, across Culver Street, is single-family residential zoned R1-6 and R-4 (Multifamily Residence District). To the east, across 35th Street, is single-family and multifamily residential zoned R1-6 and R-3. To the south is the Loop 202 Freeway zoned R1-6 and R-4. To the west is single-family residential zoned R1-6.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

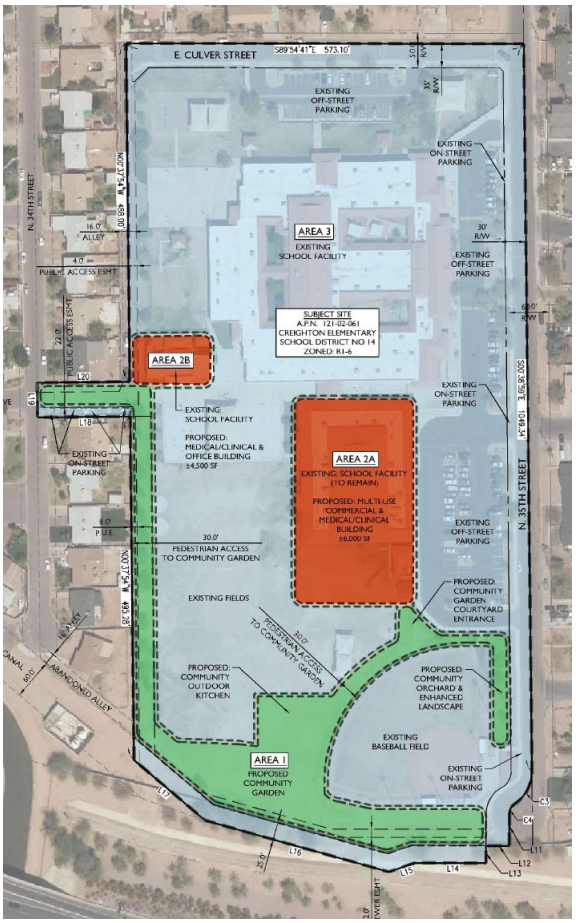
4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors 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.

5. The PUD proposes to maintain the public school as the primary use on the site while introducing secondary accessory commercial uses on portions of the site.

6. **Land Use**

The proposed development narrative allows a public school as the only primary use on the entire site. Secondary accessory uses are established based on subareas within the PUD as follows:

- Area 1 permits a community garden, baked goods retail sales, and a farmer's market subject to performance standards;
- Area 2A permits professional offices, a restaurant, and a food pantry;
- Area 2B permits professional offices;
- Area 3 does not permit any accessory uses.



Land Use Plan; Source: Applicant's PUD Narrative

7. **Development Standards**

In accordance with State law, the property's public school and its related uses are exempt from Phoenix Zoning Ordinance standards. The table below summarizes the key development standards set forth in the narrative for secondary accessory uses, which are most analogous to the C-2 zoning district. The proposed PUD only deviates from the C-2 standards in the following ways: a lower height limit within Area 2B and a smaller building setback along the west property line within Areas 1 and 2B.

Standard	PUD Proposed
Maximum Building Height	2 stories, 30 feet; 25 feet within Area 2B.
Maximum Lot Coverage	50 percent

Minimum Perimeter Building Setbacks	North (Culver Street): 25 feet average; 20 feet minimum East (35th Street): 25 feet average; 20 feet minimum South (Loop 202): 25 feet average; 20 feet minimum West (Area 1): 20 feet West (Area 2B): 10 feet
Vehicular Parking	128 spaces, unless the parking requirement for accessory uses exceeds 54 spaces
Shade	Community gathering areas and internal walkways within Areas 1 and 2: 75 percent minimum

8. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and planting standards. The table below summarizes the key landscape standards. The landscape setbacks and planting standards proposed in the PUD match the requirements of the C-2 zoning district, except that standards along the west property line within Area 1 are enhanced.

Standard	PUD Proposed
Minimum Landscape Setbacks	North (Culver Street): 25 feet average, 20 feet minimum East (35th Street): 25 feet average, 20 feet minimum South (Loop 202): 25 feet average, 20 feet minimum West (34th Street): 25 feet average, 20 feet minimum West (not adjacent to street): 10 feet; 20 feet within Area 1
Planting Standards (Perimeter Landscape Setbacks)	Adjacent to streets and west perimeter within Area 1: 50% minimum 2-inch caliper, 25% minimum 3-inch caliper, 25% 4-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree; 50% live groundcover West perimeter within Area 2B and Area 3: 40% minimum 1-inch caliper, 60% minimum 2-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree; 50% live groundcover

9. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings, open space, and amenities on-site. Buildings will incorporate multiple building materials and will use techniques to reduce building massing, such as wall offsets, inclusion of windows, and roofline variation.

The landscape design guidelines promote compatibility with the established

distinctive character, and open space areas will be designed to be shaded and functional.

10. **Signs**
The PUD proposes standards that permit one off-premise advertising structure, which must adhere to the Zoning Ordinance requirements of Section 705.2, including that the off-premise advertising structure shall not be located within 250 feet of a residential use.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. **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 pedestrian walkways on site.

12. **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 enhanced shade for on-site walkways and outdoor gathering areas.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff has not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

14. The Floodplain Management division of the Office of the City Engineer provided the comment that the subject site is located within a Special Flood Hazard Area and that any proposed improvements or modifications are subject to federal regulations and the City of Phoenix Floodplain Ordinance. The Floodplain Management division must approve a Grading and Drainage Plan demonstrating compliance with the regulations prior to any permit issuance. This comment is addressed in Stipulation No. 2.

15. The Street Transportation Department commented that the developer shall submit a Traffic Impact Analysis for any development, 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. 3 and 4.

OTHER

16. The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 5.

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 6 through 8.

18. 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. 9.

19. 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 proposed General Plan Land Use Map Designation and the character of the surrounding area.

2. The proposal will facilitate new accessory commercial uses in conjunction with a public school at an appropriate location, 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 prevent new development from negatively impacting the surrounding area.

Stipulations

1. An updated Development Narrative for The Gateway School 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 June 4, 2025, as modified by the following stipulations:

    a. Front cover: Add “The Gateway School PUD” title and add the submittal date information as follows: “First Submittal: May 6, 2021. Second Submittal: October 5, 2022. Third Submittal: September 14, 2023. Hearing Draft: June 4, 2025. City Council adopted: [Add adoption date].”

2. The site is located within a Special Flood Hazard Area (SFHA) called a Zone A on panel 2210L of the Flood Insurance Rate Maps (FIRM) revised October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of Floodplain requirements.

    c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

3. The developer shall submit a Traffic Impact Analysis report to the City for this development, no preliminary approval of plans shall be granted until the study is approved by the City.

4. 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.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

6. 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.

7. 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.

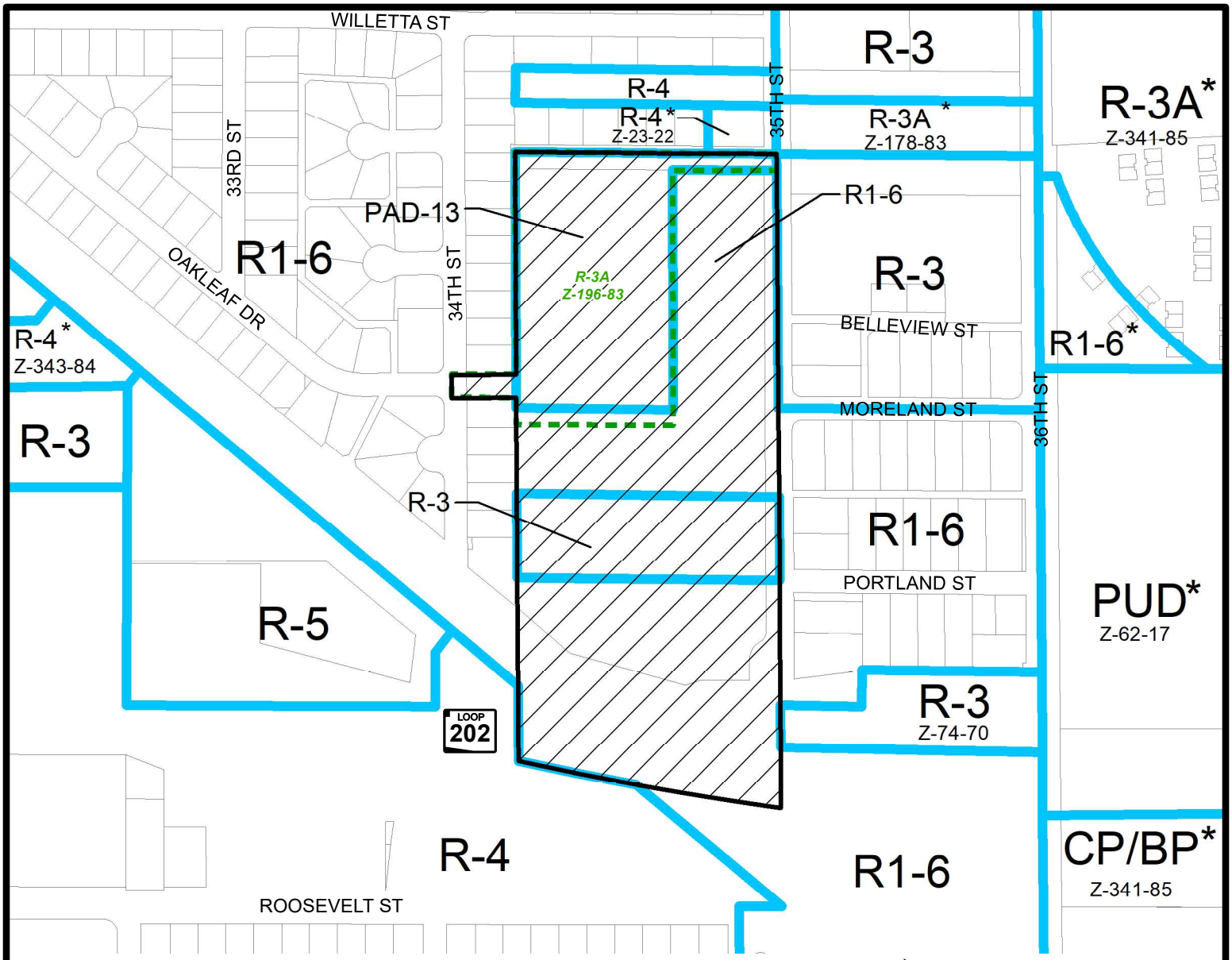
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

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.

Writer
Anthony Grande
October 28, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped October 5, 2022
The Gateway School PUD development narrative date stamped June 4, 2025



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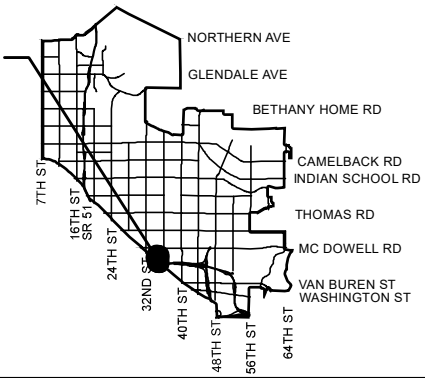
0.06 0.03 0 0.06

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8

Z-27-21



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Creighton Community Foundation

APPLICATION NO. Z-27-21

DATE: 5/26/2021
REVISION DATES: 10/06/2023

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
15.25 Acres

AERIAL PHOTO & QUARTER SEC. NO.: QS 12-35

ZONING MAP: G-10

REQUESTED CHANGE:

FROM: PAD-13 (Approved R-3A) (4.61 a.c.)
R1-6 (Approved R-3A) (0.43 a.c.)
R1-6 (7.79 a.c.)
R-3 (2.42 a.c.)

TO: PUD (15.25 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
PAD-13 (Approved R-3A), R1-6 (Approved R-3A), R-3	67 (101), 2 (9), 41, 35	N/A (121), 3 (11), 50, 42
PUD	N/A	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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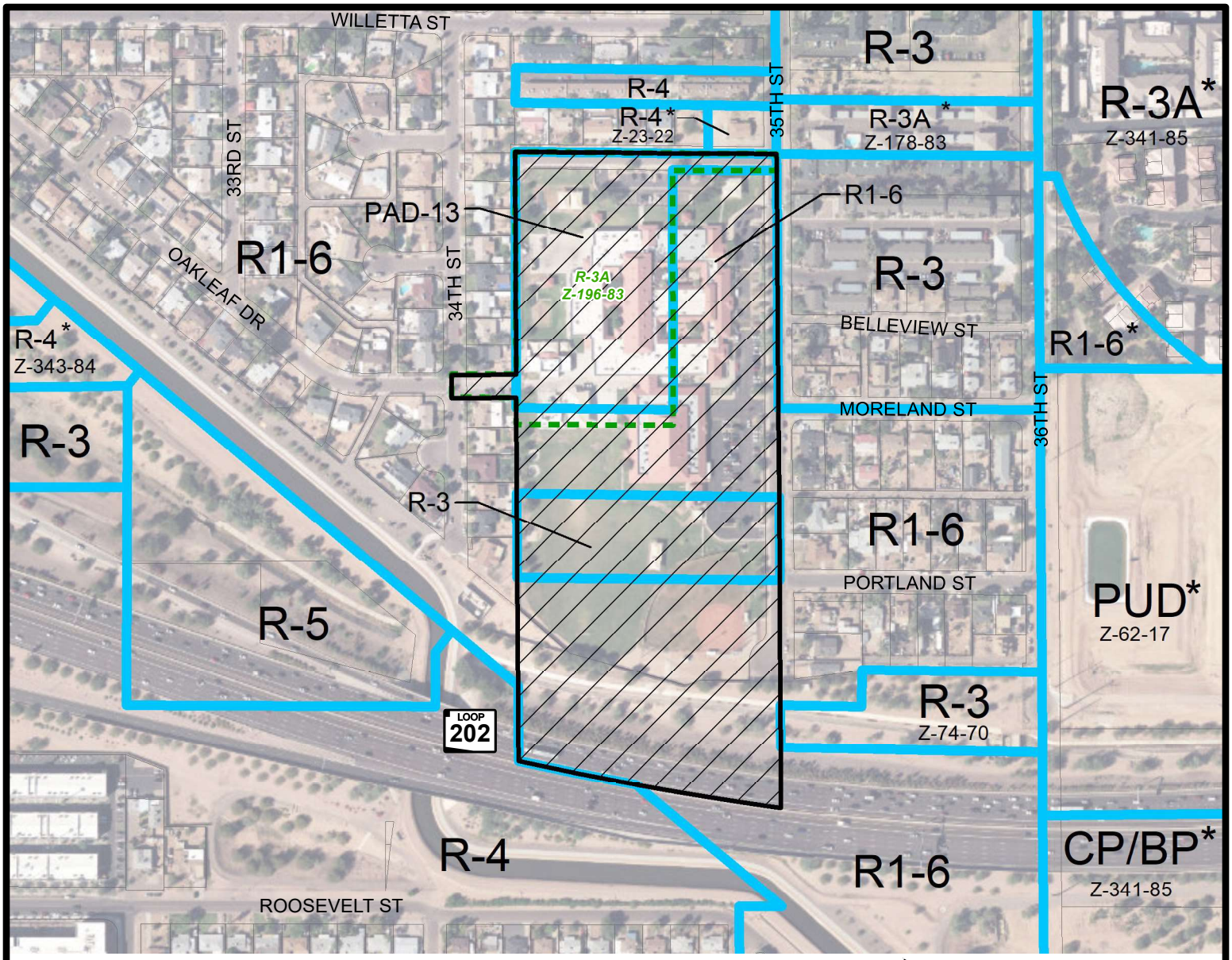

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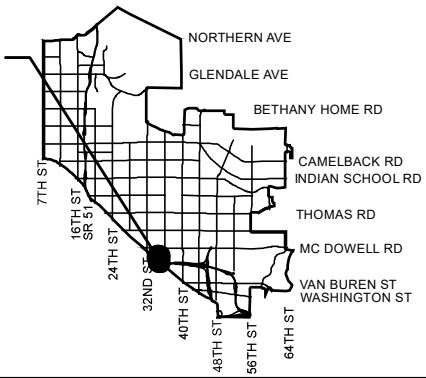
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-27-21



APPLICANT'S NAME:	Creighton Community Foundation
APPLICATION NO.	Z-27-21
DATE:	5/26/2021
REVISION DATES:	10/06/2023
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	15.25 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 12-35
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PUD	N/A	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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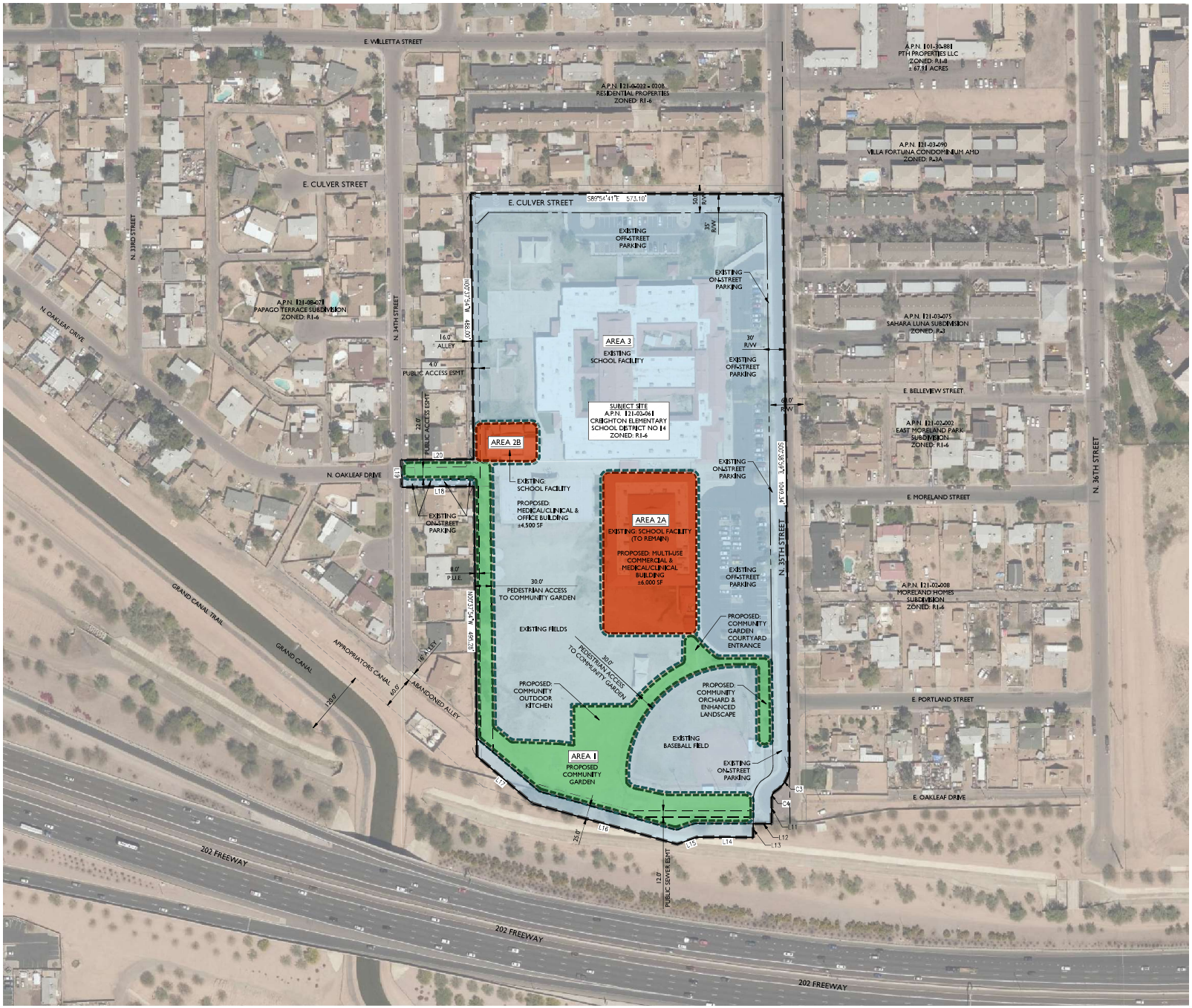
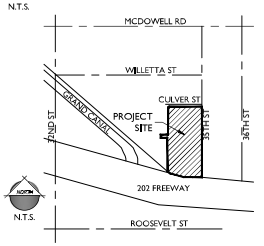


VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER
CREIGHTON ELEMENTARY SCHOOL
2702 E FLOWER STREET
PHOENIX, AZ 85008
TEL: (602) 369-1360
CONTACT: JEFF BOLES

ATTORNEY
GAMMAGE & BURNHAM
2 N CENTRAL AVENUE, 15TH FLOOR
PHOENIX, AZ 85004
TEL: (602) 256-0566
CONTACT: MICHAEL MAEROWITZ

CONSULTANT
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JORGE VILLASENOR

PROJECT DATA

A.P.N.:	121-02-061
EXISTING ZONING:	R1-6
PROPOSED ZONING:	PUD
EXISTING LAND USE:	RESIDENTIAL 15+ DU/AC
PROPOSED LAND USE:	COMMERCIAL
GROSS AREA:	+/- 15.22 ACRES

AREA BREAKDOWN

AREA 1: GATEWAY SCHOOL COMMUNITY GARDEN
- GARDEN
- COMMUNITY KITCHEN
- COMMUNITY ORCHARD
- COURTYARD ENTRANCE
- EXISTING CANOPIES TO REMAIN IN PLACE

AREA 2: MULTI-SERVICE BUILDINGS

AREA 2A
- TWO (2) MULTI-SERVICE BUILDINGS TO INCLUDE:
  - -MEDICAL/CLINICAL USES
  - -COMMERCIAL USES
  - -OFFICE USES
- OUTDOOR COVERED BREEZEWAY

AREA 2B
- ONE (1) MULTI-SERVICE BUILDINGS TO INCLUDE:
  - -MEDICAL/CLINICAL USES
  - -OFFICE USES

AREA 3: GATEWAY ELEMENTARY SCHOOL
- EXISTING ELEMENTARY SCHOOL
- EXISTING ON & OFF-STREET PARKING

LINE TABLE		
LINE	LENGTH	BEARING
L11	47.51'	S00°15'26"W
L12	33.79'	N89°44'34"W
L13	25.00'	S00°15'26"W
L15	40.17'	S71°05'41"W
L17	134.42'	N49°38'10"W
L18	133.00'	S89°22'06"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA

NORTH

scale 80 0 80

CITY OF PHOENIX
OCT 05 2022
Planning & Development Department

19-1466

CREIGHTON COMMUNITY FOUNDATION

Land Use Plan

Creighton USD

32nd Street & 202 Freeway

03.17.2021

GROUP

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-27-21-8

Date of VPC Meeting	November 4, 2025
Request From	R1-6, PAD-13 (Approved R-3A), R-3, and R1-6 (Approved R-3A)
Request To	PUD
Proposal	PUD to allow secondary commercial uses in conjunction with a public school
Location	Southwest corner of 35th Street and Culver Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	18-0

VPC DISCUSSION:

Item No. 5 (GPA-CE-1-21-8) and Item No. 6 (Z-27-21-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Chair Fischbach asked if there were any changes to this proposal since the last presentation. **Mr. Grande** stated there were not. **Chair Fischbach** requested that staff skip their presentation on this item.

APPLICANT PRESENTATION
Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the Creighton School District and Creighton Community Foundation, the proposed site and zoning background, and the proposed land use plan and sign provisions.

QUESTIONS FROM COMMITTEE
Committee Member Schmieder asked about the phrase “safe human interaction” in the PUD narrative. **Mr. Maerowitz** replied that it was related to fostering supportive relationships. **Ms. Schmieder** noted that the open spaces could attract crime. **Mr. Maerowitz** noted the cleanup efforts from the applicant.

PUBLIC COMMENTS
None.

MOTION:
Vice Chair Paceley made a motion to recommend approval of Z-27-21-8, per the staff recommendation. **Committee Member Augusta** seconded the motion.

VOTE:
18-0; motion to recommend approval of Z-27-21-8, per the staff recommendation, passed; Committee Members Abbott, Augusta, Baumer, Beckerleg Thraen, Eichelkraut, Grace, Jurayeva, Langmade, McClelland, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-27-21-8
INFORMATION ONLY

Date of VPC Meeting	October 7, 2025
Request From	R1-6, PAD-13 (Approved R-3A), R-3, and R1-6 (Approved R-3A)
Request To	PUD
Proposal	PUD to allow secondary commercial uses in conjunction with a public school
Location	Southwest corner of 35th Street and Culver Street

VPC DISCUSSION:

Item No. 5 (GPA-CE-1-21-8) and Item No. 6 (Z-27-21-8) are companion cases and were heard concurrently.

APPLICANT PRESENTATION
Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the Creighton School District and Creighton Community Foundation, the proposed site and zoning background, and the proposed land use plan and sign provisions.

QUESTIONS FROM COMMITTEE
Committee Member Guevar asked about the 20-acre requirement for PUDs to allow billboards. **Mr. Maerowitz** discussed the history of the City applying zoning limitations on billboards.

Committee Member Todd asked about the proximity of parking to Area 2B and whether people would need to cut through the school to access it. **Mr. Maerowitz** reviewed the location of parking on site. **Jay Mann**, Superintendent of the Creighton School District, noted that the school already hosts activities and has access pathways, adding that outside of school hours more areas can be opened up for circulation.

Committee Member Todd asked about the maximum square footage of uses in Area 2. **Mr. Maerowitz** described the square footage limitations for the PUD overall compared with square footage limitations for each area.

Committee Member Augusta commended the school district for the work they do.

Committee Member Noel asked if there were any concerns from the neighbors. **Mr. Maerowitz** described the outreach conducted, noting that they have received broad support.

Committee Member Guevar asked how the programming of the billboard will be managed. **Mr. Maerowitz** replied that the school will release an RFP for an operator of the billboard. **Mr. Mann** added that the RFP will specify limitations on the content of the billboard.

Committee Member Sharaby noted that this process has moved slowly from the original text amendment to this PUD moving forward.

PUBLIC COMMENTS
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
December 4, 2025

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-27-21-8 (The Gateway School PUD) (Companion Case GPA-CE-1-21-8)
Location:	Southwest corner of 35th Street and Culver Street
From:	PAD-13 (Approved R-3A), R-3, R1-6 (Approved R-3A), and R1-6
To:	PUD
Acreage:	15.25
Proposal:	Southwest corner of 35th Street and Culver Street
Applicant:	Planned Unit Development to allow secondary commercial uses in conjunction with a public school
Owner:	Creighton Community Foundation
Representative:	Creighton Elementary School District #14
	Manjula M. Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Camelback East 10/7/2025 Information only.
Camelback East 11/4/2025 Approval, per the staff recommendation. Vote: 18-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-27-21-8, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map Designation and the character of the surrounding area.

2. The proposal will facilitate new accessory commercial uses in conjunction with a public school at an appropriate location, 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 prevent new development from negatively impacting the surrounding area.

Stipulations:

1. An updated Development Narrative for The Gateway School 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 June 4, 2025, as modified by the following stipulations:

    a. Front cover: Add “The Gateway School PUD” title and add the submittal date information as follows: “First Submittal: May 6, 2021. Second Submittal: October 5, 2022. Third Submittal: September 14, 2023. Hearing Draft: June 4, 2025. City Council adopted: [Add adoption date].”

2. The site is located within a Special Flood Hazard Area (SFHA) called a Zone A on panel 2210L of the Flood Insurance Rate Maps (FIRM) revised October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of Floodplain requirements.

    c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

3. The developer shall submit a Traffic Impact Analysis report to the City for this development, no preliminary approval of plans shall be granted until the study is approved by the City.

4. 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.

5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

6. 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.

7. 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.

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.

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.

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** 99

Public Hearing and Ordinance Adoption - Rezoning Application Z-91-25-6 (Arcadia Motor Club PUD) - Approximately 320 Feet West of the Southwest Corner of 54th Street and Thomas Road (Ordinance G-7473) - District 6

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-91-25-6 and rezone the site from R-5 (Multifamily Residence District - Restricted Commercial) to PUD (Planned Unit Development) to allow a self-service storage facility and R-5 uses.

Summary

Current Zoning: R-5
Proposed Zoning: PUD
Acreage: 1.45
Proposal: Self-service storage facility and R-5 uses

Owner: 5301 East Thomas Rd LLC
Applicant: GO Industrial, LLC
Representative: Mike Maerowitz, Snell & Wilmer L.L.P.

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Camelback East Village Planning Committee heard this item on September 9, 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, by a vote of 17-1.
PC Action: The Planning Commission heard this item on December 4, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 5-4.
The Planning Commission recommendation was appealed by a community member. A public hearing is required for this item.

Location

Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road Council District: 6
Parcel Address: 5303 E. Thomas Road

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-91-25-6) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT – RESTRICTED COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 1.45-acre site located approximately 320 feet west of the southwest corner of 54th Street and Thomas Road in a portion of Section 32, Township 2 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “R-5” (Multifamily Residence District – Restricted Commercial) 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,

DRAFT

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 Arcadia Motor Club 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 20, 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 8, D. Development Standards, D2. Minimum Landscape Standards Table, Row a, North: Delete “shall be landscape per E3.a.”

2. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south half of Thomas Road.

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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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.

DRAFT

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 7th day of January, 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-91-25-6

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 56TH STREET AND THOMAS ROAD, BEING A BRASS CAP IN HAND HOLE;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, ALONG THE CENTERLINE OF THOMAS ROAD, FOR A DISTANCE OF 1809.04 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 368.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 157.33 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 368.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, A DISTANCE OF 157.20 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

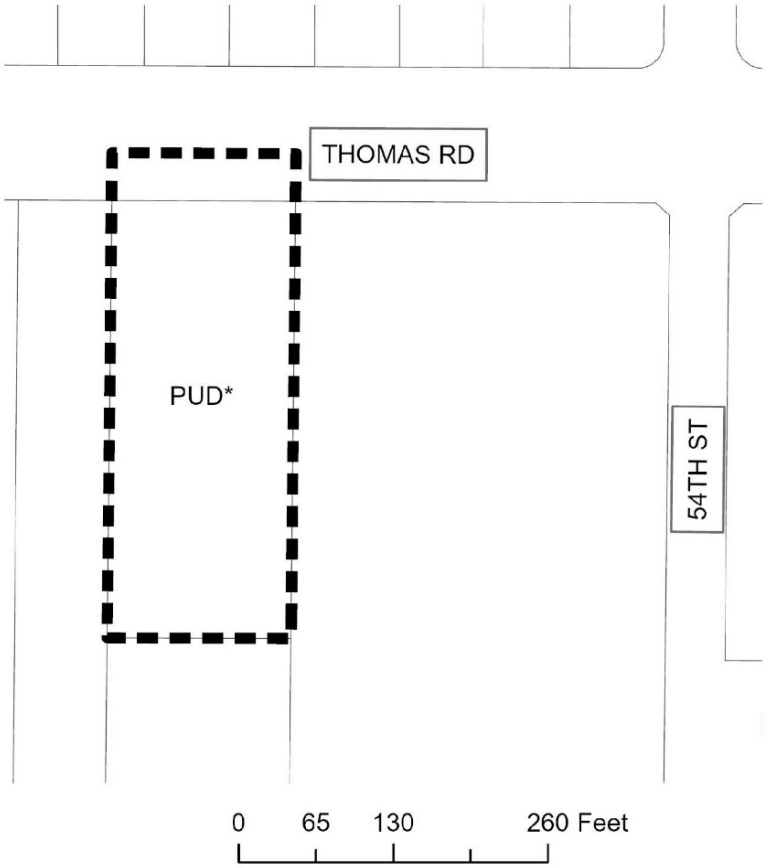
DRAFT

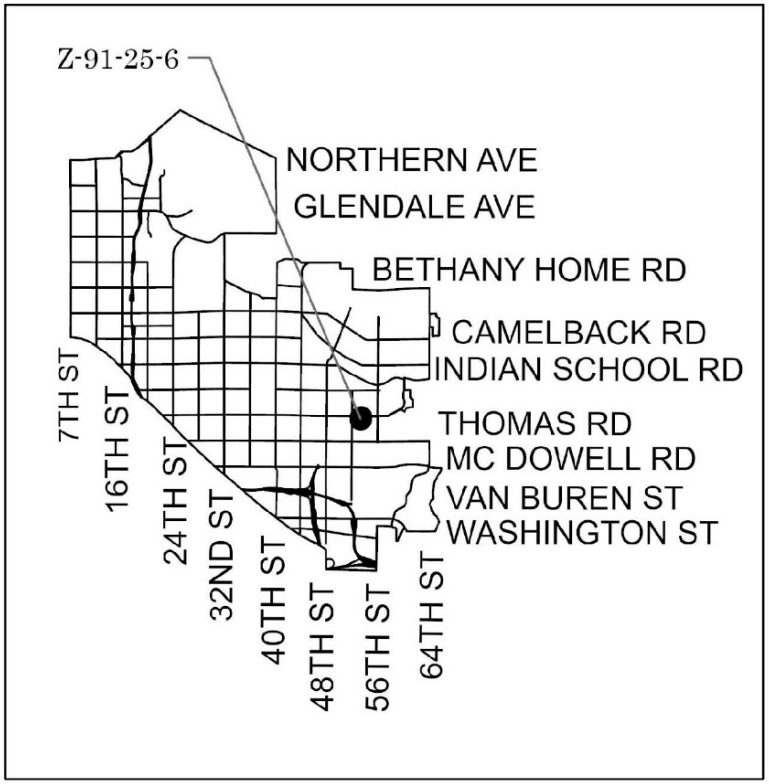
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-91-25-6
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

N

Drawn Date: 12/2/2025

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-91-25-6
Arcadia Motor Club PUD
October 23, 2025

Camelback East Village Planning Committee Meeting Date:	November 4, 2025
Planning Commission Hearing Date:	December 4, 2025
Request From:	R-5 (Multifamily Residence District – Restricted Commercial) (1.45 acres)
Request To:	PUD (Planned Unit Development) (1.45 acres)
Proposal:	PUD to allow a self-service storage facility and R-5 uses
Location:	Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road
Owner:	5301 East Thomas Road, LLC
Applicant:	GO Industrial, LLC
Representative:	Mike Maerowitz, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	Thomas Road	Arterial	40-foot south 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 for self-service storage garages at the proposed scale is appropriate for this location along an arterial street.

General Plan Conformity
CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties. The proposal will have a height limit and landscape setbacks that are sensitive to the adjacent residential properties.
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
Complete Streets Guiding Principles – See Background Item No. 12.
Shade Phoenix Plan – See Background Item No. 13.
Transportation Electrification Action Plan – See Background Item No. 14.
Conservation Measures for New Development – See Background Item No. 15.
Phoenix Climate Action Plan – See Background Item No. 16.
Zero Waste PHX – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant land	R-5
North (across Thomas Road)	Single-family residential	R1-6
East	Multifamily residential	PAD-15
South	Multifamily residential	R-3
West	Multifamily residential	R-5

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.45-acre site located approximately 320 feet west of the southwest corner of 54th Street and Thomas Road from R-5 (Multifamily Residential District – Restricted Commercial) to PUD (Planned Unit Development) for the Arcadia Motor Club PUD to allow a self-service storage facility and R-5 uses. The subject site was annexed into the City of Phoenix in 1956 and has been zoned R-5 since 1961.

GENERAL PLAN LAND USE MAP DESIGNATION

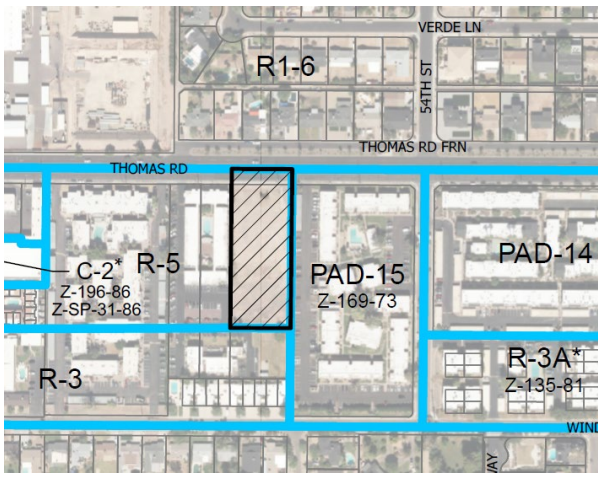
2. The subject site and adjacent properties to the west, east, and south are designated as Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. To the north, across Thomas Road, is designated Residential 3.5 to 5 dwelling units per acre.

   The proposal for self-service storage use is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required since the site is less than 10 acres.

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

SURROUNDING LAND USES AND ZONING

3. The subject site is vacant land zoned R-5. To the north, across Thomas Road, is single-family residential zoned R1-6 (Single-Family Residence District). To the east is multifamily residential zoned PAD-15 (Planned Area Development). To the south is multifamily residential zoned R-3 (Multifamily Residence District). To the west is multifamily residential zoned R-5.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. 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.

5. The PUD proposes to develop the site with a self-service storage warehouse use, which would have 26 garage condo units, marketed to exotic, luxury, or classic automobile owners, in addition to a clubhouse. Individual units may include amenities such as private restrooms, lounge seating, televisions, and game tables.

6. **Land Use**

The proposed development narrative allows a self-service storage warehouse and all uses permitted within the R-5 zoning district. The narrative prohibits manufacturing, fabrication, commercial automotive repair, and retail sales to maintain compatibility with the surrounding area.

7. **Development Standards**

The table below summarizes the key development standards set forth in the narrative for self-service storage use, which are most analogous to the C-3 district. The proposed PUD allows greater height and lot coverage than permitted in the C-3 district and requires smaller setbacks than the C-3 district. The PUD shading standards exceed those of the C-3 district.

Standard	PUD Proposed
Maximum Building Height	34 feet
Maximum Lot Coverage	58 percent
Minimum Perimeter Building Setbacks	North (Thomas Road): 15 feet (west of driveway); 5 feet (east of driveway) East: 5 feet West: 5 feet South: 0 feet
Vehicular Parking	1 space outside of garage units for self-storage use; per Section 702 for all other uses.
Shade	Public sidewalks: 75 percent minimum; Surface parking lots: 25 percent minimum

The standards in the table above only apply to the proposed self-service storage use. All other uses would follow the R-5 development standards, which includes

multifamily residential use at a maximum of 52.2 dwelling units per acre and a maximum height of 4 stories, 48 feet.

8. **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 are smaller than those required in the C-3 district. The streetscape standards exceed the requirements of the C-3 district.

Standard	PUD Proposed
Minimum Landscape Setbacks	North (Thomas Road): Area between back of sidewalk and the building (Approximately 15 feet (west of driveway) and 5 feet (east of driveway)) East: 5 feet West: 5 feet South: 0 feet
Planting Standards (Perimeter Landscape Setbacks)	North: minimum 2-inch caliper trees, planted 25 feet on center; five shrub species and two accent species; 75% live groundcover East/west: minimum one 5-gallon Hopseed Bush, planted 8 feet on center; 50% live groundcover.
Planting Standards (Right-of-way)	Thomas Road: one 5-gallon shrub planted 5 feet on center; five shrub species and two accent species; 75% live groundcover
Streetscape	Thomas Road: 6-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk; 75 percent sidewalk shade

Staff recommends Stipulation No. 1.b to remove the reference to the landscape design section for clarity.

9. **Lighting**

The PUD proposes compliance with Zoning Ordinance standards related to lighting with additional lighting requirements that lighting shall be provided every 30 feet along the internal driveway and that lighting shall not exceed 15 feet in height.

10. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings on-site. Buildings will use a variety of materials on each building façade, including a minimum of 30 percent brick. Buildings will not have blank walls exceeding 50 feet in length and will have four-sided architecture, and screening walls and retaining walls will utilize architectural features consistent with or complimentary to the building façade.

11. **Performance Guidelines**
The PUD proposes performance standards to mitigate any impact to the surrounding area. Extensive vehicle maintenance is not permitted, and all activities must take place within the enclosed buildings with garage doors remaining closed between the hours of 9pm and 7am. Excessive noise is not permitted, including a limit of 70 dBA for five continuous seconds with a noise meter located on-site.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. **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 a shaded, detached sidewalk along Thomas Road.

13. **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 a shaded, detached sidewalk along Thomas Road and enhanced shading requirements for surface parking lots.

14. **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 a standard that all garage suites be EV capable.

15. **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 standards and sustainability sections.

16. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Sustainability section of the PUD narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

17. **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

18. At the time this staff report was written, staff has received two letters in opposition to this request. Concerns include incompatibility with the surrounding area, noise concerns, and a missed opportunity for housing or other services needed in the area.

INTERDEPARTMENTAL COMMENTS

19. The Street Transportation Department commented that 50 feet of right-of-way shall be dedicated for the south half of Thomas Road, 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

20. The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 5.

21. 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. 6.

22. 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. 7.

23. 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 character of the surrounding area.

2. The proposal will facilitate new development at an appropriate location with appropriate development standards.

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 Arcadia Motor Club 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 20, 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 8, D. Development Standards, D2. Minimum Landscape Standards Table, Row a, North: Delete “shall be landscape per E3.a.”

2. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south half of Thomas Road.

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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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.

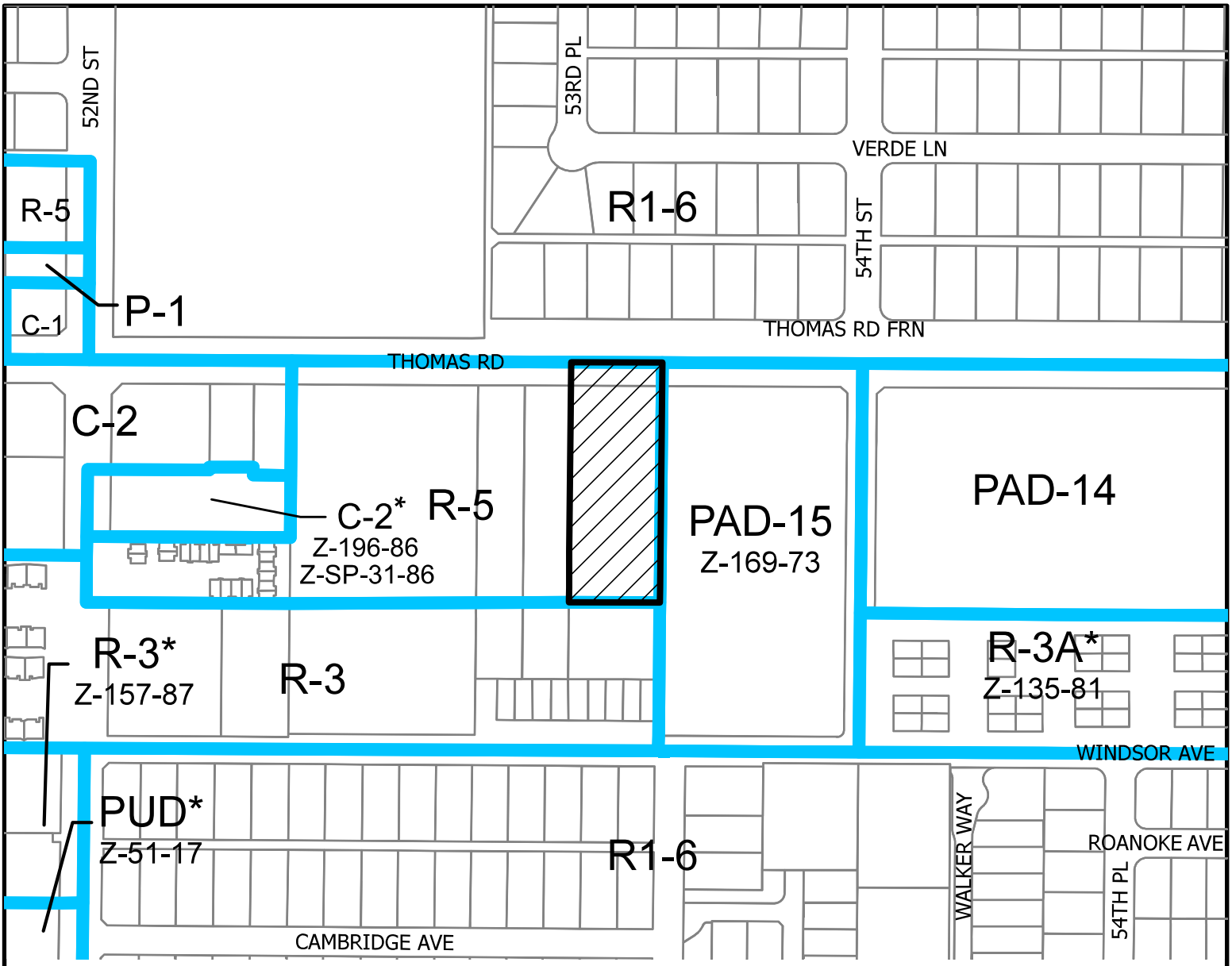
7. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

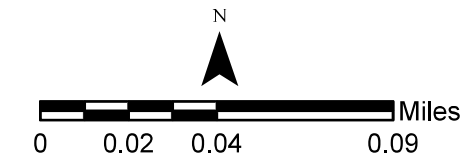
Writer
Anthony Grande
October 23, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map

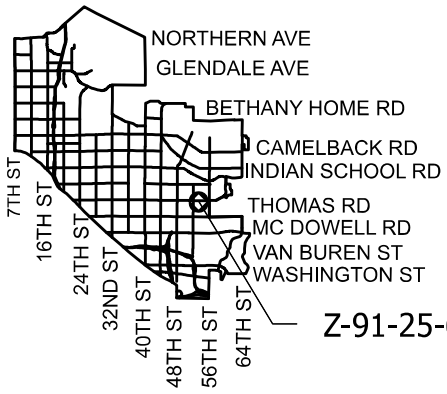
Conceptual Site Plan date stamped October 20, 2025
Conceptual Elevations date stamped June 25, 2025
Community Correspondence (4 pages)
Arcadia Motor Club PUD development narrative date stamped October 20, 2025





CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	GO Industrial, LLC
APPLICATION NO:	Z-91-25-6
DATE:	7/2/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	1.45 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 14-40
ZONING MAP	G-11

REQUESTED CHANGE:

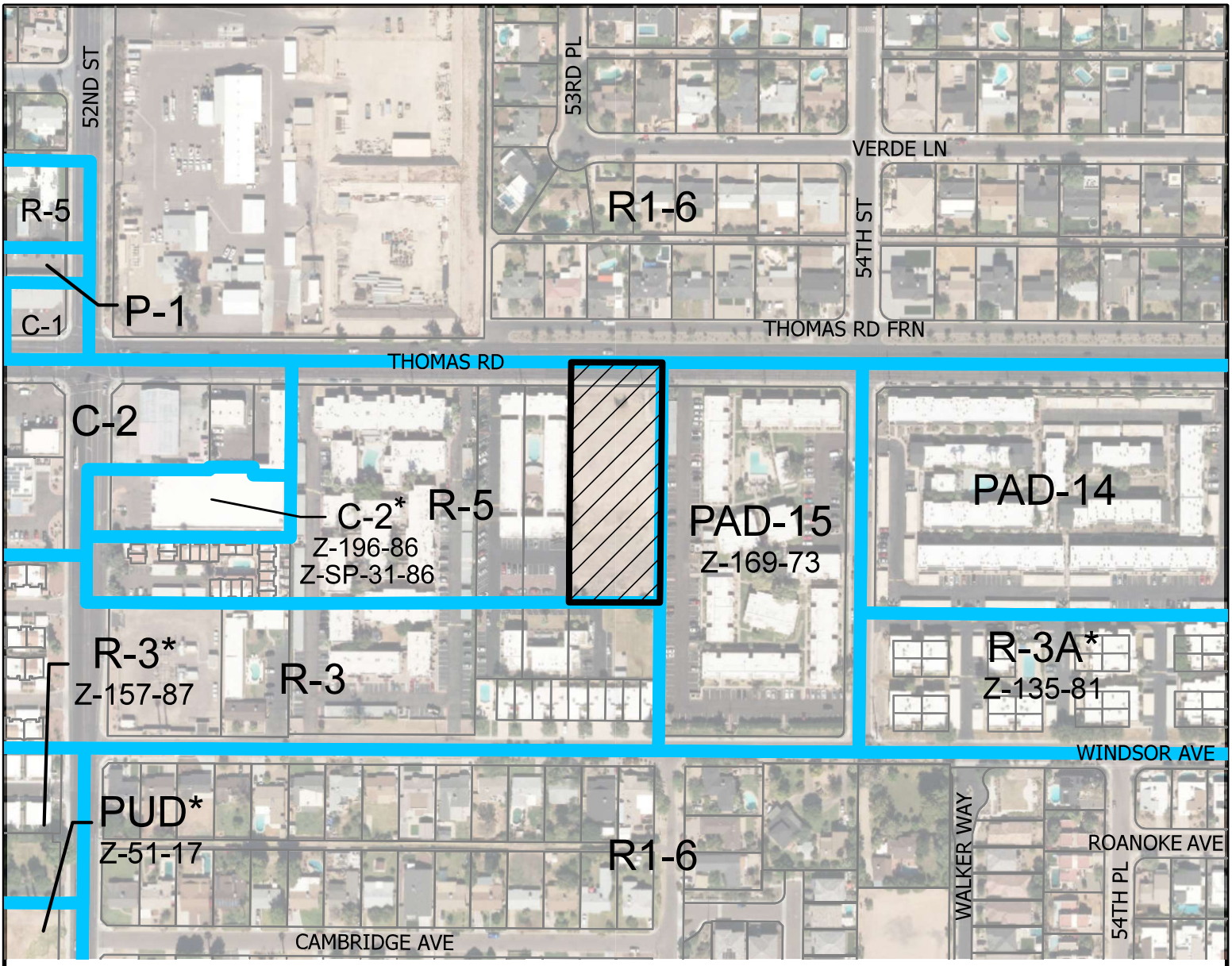
FROM: R-5 (1.45 ac.)

TO: PUD (1.45 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
R-5	63	75
PUD	63	75

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-91-25-6.aprx



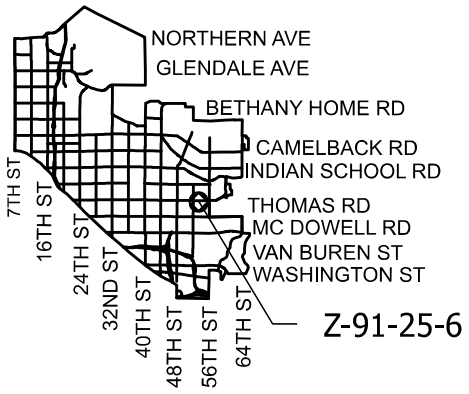
N

0 0.02 0.04 0.09 Miles

CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



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* Maximum Units Allowed with P.R.D. Bonus

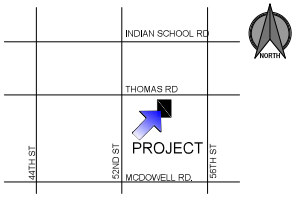
Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-91-25-6.aprx

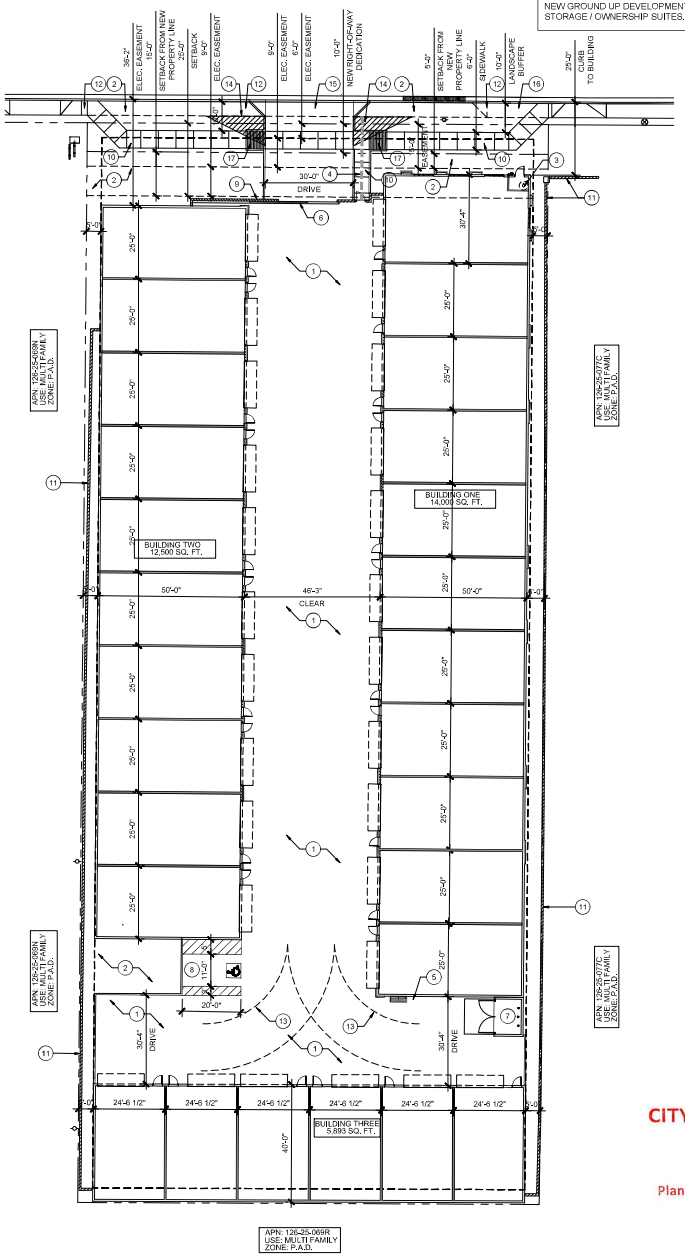
GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR , OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
6. OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

VICINTY MAP

SCALE: NOT TO SCALE





PROJECT DESCRIPTION:

NEW GROUND UP DEVELOPMENT FOR CAR STORAGE / OWNERSHIP SUITES.

PROJECT TEAM:

OWNER:
GO INDUSTRIAL, LLC
3200 EAST CAMELBACK ROAD, SUITE 298
PHOENIX, AZ 85018
CONTACT: PRESTON PRUETT
PH: (480) 258.0414
EMAIL: preston@go-industrial.com

ARCHITECT:
PHNX DESIGN, LLC
1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
CONTACT: MIKE HILLS
PH: (602) 762.7354
EMAIL: MIKEH@PHNX-DESIGN.COM

LANDSCAPE ARCHITECT:
HILLMAN WORKSHOP
2901 E. HIGHLAND AVE.
PHOENIX, ARIZONA 85016
CONTACT: AARON HILLMAN
PH: (480) 686-2001

SITE DATA

APN:	126-25-069Q
EXISTING ZONING:	P.A.D. 15 Z-169-73
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
NET SITE AREA:	57,864 S.F. (1.33 AC)
BUILDING 1:	14,000 S.F.
BUILDING 2:	12,500 S.F.
BUILDING 3:	6,200 S.F.
TOTAL AREA:	32,700 S.F.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	32,700 / 57,864 X 100 = 56.51%
BUILDING HEIGHT:	30 FT
REQUIRED PARKING: 1 SPACE PER 35 UNITS	
TOTAL PARKING PROVIDED:	1 SPACE PER UNIT = 26 SPACES
ADA PARKING REQUIRED:	1
ADA PARKING PROVIDED:	1

REFERENCE CODES:

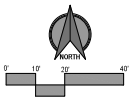
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRIC CODE

AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. PROPOSED ASPHALT DRIVE AREA.
2. PROPOSED LANDSCAPE AREA.
3. FIRE RISER LOCATION.
4. DASHED LINE INDICATES ACCESSIBLE PATH TO BUILDING.
5. PROPOSED SERVICE ENTRANCE SECTION (SES) THAT IS PAINTED TO MATCH ADJACENT WALL SURFACE.
6. AUTOMATIC SLIDING GATE. ACCESS AS APPROVED BY CITY OF PHOENIX FIRE DEPARTMENT.
7. PROPOSED TRASH ENCLOSURE LOCATION. MATERIAL AND FINISH TO MATCH BUILDING DESIGN. DIMENSIONS MUST MATCH CITY OF PHOENIX STANDARD DETAILS.
8. PROPOSED ACCESSIBLE PARKING SPACE.
9. PROPOSED BUILDING CMU WALL.
10. PROPOSED SIDEWALK LOCATED FOR PEDESTRIAN ACCESS TO PUBLIC WAY.
11. EXISTING MASONRY WALL TO REMAIN A IS.
12. EXISTING SIDEWALK TO REMAIN.
13. DASHED LINE INDICATES 16' WIDE TURNING RADIUS WITH A 44' OUTSIDE RADIUS AND 28'-6" INSIDE TURNING RADIUS.
14. 10'x20' VISIBILITY TRIANGLE. NOTHING CONSTRUCTED OVER 3' HIGH, INCLUDING FENCES, WALLS, SIGNS, AND SHRUBS.
15. PROPOSED LOCATION OF NEW ENTRY.
16. DEMO EXITING ENTRY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING.
17. ACCESSIBLE RAMP

CITY OF PHOENIX
OCT 2 0 2025
Planning & Development Department



PHNX DESIGN
1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602.267.2002

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ARCADIA MOTOR CLUB

5301 EAST THOMAS ROAD
PHOENIX, ARIZONA 85018

DATE	REVISION
1	
2	
3	
4	
5	

PROPOSED SITE PLAN

A100

PHNX DESIGN #: 24-520

1 | PROPOSED SITE PLAN

DATE: 10.16.2025 | SCALE: 1" = 20'-0"

642

PHNX DESIGN

1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602.762.7354

PRELIMINARY
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CONSTRUCTION
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ARCADIA MOTOR CLUB - SCHEMATIC

5301 EAST THOMAS ROAD
PHOENIX, ARIZONA 85018

△ DATE REVISION
1
2
3
4
5

PROPOSED
ELEVATIONS

A300

PHNX DESIGN #: 24-520

CITY OF PHOENIX

JUN 2 5 2025

Planning & Development
Department

VIEW 1

VIEW 2

VIEW 3

From:	Crystal DeVelis
To:	PDD Long Range Planning; PDD Ombudsman; PDD Camelback East VPC; Mayor Gallego; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC
Cc:	AONA
Subject:	Z-91-25 - southwest corner of 54th Street and Thomas Road
Date:	Wednesday, July 30, 2025 6:53:17 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Reader.

Please note my strong objection to the above PUD, and every other PUD affecting the City of Phoenix. The PUD process is a broken one and has subjected residents to developments far different from the published applications: The process to get a PUD approved is comprehensive, but the process to modify an approved PUD is totally devoid of any public input: From the PUD procedure outline: Major Amendments are very narrowly defined. "Minor Amendments Minor Amendment requests should be addressed in a letter, including relevant supplemental materials, to the Planning Director with fee." The power to decide what is major and what is minor is left to administrative staff. This has consistently resulted in the building of developments far removed from the initial public narrative. Some "minor" amendments can have a major effect on the scope of the project.

Specifically, Please note my objection to the above proposed PUD Z-91-25. While the objectives may be noble, the wording of the PUD offers absolutely no protection to surrounding neighborhoods from undue noise, fumes, and traffic. The activities at such a facility will be markedly increased during January when all the car auctions are conducted. This will cause a burst of activity, noise, and traffic. The narrative is deficient in protection of quiet enjoyment for the surrounding neighborhood.

From page 6: "The Arcadia Motor Club is a two-story vehicle storage facility containing 26 individually owned suites intended to be for purchase/ownership and will be marketed towards owners of exotic, luxury, classic, or otherwise high-value automobiles. In addition to secure vehicle storage, each suite may include amenities such as private restrooms, lounge seating, televisions, and game tables, offering owners a functional and comfortable environment for their enjoyment (the “Project”)."
From Page 7: "Maximum building height will not exceed one-story in accordance with C-2 development standards and consistent with surrounding development."
OBJECTION: So is it a single story or a two-story development? Another inconsistency that can be modified without public comment.

From Page 10: "a. Minimum Vehicle Parking 1 parking space is required to be provided on site outside of individual garage suites. This parking space shall be ADA compliant in accordance with Section 702.G."
OBJECTION: One parking space is not enough, particularly if there is to be a "communal

clubhouse" facility on site.

From Page 10: "b. Off-Street Loading Spaces None required"
OBJECTION: High-value vehicles are often transported in commercial trailers, requiring a large amount of space for loading and unloading.

From page 13: "a. Vehicle Maintenance Suite owners should not perform extensive performance tuning, autobody work, or vehicle repair that produces noxious fumes, unreasonable noise, or which exceeds the normal parameters of everyday vehicle maintenance."
OBJECTION: It does not prohibit performance of such activity, and includes the caveat of "extensive." The removal of the word "extensive" would completely change the character of the establishment and would traditionally be considered a "minor" alteration that would go through without any public comment. Just saying owners "should not" is not the same as prohibiting.

Also from Page 13: "c. Sound Sounds levels measured at the north, south, west and east property lines shall not exceed 70 dBA for more than five continuous seconds. A minimum of one (1) noise meter shall be maintained on site at all times to monitor sound levels."
OBJECTION: Let's have the fox guard the hen house. Who will enforce such restrictions? What are the penalties? This statement has no consequence and therefore gives no protection to the surrounding residents.

It's time to modify the PUD process to ensure that it affords protection to the taxpayers and voters of existing neighborhoods.

-- Crystal DeVelis
4351 E. Whitton Ave.
Phoenix, AZ 85018

From:	wendell hill
To:	Anthony M Grande
Cc:	Council District 6 PCC
Subject:	Re: application no: Z-91-25-6
Date:	Monday, August 4, 2025 10:54:48 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Mr. Grande

I am writing as a resident of 5300 E. Thomas Road to express my strong opposition to the proposed construction of a high-end auto storage facility on this site, which is situated between two apartment buildings. The proposal is incompatible with needs, character and economic reality of our community and I urge the planning department to deny approval of this rezoning effort for the following reasons:

1) Lack of Community Benefit and Mismatch with Neighborhood Needs.
The proposed facility serves no functional purpose for the local residents, many of whom live on fixed or modest incomes and do not own- nor need to store- luxury or high-end vehicles. Rather than addressing the urgent community needs for more affordable housing, family services, grocery stores or a community park for the current residents, the facility prioritizes an ultra-niche/wealthy external client with no ties to this immediate area.

2) **Negative Impact on Livability and Safety**

The proposed luxury car storage operation will most likely increase traffic, noise, lighting pollution and would disrupt the surrounding residential environment. These concerns are especially problematic in a residential setting where families, seniors and working individuals live. Luxury car facilities require transport leading to an endless parade of car haulers and truck transport vehicles adding to the noise of the neighborhood. Increased lighting, surveillance equipment or high value vehicles may attract unwanted attention or crime diminishing the sense of safety in an otherwise peaceful area.

3) **Incompatible with Residential Zoning and Urban Planning Goals**.

A commercial facility is incompatible with the residential zoning and neighborhood character. Placing a private luxury-owned facility between two long standing multifamily housing apartment buildings contradicts Phoenix's vision for inclusive, community-first development. This is more appropriate for an industrial, commercial, or high-net-worth enclave like areas north of Indian School Road, not in the heart of a

working-class neighborhood
.

4) **Missed opportunity for Inclusive Development**

The site would be far better utilized for a community-oriented project- such as affordable housing, a neighborhood park, a child-care center, and a small grocery store. A new housing project is nearing completion at the intersection of E. Thomas Road and 56th street, adding to the demand for community-oriented projects. Uses listed above would provide a tangible public benefit, consistent with the city's stated goals of addressing housing equity and fostering inclusive growth

5) **No Clear Economic or Employment Benefit**

High end auto-storage is a low-job creation operation. It offers no local employment, minimal tax benefit and zero investment into the immediate community. At best, it becomes a silent warehouse for vehicles owned by individuals who do not reside here and contribute little or nothing to our neighborhood fabric.

Approving this rezone to a PUD would send a troubling message-that developers can prioritize ultra-wealthy, out -of -the-area interests over the well-being and dignity of our local residents. I respectfully ask the City of Phoenix and the Zoning Adjustment Hearing Officer to reject this proposal and instead encourage land use that supports, uplifts, and includes the people who actually live here.

Thank you for your consideration,

Wendell Hill - local resident

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-91-25-6

Date of VPC Meeting	November 4, 2025
Request From	R-5
Request To	PUD
Proposal	PUD to allow a self-service storage facility and R-5 uses
Location	Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	17-1

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION
Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the subject site and the proposal, highlighting the changes made since the last presentation, including the addition of landscape setbacks on the sides, a prohibition on commercial auto repair, a restriction on owners living in units, and noise limits.

QUESTIONS FROM COMMITTEE
Committee Member Sharaby noted that some of the changes made seem very restrictive and questioned if it would harm the viability of the project. **Mr. Maerowitz** replied that the developer is comfortable with the limitations in the PUD.

Committee Member Abbott asked what zoning district would be required for this use. **Mr. Maerowitz** replied that it would require C-2 zoning.

Committee Member Eichelkraut noted that street racing has been an issue in the area. **Committee Member Swart** provided additional context about police enforcement of street racing.

Committee Member Schmieder asked how much a unit will cost. **Mr. Maerowitz** replied approximately 800,000 dollars.

PUBLIC COMMENTS
None.

MOTION:
Committee Member Beckerleg Thraen made a motion to recommend approval of Z-91-25-6, per the staff recommendation. **Committee Member Schmieder** seconded the motion.

Committee Member Whitesell stated that this property could be a housing property, and the staff report does not mention the Housing Phoenix Plan, adding that approving a luxury vehicle garage at this location defies logic.

VOTE:
17-1; motion to recommend approval of Z-91-25-6, per the staff recommendation, passed; Committee Members Abbott, Augusta, Baumer, Beckerleg Thraen, Eichelkraut, Grace, Jurayeva, Langmade, McClelland, Schmieder, Sharaby, Siegel, Swart, Todd, Williams, Paceley, and Fischbach in favor. Committee Member Whitesell opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-91-25-6
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Request From	R-5
Request To	PUD
Proposal	PUD to allow a self-service storage facility and R-5 uses
Location	Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road

VPC DISCUSSION:

Committee Member Jurayeva joined the meeting during this item, bringing quorum to 17 members.

No members of the public registered to speak on this item.

APPLICANT PRESENTATION

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the proposed site, surrounding context and streets, the proposed development and design and performance standards, noting noise limits and a prohibition on outdoor activities.

QUESTIONS FROM COMMITTEE

Committee Member Sharaby asked if the developer had built this type of development before and what would be the size of the units. **Mr. Maerowitz** replied that the developer had not built this type of development before and that the height inside the units would be 30 feet. **Mr. Sharaby** asked whether there would be any outdoor activities. **Mr. Maerowitz** replied there would be a requirement written into the PUD that would not allow outdoor activities.

Committee Member Todd asked for clarification on the proposed side building setbacks. **Mr. Maerowitz** replied that the proposal is for the buildings to abut the property line.

Committee Member Noel noted that many applications are presented to the Committee based on the fact there is a need for housing in Phoenix and asked why housing couldn't be constructed here, and if the existing R-5 is not feasible. **Mr. Maerowitz** replied that the site is rather narrow and it would be challenging to do many units here.

Committee Member Guevar asked about pedestrian access at the side lot lines. **Mr. Maerowitz** replied there would not be pedestrian access to the adjacent properties. **Mr. Guevar** asked if powerlines would be undergrounded, if the units would be owned individually, and if there would be customizations for each unit. **Mr. Maerowitz** replied that the units would be owned, the powerlines are not able to be undergrounded, and that the builder will allow customizations for each unit.

Mr. Sharaby asked about the cost for each unit. **Mr. Maerowitz** replied it would likely be about 800,000 dollars for a finished product. **Mr. Sharaby** asked if someone could live in the unit. **Mr. Maerowitz** replied that it's not anticipated that people would live in the units, but someone could choose to stay there, noting that the units would be finished with bathrooms.

Committee Member Whitesell asked how far the neighboring building to the west is set back from the property line. **Mr. Maerowitz** replied it is about 5 feet and does not have much landscaping. **Mr. Whitesell** asked about the driveway width and the distinction between self storage and a repair garage. **Mr. Maerowitz** replied that the driveway is around 55 feet wide and that the expectation is not that extensive vehicle repairs would be conducted on site.

Committee Member Jurayeva asked if there are any design photos of the interior of the units. **Mr. Maerowitz** replied that they would consider having some for the next hearing.

Committee Member Grace asked if the CC&Rs will limit business in each garage. **Mr. Maerowitz** replied that the CC&Rs have not been drafted yet.

Chair Fischbach stated that the applicant should give thought to adding restrictions in the PUD regarding what activities can be done in each garage unit.

Committee Member McClelland asked if this type of development has been done before. **Mr. Maerowitz** replied that there are examples of this in Arizona. **Mr. Sharaby** noted they are prevalent in the Scottsdale Airpark, and people will be working on the cars and a certain amount of noise will be made.

Mr. Grande provided context about the allowance of residential use in the PUD. **Chair Fischbach** noted that the applicant should consider a restriction in the PUD on overnight stays.

Committee Member Schmieder asked how noise will be managed. **Mr. Maerowitz** replied that they considered that cars can be loud and have added noise limits that can be enforced by the City and will be in the CC&Rs.

Ms. Schmieder asked about outreach conducted to adjacent neighbors. **Mr. Maerowitz** replied that letters were sent to the owners of the apartments, but they haven't heard from them.

Committee Member Guevar asked for an analysis of why this project is the highest and best use for the site.

Ms. Jurayeva asked how many cars would fit in each garage. **Mr. Maerowitz** replied they could fit up to 4 cars.

Committee Member Langmade asked about security measures for the cars. **Committee Member Swart** replied that it would be a gated development and that these would mostly be luxury cars that have enhanced security by the owners.

Committee Member Swart commented that when the police are called for a noise complaint, they do not have the proper equipment to measure the decibel level. **Mr. Maerowitz** replied that the zoning ordinance does have decibel limits and the City has issued violations for noise.

Ms. Schmieder asked if noise levels have been an issue at these types of developments. **Mr. Swart** replied that many exotic cars are over 70 decibels, but the owners tend to take very good care of the cars and likely don't make much noise with the engines.

Mr. Sharaby noted that this development will be busy because of its location in town.

Chair Fischbach suggested the applicant consider qualitative limits regarding the noise issue.

Mr. Guevar suggested looking into sound dampening building materials and plants.

PUBLIC COMMENTS
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
December 4, 2025

ITEM NO: 13	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-91-25-6 (Arcadia Motor Club PUD)
Location:	Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road
From:	R-5
To:	PUD
Acreage:	1.45
Proposal:	Planned Unit Development to allow a self-service storage facility and R-5 uses
Applicant:	GO Industrial, LLC
Owner:	5301 East Thomas Road, LLC
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Camelback East 9/9/2025 Information only.
Camelback East 11/4/2025 Approval, per the staff recommendation. Vote: 17-1.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion:

Commissioner Sorenson made a MOTION to deny Z-91-25-6. Vice-Chairman Boyd seconded that motion. The MOTION failed by a vote of 4-5 (Busching, Gorraiz, Hu, James, Odegard-Begay).

Another motion was made as detailed below.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-91-25-6, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz
Second: James
Vote: 5-4 (Boyd, Jaramillo, Matthews, Sorenson)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is consistent with the character of the surrounding area.

2. The proposal will facilitate new development at an appropriate location with appropriate development standards.

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 Arcadia Motor Club 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 20, 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 8, D. Development Standards, D2. Minimum Landscape Standards Table, Row a, North: Delete “shall be landscape per E3.a.”

2. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south half of Thomas Road.

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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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.

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 E

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-91-25-6 Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**X**	**applicant**	
APPEALED FROM:	PC 12/4/2025	7140 North 20th Street Phoenix, AZ 85020			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 1/7/2026	Larry Whitesell 602-370-8453 thepeakna@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: The Planning Commission voted 5 Yes and 4 No on a motion to approve the application. The chairperson stated she was on the fence about how to vote and was the deciding Yes vote. This matter warrants consideration by the City Council.					
RECEIVED BY:	12/11/2025	**RECEIVED ON:**	Camryn Thompson		

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Teresa Garcia/ Andrew Birkelbach
Micah Alexander
PDD GIS
Byron Easton (for PHO appeals only)
Village Planner - Anthony Grande
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX

DEC 1 1 2025

Planning & Development Department

The **PLANNING COMMISSION** agenda for **Decembrer 4, 2025** 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. **December 11, 2025**.

   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., **December 11, 2025**.

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. **December 11, 2025**.

   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. **December 18, 2025**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-91-25-6 Arcadia Motor Club PUD		5301 E Thomas Rd Phoenix 85008
APPLICATION NO.		LOCATION OF APPLICATION SITE
December 4, 2025		Camryn Thompson
DATE APPEALED FROM	☒ OPPOSITION ☐ APPLICANT	PLANNER (PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Larry Whitesell	Larry Whitesell
PRINTED NAME OF PERSON APPEALING	SIGNATURE
7120 N 20th St	December 10, 2025
STREET ADDRESS	DATE OF SIGNATURE
Phoenix, AZ 85020	602-370-8453
CITY, STATE & ZIP CODE	TELEPHONE NO.
thepeakna@gmail.com	
EMAIL ADDRESS	

REASON FOR REQUEST

The Planning Commission voted 5 Yes and 4 No on a motion to approve the application. The chairperson stated she was on the fence about how to vote and was the deciding Yes vote. This matter warrants consideration by the City Council.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

October 23, 2025

To:
Planning and Development Department
200 West Washington, 2nd Floor,
Phoenix, Arizona, 85003

From:
John Kobierowski
5245 E Thomas Road
Pheonix, Arizona 85018

Subject: Support letter for Arcadia Motor Club, PUD Rezoning Case No. Z-91-25-6

Dear Members of the Phoenix City Council,

As the owner of the Venture on 52nd Apartments, the multi-family residential property located at 5245 E. Thomas Road, which is west of and immediately adjacent to the proposed Arcadia Motor Club project at 5301 E. Thomas Road, I wish to express my written support for Case No. Z-91-25-6 and request your decision to approve this rezoning proposal.

I have spoken with the applicant and I understand that approval of this rezoning request will facilitate the redevelopment of this vacant dirt lot into a luxury condominium car club facility, helping to enhance the community with high-quality development and attractive future investment to this area. I appreciate that this project is a quiet and low-traffic generating land-use as well as the overall building height restriction of 34 feet, which I understand is lower than otherwise permitted under existing R-5 zoning.

I look forward to having Arcadia Motor Club as a neighbor following your approval of this rezoning case. Thank you for your careful consideration of this request.

Sincerely,

John Kobierowski
Venture on 52nd LLC, an Arizona limited liability company

ATTACHMENT G

From: Larry Whitesell <thepeakna@gmail.com>
Sent: Tuesday, December 2, 2025 1:30 PM
To: PDD Planning Commission
Subject: Item 13 Case Z-91-25-6 Planning Commission Meeting 4 December 2025
Attachments: Z-91-25 Whitesell Oppo Submission - Planning Commission.pdf

Dear Planning Commission Members -

Regarding Item 13 Case Z-91-25-
my opposition to the application for the Arcadia Auto Club PUD.

I look forward to speaking at the upcoming meeting. Hopefully you will find this advance submission of my comments helpful in your careful consideration of this case.

Larry Whitesell, Co-chair
the PEAK NA
602-370-8453

Planning Commission Meeting
December 4, 2025
Z-91-25-6 Arcadia Auto Club PUD

OPPOSITION POSITION

This case begs the question: What are the priorities: Housing people or housing vehicles?

I. Arcadia Auto Club Application
   A. Prioritizes 100% vehicle storage and zero dwelling units
   B. Does not support the City's priority of creating and preserving more housing
      1. 1.5 acre parcel zoned R-5 could provide 65 dwelling units, by right. (43.5 DU/acre)
      2. 1.5 acre parcel would typically be approved for 120 – 140 multifamily units with rezoning to PUD (60-70 DU/acre)
   C. Is not consistent with the General Plan

II. Staff Report
   A. Pg 3, item 2: "The proposal for self-service storage use is not consistent with the General Plan Land Use Map designation...."
   B. Pg 2: Lists meeting these applicable city priorities:

Applicable Plans, Overlays, and Initiatives
Complete Streets Guiding Principles – See Background Item No. 12.
Shade Phoenix Plan – See Background Item No. 13.
Transportation Electrification Action Plan – See Background Item No. 14.
Conservation Measures for New Development – See Background Item No. 15.
Phoenix Climate Action Plan – See Background Item No. 16.
Zero Waste PHX – See Background Item No. 17.

   C. Does not include the highest priority: the **Housing Phoenix Initiative**

III. Recent City Council actions prioritize dwelling units over other zoning ordinances
   A. Effectively eliminated single family residential zoning to address the housing shortage 1 dwelling unit at a time
      Per Attachment A – Housing Phoenix Quarterly Report July 2025-September 2025, pg 1
      1. Reduced the number of parking spaces in multifamily housing units to provide more dwelling units instead of parking (Multifamily Parking TA)
      2. Allowed up to 3 dwelling units on single family zoned districts throughout the city (ADU TA)
      3. Allowed up to 4 dwelling units (fourplexes) on single family zoned parcels in the central business district (Middle Housing TA)

B. Other recent council actions prioritize residential use
   1. Allowed redevelopment of commercial property to residential use without going through the rezoning process (Multifamily residential development and adaptive reuse)
   2. Restricted data storage facilities from locating in areas that could be used for housing

IV. There is a luxury vehicle storage development already within a half mile of this proposed project. 2823 N 48th St. Hightail - "Arcadia's first luxury car condo project!"

Hightail Arcadia
2823 N 48th St | Phoenix, AZ 85008

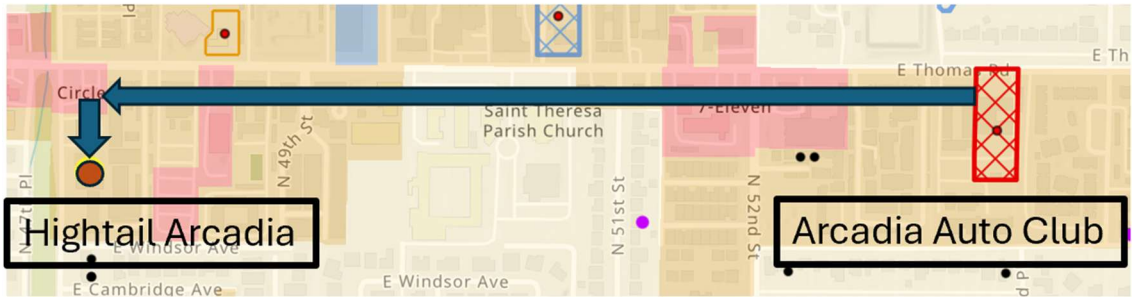
TCN WORLDWIDE REAL ESTATE SERVICES

Property Details

Sale Price:	$995,000
Property Type:	Office
Building Class:	A
Building Size:	1,668 SF

Property Description

Welcome to Hightail, Arcadia's first luxury car condo project! With R-5 zoning, these 1,668 sq. ft. units offer a versatile mix of personal warehousing, restricted commercial, and personal living space options. Architecturally designed spaces seamlessly blend flexibility, functionality, and style. Featuring a 24'x48' footprint, soaring 22' ceilings, full envelope insulation, and high standard finish—each space is crafted for efficiency and comfort. Premium features include a 14'x14' insulated overhead door, assigned parking, fire sprinklers, and pre-wired security/Wi-Fi. Elevate your experience with curated upgrades such as epoxy flooring, Bend-Pak car lifts, EV charging, luxury finishes, and smart automation. Gated entrance with private community pickleball court. Perfectly positioned in Arcadia near 48th St & Thomas Rd, with easy access to Old Town Scottsdale, the Camelback Corridor, and Sky Harbor Airport, this is where innovation meets convenience.



ATTACHMENT A – Housing Phoenix Plan Quarterly Report – July 2025-Septermber 2025, pg 1

INITIATIVE 2: Amend Current Zoning Ordinance To Facilitate More Housing Options **A: Affordable Housing Incentives**	75%	Dec 31, 2021	Multifamily Parking TA approved by City Council on 1/24/24 Multifamily residential development and adaptive reuse TA to address recent changes to state statute was approved by City Council 2/19/25
B: Update Zoning Ordinance to Expand Housing Options	75%	Dec 31, 2021	2 of 3 mobile home TAs were approved 2023 Q2 Accessory dwelling units (ADU) TA was approved by City Council 9/6/23 ADU TA to address recent changes to state statute was approved by City Council 11/20/24
C: Expand The Walkable Urban Code	100%	March 31, 2021	The WU Code TA (Z-TA-3-19) was approved by City Council on 2/2/22

From: jvrich@gmail.com
Sent: Wednesday, December 3, 2025 4:17 PM
To: PDD Planning Commission
Subject: Please oppose 12.6.25 agenda item 13: Z-91-25-6 Arcadia Auto Club PUD

Dear Planning Commissioners,
In recent years I have seen a great many zoning changes in residential areas from single family or low density zones to high density multifamily.
general plan and harm nearby neighbors. The public is told these changes are necessary because Phoenix desperately needs more housing. Somehow, the general plan, which is updated regularly and distributes land uses throughout the city in a rational way, is consistently out of date, even minutes after it is adopted by a vote of the Phoenix citizenry. Ignoring the general plan overlooks the fact that many city decisions about infrastructure and the allocation of services are based on the plan. Not following the plan creates inefficiency, thus reducing the quality of services and increasing costs for all Phoenix residents.

The property in this case is at a location where the current zoning is high density residential and that zoning is what is in the general plan. The site is therefore assured sufficient infrastructure and services for the anticipated residents. Yet instead of creating much needed housing for people, the proposed zoning change would provide expensive parking for cars.

I don't understand.

Since Phoenix needs more housing, why not build it where it is planned for instead of putting it where it doesn't belong? Does the general plan represent the city's vision for the future - an orderly layout of land uses that are supported by infrastructure and services? Or is it like a model home-- just a design suggestion that property owners need not follow?

I urge you to oppose Z-91-25-6 and support increased housing where it is planned and currently zoned.

Thank you for your consideration,

Jackie Rich
85012

City of Phoenix

Report

Agenda Date: 1/7/2026, **Item No.** *100

REQUEST TO WITHDRAW (SEE ATTACHED MEMO) (CONTINUED FROM OCTOBER 15, NOVEMBER 5 AND DECEMBER 3, 2025) - Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6

Request to hold a public hearing on the Planning Hearing Officer rezoning application for the following item and consider adoption of the Planning Commission recommendation on September 4, 2025.

Summary

Application: PHO-1-25--Z-323-79-6
Existing Zoning: C-O
Acreage: 1.16

Applicant: Brett Slavicek, Slavicek Holdings, LLC
Owner: Slavicek Holdings, LLC
Representative: Jason Morris, Withey Morris Baugh P.L.C.
Appellant: Kurt Waldier, Gilbert Blilie, PLLC

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2. Request to delete Stipulation 2 regarding parking ratios.
3. Request to delete Stipulation 3 regarding commencement of construction.
4. Request to modify Stipulation 4 regarding building height.

VPC Action: The Camelback East Village Planning Committee (VPC) opted not to hear this item.
PHO Action: On May 21, 2025, the Planning Hearing Officer took the item under advisement. On July 7, 2025, the Planning Hearing Officer took the item out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.
PC Action: The Planning Commission heard this item on September 4, 2025, and recommended denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification, by a

vote of 5-1.
The Planning Commission recommendation was appealed on September 10, 2025.

Location
Northwest corner of 24th Street and Missouri Avenue
Council District: 6
Parcel Address: 5500 N. 24th Street

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Lori Bays
Assistant City Manager

Date: January 5, 2026

From: Joshua Bednarek JB
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 100 ON THE JANUARY 7, 2026, PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST – REZONING APPLICATION PHO-1-25--Z-323-79-6 – NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

Item 100, Planning Hearing Officer Application No. PHO-1-25--Z-323-79-6. This is a request to modify stipulations of entitlement for a 1.16-acre site located at the northwest corner of 24th Street and Missouri Avenue.

The applicant has requested to withdraw the application from the agenda. Staff recommends withdrawal of the PHO application from the agenda as requested by the applicant.

Approved: _____
Lori Bays
Assistant City Manager

1/5/26
Date

Attachment:
Exhibit A – Applicant's request for withdrawal

Joshua Bednarek

From:	Jason Morris <Jason@wmbattorneys.com>
Sent:	Monday, January 5, 2026 4:45 PM
To:	Kevin L Robinson
Cc:	Stephanie Watney; Paul Gilbert <pgilbert@gilbertblilie.com>; Joshua Bednarek; Jennifer Wingenroth
Subject:	PHO 1-25--Z323-79-6 / NWC 24th Street & Missouri

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.
Report Suspicious

Councilman Robinson,

As my client further evaluates the options available relative to the above-referenced matter, we would request this matter be withdrawn from the January 7th, 2026 City Council agenda. As you are aware, my client has made numerous attempts to settle this matter with the adjacent neighbor and the larger neighborhood group over the course of this proceeding. As no amount of additional stipulations or restrictions were found acceptable, my client is re-evaluating the current request. Rather than ask for a continuance to a date certain, and out of deference to the neighborhood, we are simply requesting this matter be withdrawn from the agenda – understanding any future consideration would require full notice and advertising for a future hearing.

Jason Barclay Morris
Withey Morris Baugh, PLC
2121 East Highland Avenue
Phoenix, AZ 85016
Direct: 602-346-4606

WITHEY MORRIS BAUGH [wmbattorneys.com]

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ATTACHMENT A

Planning Commission Recommended Stipulations
PHO-1-25—Z-323-79-6

Location: Northwest corner of 24th Street and Missouri Avenue

STIPULATIONS:

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	The parking ratio to be one space for every 250 square feet.
~~3.~~	~~Construction to commence within 24 months.~~
~~4.~~ ~~2.~~ 3.	That it be a one-story office complex with a height limitation not to exceed 24 feet.
~~3.~~ 4.	PRIOR TO PRELIMINARY 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.

ATTACHMENT B

City of Phoenix

***REVISED**
Staff Report: PHO-1-25--Z-323-79-6
***September 12, 2025**

APPLICATION #: PHO-1-25--Z-323-79-6

LOCATION: Northwest corner of 24th Street and Missouri Avenue

EXISTING ZONING: C-O

ACREAGE: 1.16

REQUEST: 1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2) Request to delete Stipulation 2 regarding parking ratios.
3) Request to delete Stipulation 3 regarding commencement of construction.
4) Request to modify Stipulation 4 regarding building height.

APPLICANT: Brett Slavicek, Slavicek Holdings, LLC

OWNER: Slavicek Holdings, LLC

REPRESENTATIVE: Jason Morris, Withey Morris Baugh, PLC.

STAFF RECOMMENDATION

Denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer (PHO) recommendation.

PLANNING HEARING OFFICER RECOMMENDATION

On May 21, 2025, the Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Camelback East Village Planning Committee (VPC) opted not to hear this request.

BACKGROUND/ANALYSIS

The subject site consists of 1.16 gross acres located at the northwest corner of 24th Street and Missouri Avenue and is zoned C-O (Commercial Office-Restricted Commercial). The applicant requested the following modification requests (*Enclosure B):

- Modification to Stipulation 1 regarding general conformance with the site plan and rendering.
- Deletion of Stipulation 2 regarding parking ratios.
- Deletion of Stipulation 3 regarding commencement of construction.
- Modification to Stipulation 4 regarding building height.

* The conceptual site plan depicted the proposed second floor addition (957 square feet), existing bay unit at mezzanine, and 33 parking spaces (*Enclosure G). The conceptual elevations depicted a 24-foot-tall building with proposed slate roof tile, stone veneer framing to match the existing stone, a metal roof, and decorative wood pop-outs (*Enclosure H).

The appellant argues the PHO states in his findings for Request 4 “I support the rationale in the original decision" in regards to the original zoning case, during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing as well as allowing an increase in the parking ratio (*Enclosure A).

PREVIOUS HISTORY

On March 10, 1980, the Phoenix City Council approved Rezoning Case No. Z-323-79-6, a request to rezone approximately 1.16 acres located at the northwest corner of 24th Street and Missouri Avenue from RE-35 (Single-Family Residence) to C-O (Commercial Office-Restricted Commercial) (*Enclosure E). The proposed development was intended for professional offices.

The Planning Commission recommended denial of the case by a vote of 6-1 on, per staff recommendation, on November 28, 1979 (*Enclosure K). The staff recommendation indicated the following pros and cons of the case (*Enclosure L):

Pros:

- The parcel is on a major street.
- C-O zoning requires a site plan review.

Cons:

- The property was reasonably developed under the RE-35 zoning.
- Approval would lead to similar requests for lots on the west side of 24th Street and worsen traffic congestion on this street.
- Does not meet the recommended density designation of the 0-2 residential units per the 1985 Urban Forms Plan.

*

The City Council approved the rezoning to C-O with four stipulations to ensure the property remain compatible with the surrounding land uses (*Enclosure E).

NEIGHBORHOOD CONCERNS

Public Correspondence
Ninety-seven letters of support were received, indicating the proposed improvements will not cause any harm to the neighborhood, will not change its character, and will provide architecture that will make the building look more iconic (*Enclosure M).

Fifty-two letters of opposition were received, indicating concerns with the building height, the applicant's failure to obtain proper permits, the promotion of commercial development in a residential neighborhood, the building not meeting building code requirements, and privacy issues (*Enclosure N). A petition of opposition was submitted, containing over 140 signatures, including some members who rescinded their support for the case due to misinformation (*Enclosure O).

GENERAL PLAN LAND USE MAP DESIGNATION

Residential 1 to 2 dwelling units / acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	C-O	Professional Office
North:	RE-35	Vacant Residential Lot
East: (Across 24th Street):	PAD-6	Single-Family Residential

South (Across Missouri Avenue):	RE-35	Single-Family Residential
West:	RE-35	Single-Family Residential

PLANNING HEARING OFFICER FINDINGS

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26 feet-2 inches measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2.~~	~~The parking ratio to be one space for every 250 square feet.~~
~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.

3.	PRIOR TO PRELIMINARY 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.

Enclosures:

A- Appeal Documents (3 pages)
B- Applicant's Narrative for PHO-1-25--Z-323-79-6 (17 pages)
C- Aerial Map
D- Zoning Map
E- Approval Letter for Z-323-79-6 (1 page)
F- PHO Summary for PHO-1-25--Z-323-79-6 from May 21, 2025 (7 pages)
G- Conceptual Site Plan, date stamped April 2, 2025
H- Conceptual Elevations, date stamped April 2, 2025 (3 pages)
I- Stipulated Site Plan for Z-323-79-6
J- Stipulated Elevations for Z-323-79-6
K- Planning Commission Summary for Z-323-79-6 (3 pages)
L- Staff Recommendation from original staff report for Z-323-79-6 (2 pages)
M- Letters of support for PHO-1-25--Z-323-79-6 (102 pages)
N- Letters of opposition for PHO-1-25--Z-323-79-6 (62 pages)
O- Petition of opposition for PHO-1-25--Z-323-79-6 (46 pages)

ENCLOSURE A

PLANNING HEARING OFFICER APPEAL

***REVISED – 7/8/2025**

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

CASE NUMBER:	**PHO-1-25--Z-323-79-6**		
LOCATION:	Northwest Corner of 24th Street and Missouri Avenue		
PHO HEARING DATE:	May 21, 2025 (taken out from under advisement on July 7, 2025)	**RECEIVED:**	July 7, 2025
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	*September 4, 2025 **TENTATIVE DATE**	
	CITY COUNCIL	*October 15, 2025 **TENTATIVE DATE**	

APPELLANT NAME AND ADDRESS/EMAIL:	**PHONE:**
Kurt Waldier Gilbert Blilie PLLC 701 North 44th Street Phoenix, AZ 85008 kwaldier@gilbertblilie.com	480-429-3061

RECEIPT NUMBER:	N/A

REASON FOR REQUEST:

The PHO states in Findings #4 that "I support the rational in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

TAKEN BY:	Greg Harmon

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Byron Easton
PHO Planner Asst – Teresa Garcia
PC Planner Asst – Camryn Thompson
PHO Secretary – Ruth Somoza
PC Secretary – Vikki Cipolla-Murillo
GIS Team
Raquel Moreno – Posting

*REVISED 7/8/2025

CITY OF PHOENIX

JUL 07 2025

Planning & Development Department

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

*May 21, 2025 – PHO-1-25--Z-323-79-6 Taken out from under Advisement on **July 7, 2025***

The PLANNING HEARING OFFICER agenda for ***July 7, 2025*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *August 27, 2025*, Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on ***July 14, 2025***. (There is a **$630.00 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission 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. ***July 14, 2025***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-1-25--Z-323-79-6 (APPLICATION NO.) — **Northwest corner of 24th Street and Missouri Avenue** (LOCATION OF APPLICATION PROPERTY)

Kurt Waldier, Gilbert Blilie PLLC (NAME (PLEASE PRINT)) ☒ OPPOSITION ☐ APPLICANT

701 N 44th St (STREET ADDRESS:) kwaldier@gilbertblilie.com (EMAIL:)

Phoenix, AZ 85008 (CITY, STATE AND ZIP CODE) 480-429-3061 (TELEPHONE NO)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

May 21, 2025 – PHO-1-25--Z-323-79-6 Taken out from under advisement

APPEALED FROM *July 7, 2025* (DATE) **PHO HEARING TO *9/4/2025** (DATE) **PC HEARING**

SIGNATURE: Kurt Waldier DATE: 7/7/2025

REASON FOR APPEAL: The PHO states in Findings #4 that "I support the rationale in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: GLH

Copies to: Case File | PHO Planner – Teresa Garcia | PHO Secretary – Ruth Somoza

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-1-25--Z-323-79-6
Council District: 6

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Slavicek Holdings LLC	Owner	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Jason Morris, Withey Morris Baugh, PLC	Representative	2525 E Arizona Biltmore Cir, Suite A-212 Phoenix AZ 85016	6022300600		hannah@wmbattorneys.com
Brett Slavicek, Slavicek Holdings LLC	Applicant	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Kurt Waldier, Gilbert Blilie, PLLC	Appellant	701 North 44th Street Phoenix AZ 85008	480-429-3061		kwaldier@gilbertblilie.com

Property Location: Northwest corner of 24th Street and Missouri Avenue
Acreage: 1.16

Geographic Information

Zoning Map	APN	Quarter Section
I9	164-46-017	Q20-32
Village: Camelback East		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: K J Waldier DATE: 7/7/2025

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,725.00	$0.00	04/02/25	PHO (3+ stipulations)

ENCLOSURE B

WITHEY MORRIS BAUGH

April 2, 2025

VIA HAND DELIVERY

Byron Easton
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Modification of Stipulations - Case No. Z-323-79 – NWC 24th Street and Missouri Avenue, Phoenix

Dear Mr. Easton:

This firm represents Brett Slavicek (the "Owner") regarding the proposal to renovate their law office building located at 5500 N. 24th Street in Phoenix, which is also known as Maricopa County APN 164-46-017 (the "Property"). This Property is a transitional piece between single-family residential and the Camelback Road corridor, which has intensive development and height. Please see attached **Exhibit A** for an aerial view of the Property. As explained herein, the proposed development requires modification of stipulations, which were approved 46 years ago per rezoning case Z-323-79, to accommodate the minor renovation to the existing office building.

BACKGROUND

The current office is a well-known charming building along 24th Street that resembles a stone home with architecturally distinct facades, copper turret, ample landscaping, flowers, and no signage. The C-O zoning for the site was approved in 1980, and the structure was built in 1982. The low impact of the current use on the site, the considerate design of the building, and care of the Property has created an asset to the neighborhood.

The original rezoning approval and exhibits are attached at **Exhibit B**.

PROPOSAL

Due to the age of the existing building and need to modernize, the Owner would like to improve the interior of the building and offer additional office space (approximately 1,000 square feet beyond what exists in the current mezzanine). These offices will stay within the current building footprint and existing building height of 24 feet. In addition to interior improvements, the building exterior will keep its charm, while updating aged elements such as the roof, which will convert to slate and add more copper, and additional landscaping.

The proposed site plan, elevation, and rendering are attached at **Exhibit C.**

STIPULATION MODIFICATION

To allow the proposed renovation of the Property, the Owner requests the following modification of stipulations approved for Z-323-79:

1. THE ~~D~~development SHALL ~~to~~ be in GENERAL conformance with the site plan and ~~rendering.~~ ELEVATIONS DATED_____, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Rationale: This stipulation has been modified to reflect the updated site plan and elevations for the minor office renovation.

~~2. The parking ratio to be one space for every 250 square feet.~~

Rationale: The parking should be consistent with the current and more modern city of Phoenix parking ratios, which are met with the proposal.

~~3. Construction commences within 24 months.~~

Rationale: This stipulation was accomplished with the original building and therefore is obsolete for this request.

4. THE BUILDING HEIGHT SHALL ~~That it be one-story office complex with a height limitation~~ not ~~to~~ exceed 24 feet.

Rationale: The intent of the original stipulation is still met with the height limitation of 24 feet, and this modification would clarify and accommodate the proposed building renovation.

CONCLUSION

This minor office renovation will maintain the appeal and architectural integrity of the current building, while providing more modern office building. The thoughtful proposal of the additional space positioned within the existing building footprint and height continues the tradition of being a good neighbor.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By
Jason B. Morris

Attachments

EXHIBIT A

E Marshall Ave
N 23Rd Pl
E MISSOURI AVE
E Luke Ave
E Marshall Ave
E Thunderbird Trl
N 25th St

EXHIBIT B

CITY OF PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

1. Development to be in conformance with the site plan and rendering.

2. The parking ratio to be one space for every 250 square feet.

3. Construction to commence within 24 months.

4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *

24TH. STREET
NORTH
SITE PLAN
1/8" = 1'-0"
MISSOURI
E-303.79

EXHIBIT C

ARCHITECT:

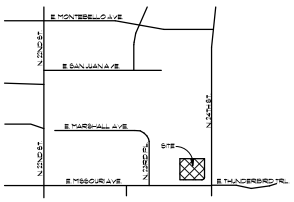
CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-9600
echavez@echavez.net

APPLICANT:

CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-9600
echavez@echavez.net

OWNER

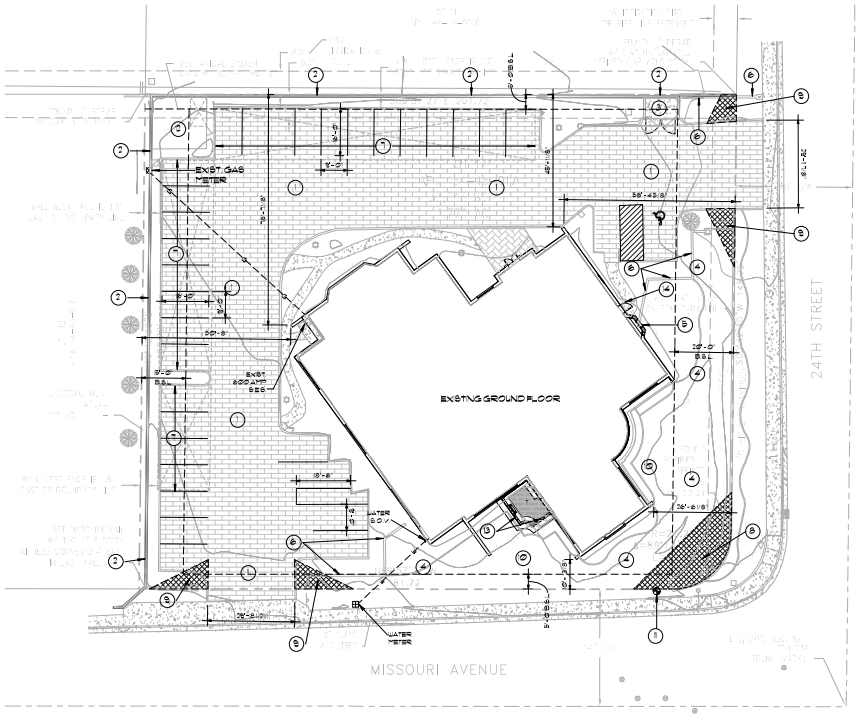
SLAVICEK HOLDINGS LLC
8500 N. 24TH ST.
PHOENIX AZ. 85016



VICINITY MAP
N.T.S.

KEY NOTES:

1. EXISTING PAVERS.
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 7'-0" X 6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING.
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION.
11. EXISTING FIRE HYDRANT.
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 3D RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 3D RENDERING.



SITE PLAN
1"=20'-0"

GRAPHIC SCALE: INCH = 20 feet
0 20' 40' 60' 80'

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE NTO SECOND FLOOR
LEGAL DESCRIPTION:	LOT 7, SAN SOUCI ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 89 OF MAPS, PAGE 2.
SITE ADDRESS:	8500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXST. BLDG HEGHT:	+/-26'-0" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

2,782 SQ. FT. x 80%=2,8 "3.4/300= 33 SPACES

ZONING CASE #:

Z-303-78

STIPULATIONS:
1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

CHAVEZ ◇ AIA
ARCHITECTURE • DEVELOPMENT • COMMERCIAL • RESIDENTIAL • INTERIOR DESIGN
4720 EAST CHOLLA STREET PHOENIX, ARIZONA
602.493.9711 / 992.9600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

EDWARD D. CHAVEZ
A.I.A. ARCHITECT
(602) 992-9600

CHAVEZ & ASSOCIATES RETAIN ALL STATUTORY OWNERSHIP OF THIS DESIGN, INCLUDING, BUT NOT LIMITED TO, COPYRIGHT AND COMMON LAW RIGHTS. THIS DESIGN IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS DESIGN AND/OR DESIGN DOCUMENTS BY CHAVEZ & ASSOCIATES. ANY UNAUTHORIZED USE OF THIS DESIGN AND/OR DESIGN DOCUMENTS WILL RESULT IN IMMEDIATE LEGAL ACTION AGAINST THE PARTY RESPONSIBLE FOR SUCH UNAUTHORIZED USE. ALL RIGHTS ARE RESERVED. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN PERMISSION OF CHAVEZ & ASSOCIATES. THESE DOCUMENTS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CHAVEZ & ASSOCIATES.

SLAVICEK
8500 N. 24TH ST., PHOENIX, AZ 85016

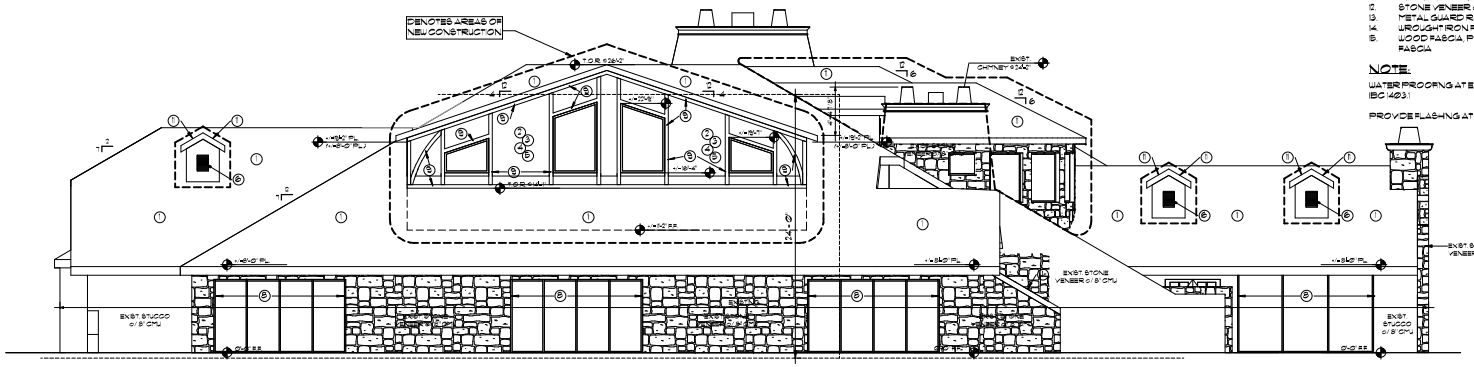
date	issue/revisions
08.18	
08.18	

JOB NUMBER
--

SHEET DESCRIPTION
SITE PLAN

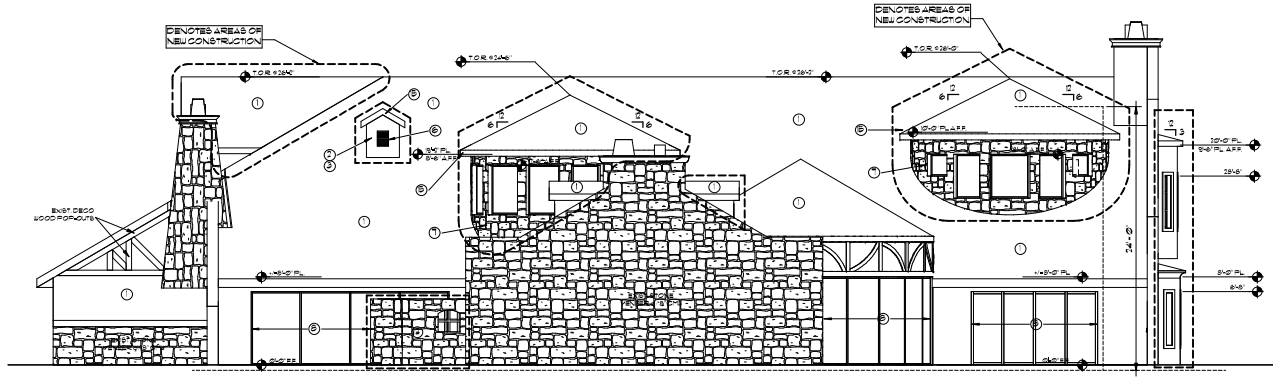
DATE
MARCH 18, 2025

A1



WEST ELEVATION

1 3/16" = 1'-0"



SOUTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. SLATE ROOF TILE.
2. SAINKOTE STUCCO PER ICC ESR#1729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OR GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR#2868 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR / WDW TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

EDWARD D. CHAVEZ
A.I.A. ARCHITECT
602/955-8600

SLAVICEK

8500 N. 24TH PL., PHOENIX, AZ 85028

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SINCE 1972

date	issue
date	revisions

JOB NUMBER

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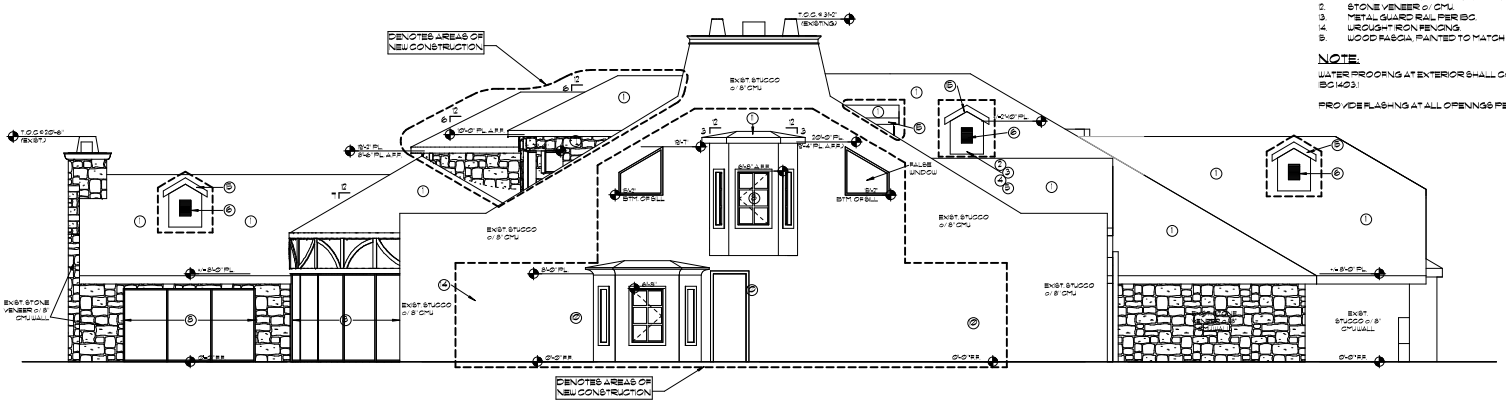
SHEET DESCRIPTION

EXTERIOR ELEVATIONS

DATE

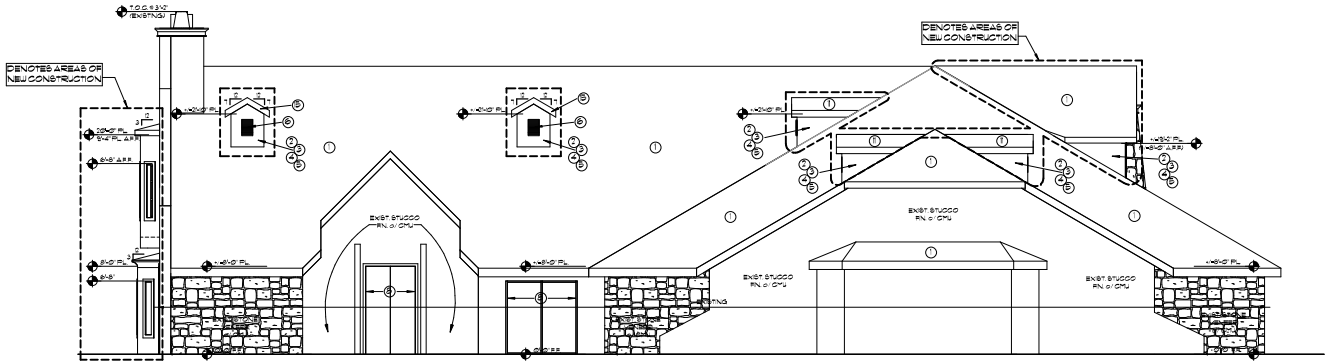
MARCH 18, 2025

A9



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #28 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR #1278 (SAND FINISH TEXTURE)
3. 2x4 WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT - SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR #1668 OR EQUAL) O/ FRAMING MATCH EXISTING STONE
8. EXISTING DOOR (DOU TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH O/ 8" CMU.
11. METAL ROOFING MATCH EXISTING.
12. STONE VENEER O/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

REGISTERED ARCHITECT
21340
EDWARD D. CHAVEZ
ARIZONA U.S.A.

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3500 N. 24TH ST. PHOENIX, AZ 85016

EDWARD D CHAVEZ
A.I.A. ARCHITECT
(602)553-8600

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SHEET DESCRIPTION

EXTERIOR ELEVATIONS

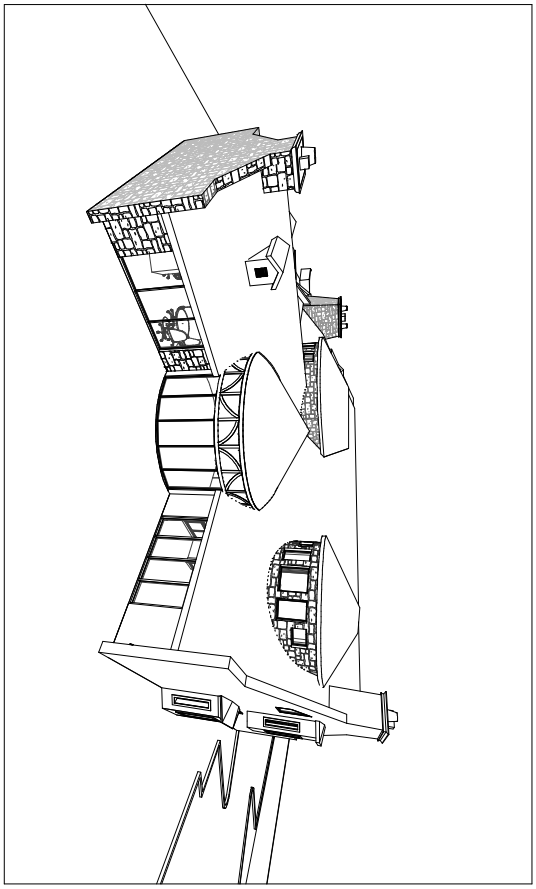
DATE

MARCH 18, 2025

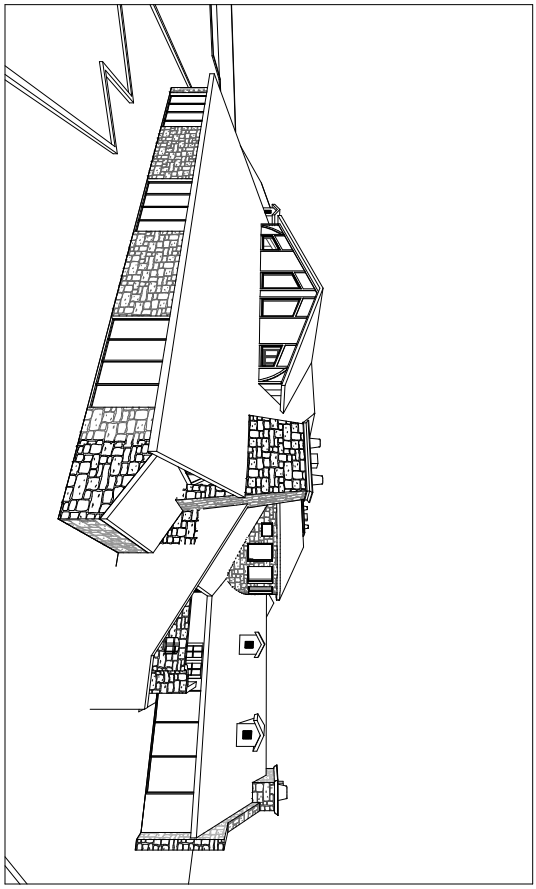
A10

692

R-New Exterior View 1



R-New Exterior View 2



date	layout
date	revisions

JOB NUMBER
1

SHEET DESCRIPTION
ELEVATIONS

DATE
MARCH 18, 2023

A1

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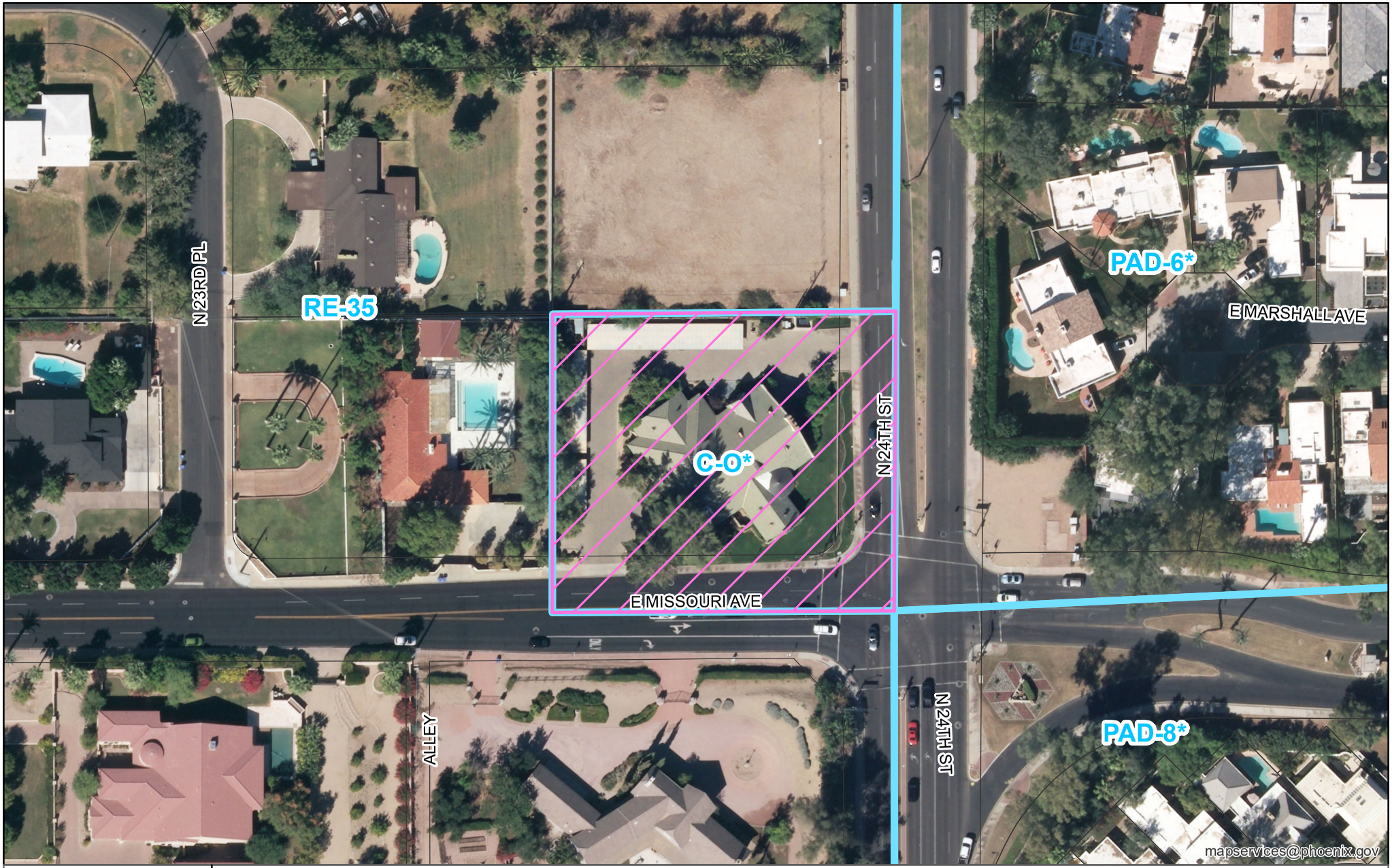
EDWARD D. CHAVEZ
ARIZONA
CERTIFICATE

ENCLOSURE C



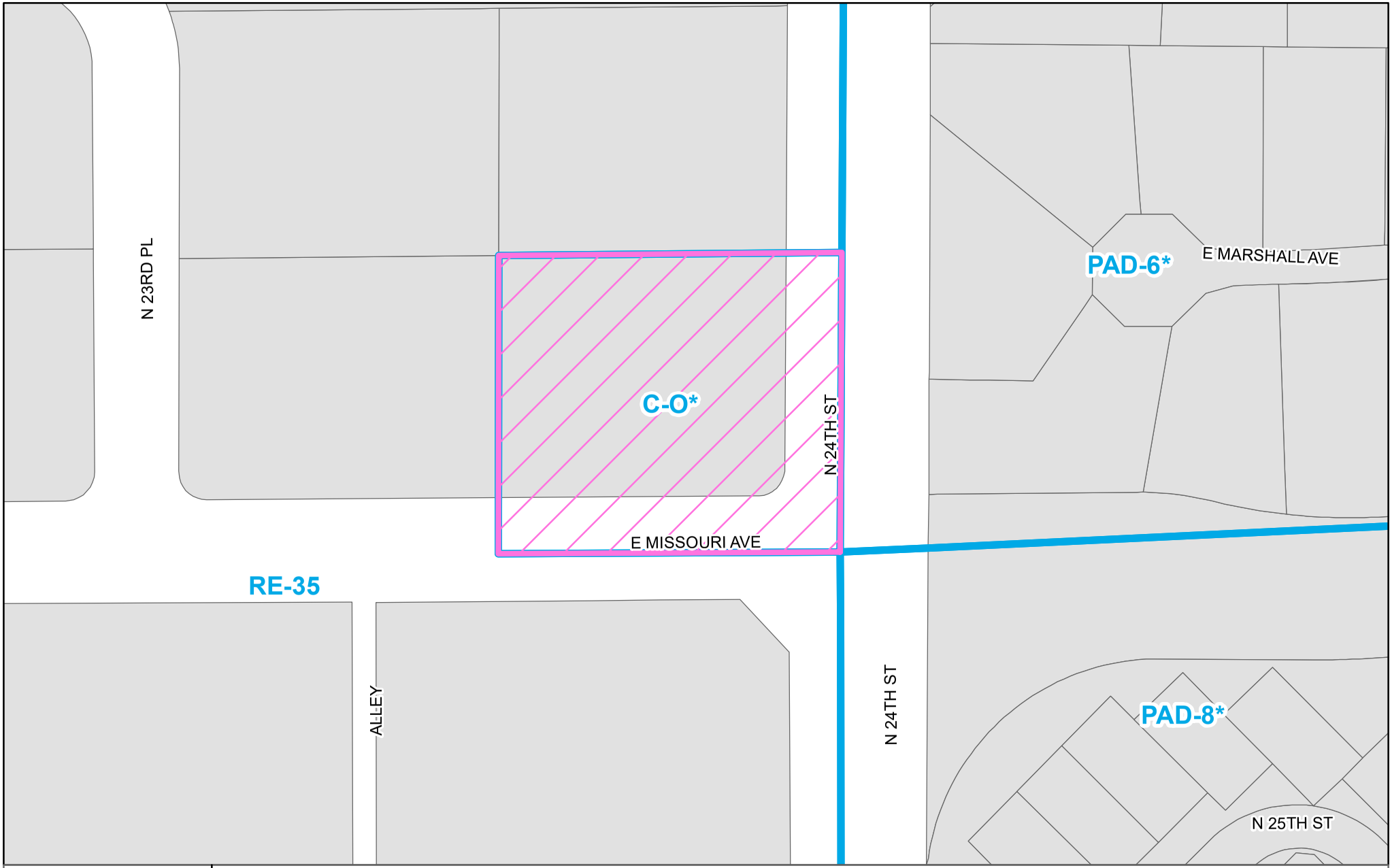
PHO-1-25--Z-323-79-6	**Property Location: Northwest corner of 24th Street and Missouri Avenue**

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

ENCLOSURE D



PHO-1-25--Z-323-79-6

Property Location: Northwest corner of 24th Street and Missouri Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

669

ENCLOSURE E

CITY OF PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

Mod 1. Development to be in conformance with the site plan and rendering.

Del 2. The parking ratio to be one space for every 250 square feet.

Del 3. Construction to commence within 24 months.

Mod 4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

ENCLOSURE F

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

May 21, 2025

ITEM NO: 5	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-1-25--Z-323-79-6
Location:	Northwest corner of 24th Street and Missouri Avenue
Zoning:	C-O
Acreage:	1.16
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Request to delete Stipulation 2 regarding parking ratios. 3) Request to delete Stipulation 3 regarding commencement of construction. 4) Request to modify Stipulation 4 regarding building height.
Applicant:	Brett Slavicek, Slavicek Holdings LLC
Owner:	Slavicek Holdings LLC
Representative:	Jason Morris, Withey Morris Baugh, LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

DISCUSSION:

Jason Morris, representative of Withey Morris Baugh PLC, stated he is familiar with the subject site and thought this would be a straightforward PHO request, however, based on the amount of correspondence from the neighborhood, he now thinks differently. He gave an overview of the site and his request to delete Stipulations 1-4. He indicated the area was a target for urbanization in 1979 and the City Council recognized the need for a professional office at this intersection. He stated the current owner has owned the building since 2013 and has been a good neighbor and has maintained the look of the building and landscaping.

He noted the building and parking lot are often underutilized and surrounding neighbors have used the parking lot when they have social gatherings. He stated there are parking canopies along the north and west boundaries of the parking lot and the building is pushed more towards the intersection of 24th Street and Missouri Avenue, thus creating separation from the surrounding residential uses.

He explained that the project will primarily be an interior remodel with just a few exterior changes; they do not intend to increase the building height, change the use, or add a second floor. He stated there is an existing mezzanine that meets the definition of a mezzanine in the Zoning Ordinance and in addition, a City of Phoenix Municipal Judge who heard the original Neighborhood Services violation case. He explained that the applicant is proposing the addition of two and a half meeting rooms to an existing space that contains a law library and a small kitchen and the total square footage they are requesting includes an interior mezzanine space addition of approximately 1,000 square feet.

Byron Easton, Planning Hearing Officer, asked Mr. Morris to clarify why the existing 1,411 square foot mezzanine space is being incorporated into the new total floor space.

Mr. Morris clarified there are three levels to the building: a small basement, the main level and the existing mezzanine space, which has been in place for some time. He stated their request is just to add an additional 1,035 square feet; there will be no new mezzanine or new floor space added.

Mr. Easton asked if the total floor space is the sum of the new floor space and the existing floor space. Mr. Morris confirmed this was correct.

Mr. Morris gave an overview of their request to modify Stipulation 1 regarding general conformance to the site plan and rendering. The request is meant to address the exterior changes proposed on the site. The project scope originally focused on updating the roof to a slate roof and that warranted a larger remodel of the building, including a new turret structure featuring a copper roof. He reiterated the height of the building will remain under the approved 24-foot height limit that was stipulated in the original rezoning case. He noted the mezzanine level on the west side of the building will include windows that will be screened by 4 levels of foliage and will face southwest towards Missouri Avenue. In addition, the windows will be 5 feet above floor level to provide interior light and views of the sky but will not provide views into the neighbor’s property adjacent to the west.

He discussed his request to modify Stipulation 2 regarding parking ratios by noting the current parking standards are being met and the parking lot has rarely been at maximum capacity. The parking lot is only full occasionally on the weekends, when the owner has allowed neighbors to use it for personal gatherings. He stated the renovations will be uniform with the neighborhood

character and a second floor will not be added. He clarified that the mezzanine is not a second story, and the property owner does not intend to exceed 24 feet in height. Mr. Morris stated regardless of how much misinformation had been circulated in the neighborhood, they have received 78 letters and 91 signatures in support of the PHO request.

Paul Gilbert, representative of Beus Gilbert, stated he spoke on behalf of several neighbors in opposition. He gave an overview of the site and the history of the rezoning case. He indicated the original zoning stipulations were intended to protect the neighborhood and make lasting commitments to the surrounding neighbors. He stated the applicant has not been the good neighbor that he claims to be.

He noted the site is “spot zoned” and is the only commercial zoned property within a 2,000-foot radius. He noted the surrounding density is low density residential, therefore the use is inconsistent with the General Plan designation of Residential 1 to 2 du/acre. He stated the original case faced public opposition, and Staff and the Planning Commission recommended denial of the application. The City Council minutes indicated the building was revised from a two-story building to a one-story building with no mezzanine and the windows were not to exceed 8 feet in height. He stated the applicant intended to change the parking ratio to 1 space for every 300 square feet instead of 1 space for every 250 square feet. He noted the owner proceeded with construction of the second story without obtaining the proper permits, even though the building was deemed unsafe. He stated the only permit obtained was a roof permit, but no permits were pulled for the other renovations. He stated the owner’s claims about the existing mezzanine were not consistent with the narrative nor Mr. Morris’ presentation. He states the project will support multistory office uses along 24th Street and encourage other property owners to start construction without acquiring the appropriate permits first. He stated the parking lot has been full on multiple occasions, prompting people to park in the surrounding neighborhood, including himself when he’s attended a seminar in the building.

Mr. Morris expressed his disagreement with Mr. Gilbert. He stated some neighbors who switched their position on the case were given incorrect information. He reiterated the applicant is only adding 1,035 square feet, the site plan Mr. Gilbert presented was incorrect, and they intend to meet the parking standards per the Planning and Development Department. He stated he appreciates and respects Mr. Gilbert’s opinion, but the applicant never made a commitment to preserving the current appearance of the building, he only committed to keeping the building appearance consistent with the character of the neighborhood. He reiterated that a mezzanine is not the same as a new floor or story. The applicant is remaining compliant with the definition of a mezzanine and are not increasing the building height. He said the PHO hearing is not a litigation regarding the non-permitted construction, but a way for the owner to demonstrate compliance with City requirements.

Brett Slavicek, the current property owner, stated he wanted more space to accommodate his son going to law school. He noted that he was not advised the proper permits were not obtained nor of the window height restriction. He reiterated the definition of a mezzanine may be considered a floor, but not a story and intends on meeting the 24-foot building height. He stated he is undergoing the PHO process to correct the violations.

Peter Drake, a member of the public speaking in opposition to the request, stated he is familiar with this case and has lived in the neighborhood for many years. He stated there is no justification to change the building since the neighborhood has not been subject to any residential to commercial conversions since 1980.

Bill Shubert, a member of the public speaking in opposition to the request, stated he's an active member of the neighborhood and has experience with contracting and development. He stated the original applicant of the rezoning case was able to convince some neighbors to withdraw their opposition because of the original stipulations that were granted. He reiterated that modifying the stipulations and doing unpermitted construction is no way to treat the neighborhood.

Dennis Clifford, a member of the public speaking in support of the request, lives across the street from the site and does not see an increase in height. He stated the members of the public that spoke in opposition to the request are exaggerating the impact of the requests and the building modifications will not negatively affect the neighborhood. He stated the owner is trying to accommodate the neighbors and indicated he attended the same seminar Mr. Gilbert attended and that was the only time the parking lot was full.

Greg Nadeau, a member of the public speaking in support of the request, said the property owner is doing a great job of keeping the property clean. He stated the new square footage added will not affect the building height and will enhance the appearance of the building.

Mr. Easton asked Mr. Morris if he knew when the mezzanine was built. Mr. Morris stated he remembers being inside the building in the 80's and thinks it was part of the original rezoning case. He stated the City Council minutes Mr. Gilbert referred to were referring to a proposed building that was intended to be 30' in height. Mr. Easton asked if they provided a rendering that indicated the window height. Mr. Morris stated they did not. He asked Mr. Morris to elaborate on how a mezzanine is not considered a floor or story. Mr. Morris said the definition is laid out in the Zoning Ordinance.

He asked Mr. Morris if a mezzanine is not a story, then why is the applicant requesting to delete Stipulation 4. Mr. Morris stated he is asking to work in the confines of the height requirement.

Mr. Easton stated he received a large amount of correspondence from members of the public during the review period. He received several more letters and emails directly leading up to the hearing and did not have an opportunity to review all the correspondence. In addition, information was presented during the hearing that he would like to verify, including the definition of mezzanine, any past rulings related to the mezzanine and the permit history tied to this parcel. He stated that he would take the case under advisement in order to consider the multitude of arguments in opposition and support of the request, both as presented at the hearing and received via mail and/or email.

FINDINGS:

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26'-2" measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2~~.	~~The parking ratio to be one space for every 250 square feet.~~

~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.
3.	PRIOR TO PRELIMINARY 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.

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ENCLOSURE G

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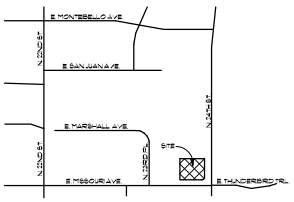
echavez@echavez.net

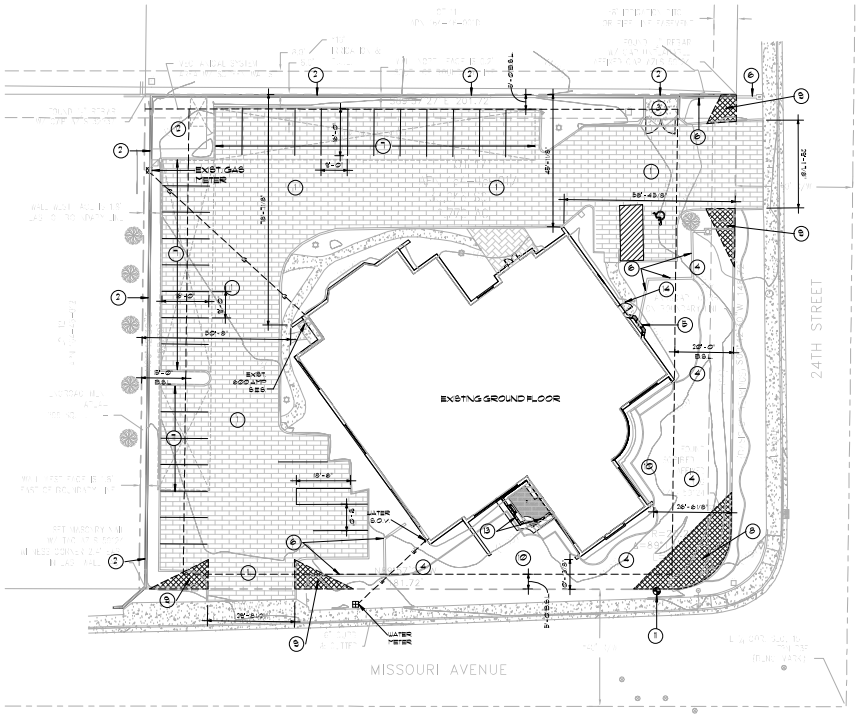
OWNER
SLAVICEK HOLDINGS LLC
8500 N. 24TH ST.
PHOENIX AZ. 85016



VICINITY MAP
N.T.S.

KEY NOTES:

1. EXISTING PAVERS.
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 7'-0" X 6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING.
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION.
11. EXISTING FIRE HYDRANT.
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 180 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 180 RENDERING.



SITE PLAN
1"=20'-0"

GRAPHIC SCALE: INCH = 20 feet
0 20' 40' 60' 80'

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE INTO SECOND FLOOR
LEGAL DESCRIPTION:	LOT 7, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 89 OF MAPS, PAGE 2.
SITE ADDRESS:	8500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,468 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXST. BLDG HEIGHT:	+/-26'-0" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

2,782 SQ. FT. x 80%=2,19 "2,4/300= 33 SPACES

ZONING CASE #:

Z-323-79

STIPULATIONS:
1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

CITY OF PHOENIX
APR 02 2025
Planning & Development Department

REGISTERED ARCHITECT
21360
EDWARD D. CHAVEZ
ARIZONA U.S.A.

SLAVICEK
8500 N. 24TH ST., PHOENIX, AZ 85016

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A.I.A. ARCHITECT
(602) 992-9600

CHAVEZ ◇ AIA
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602 483-9711 / 992-9600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	issue/revisions
date	date

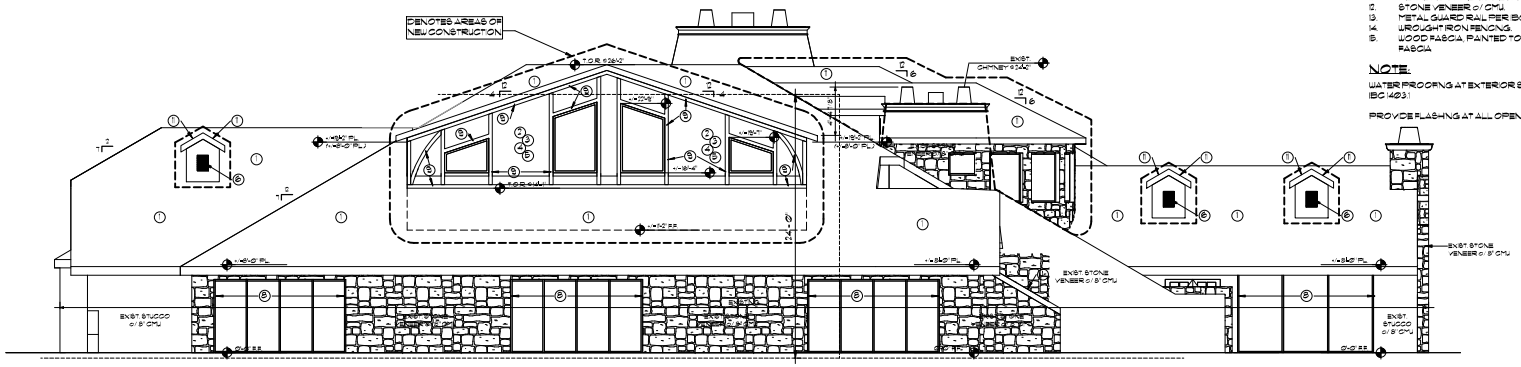
JOB NUMBER
--

SHEET DESCRIPTION
SITE PLAN

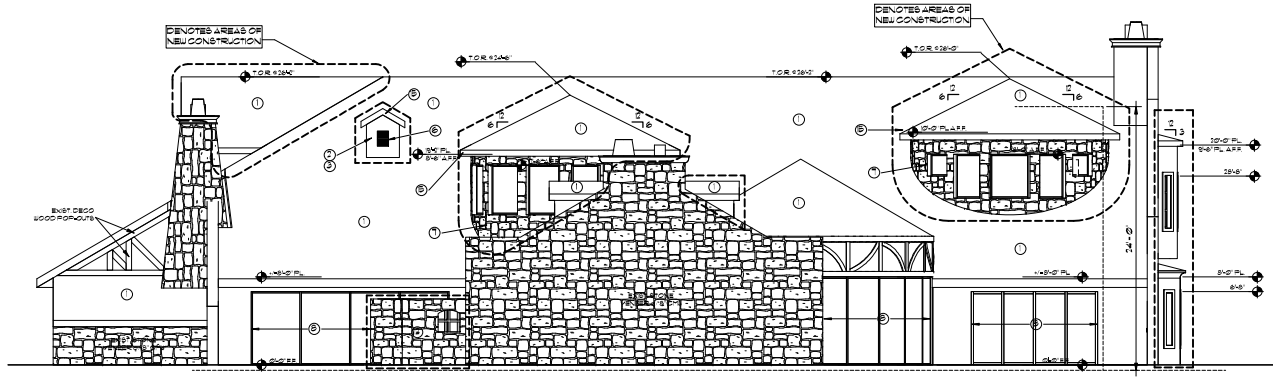
DATE
MARCH 18, 2025

A1

ENCLOSURE H



WEST ELEVATION
1 3/16" = 1'-0"



SOUTH ELEVATION
2 3/16" = 1'-0"

NOTES:

1. SLATE ROOF TILE.
2. SANKOTE STUCCO PER ICC ESR#1729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OR GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR#2868 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR / WDW TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT
21340
EDWARD D. CHAVEZ
ARIZONA U.S.A.

SLAVICEK
8500 N. 24TH PL. PHOENIX, AZ 85028

EDWARD D CHAVEZ
A.I.A. ARCHITECT
(602)882-8800

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JOB NUMBER
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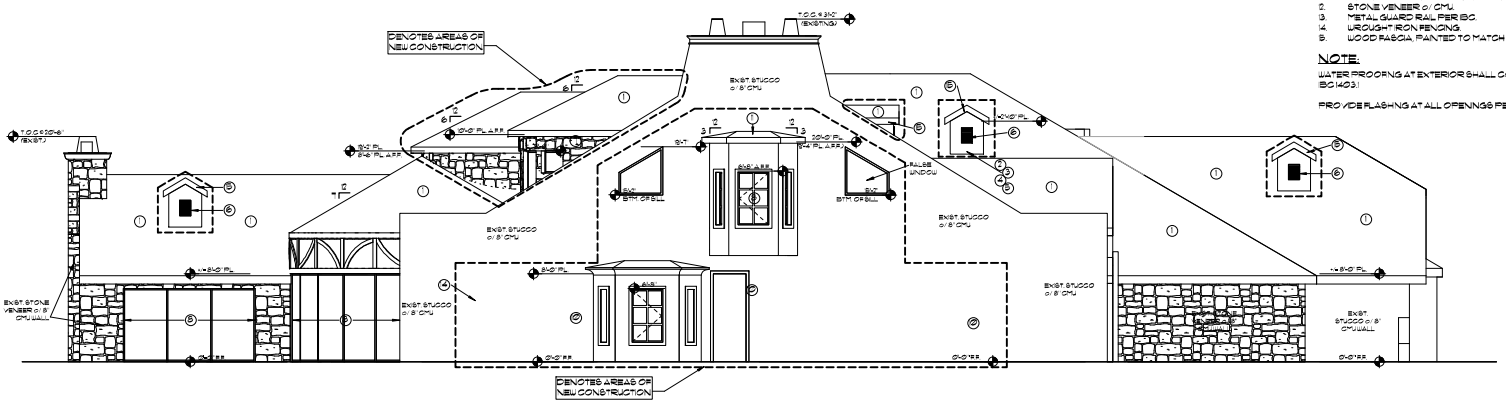
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

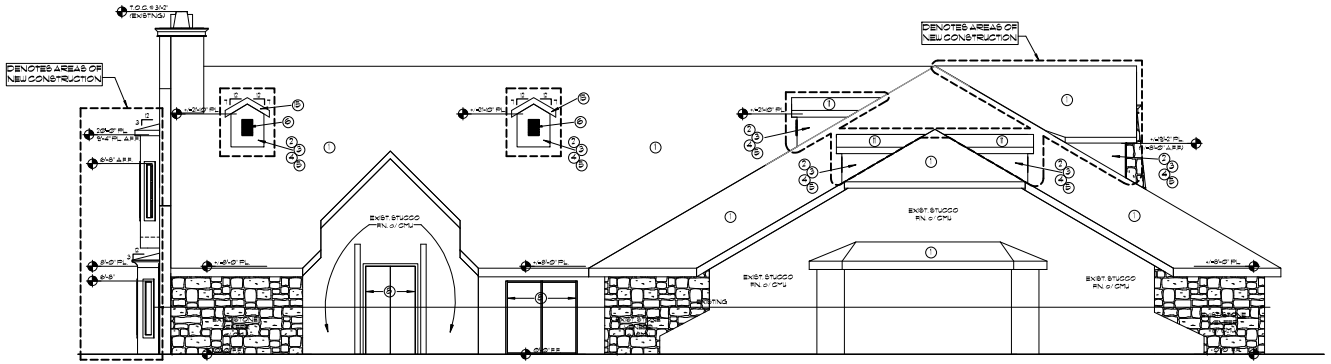
DATE
MARCH 18, 2025

A9



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR 1478 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR 1779 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT - SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR 1668 OR EQUAL) O/ FRAMING MATCH EXISTING STONE
8. EXISTING DOOR (DOU TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH O/ 8" CMU.
11. METAL ROOFING MATCH EXISTING.
12. STONE VENEER O/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

CITY OF PHOENIX

APR 02 2025

Planning & Development Department

SLAVICEK
3500 N. 24TH ST., PHOENIX, AZ 85016

EDUARD D. CHAVEZ
A.I.A. ARCHITECT
(602)955-8600

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date	issue/revisions
date	date

JOB NUMBER

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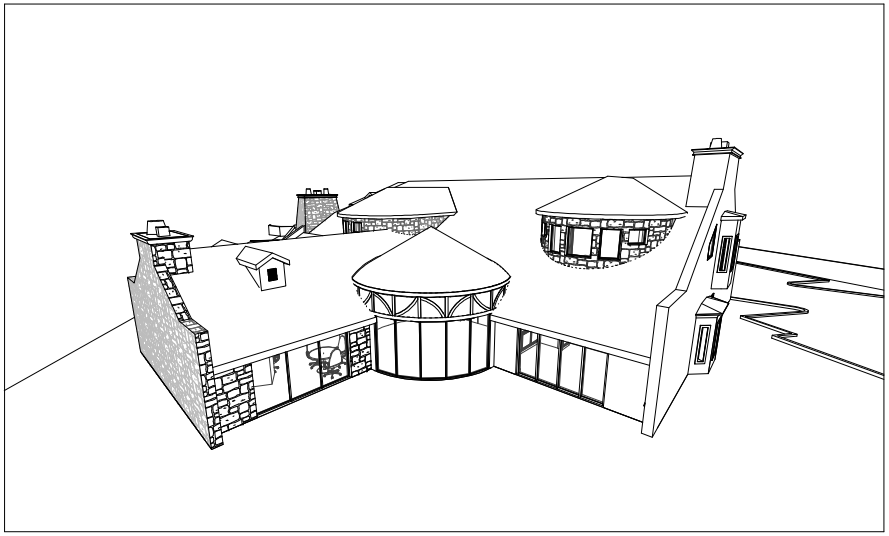
SHEET DESCRIPTION

EXTERIOR ELEVATIONS

DATE

MARCH 18, 2025

A10

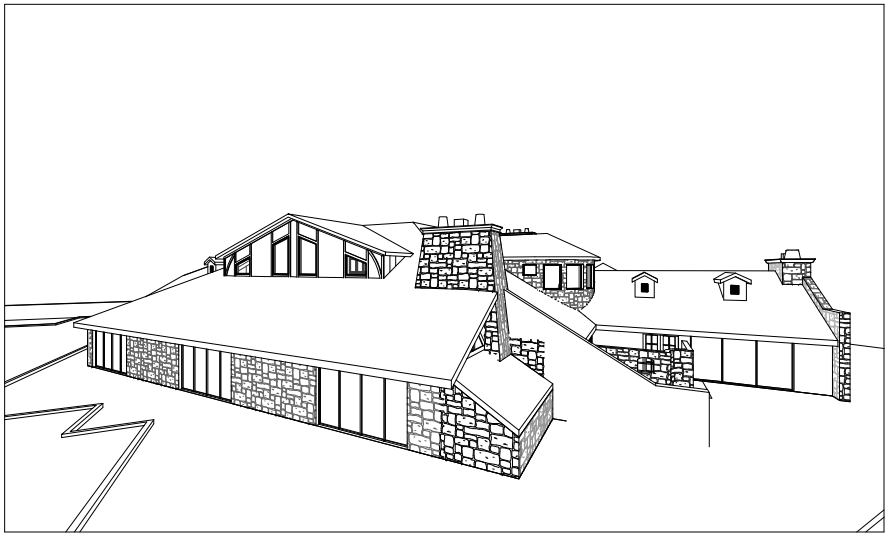


R- New Exterior View 1

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department



R- New Exterior View 2

SLAVICEK

3609 N. 24TH ST. PHOENIX, AZ 85016

EDWARD D. CHAVEZ
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602/955-8600

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date	issue
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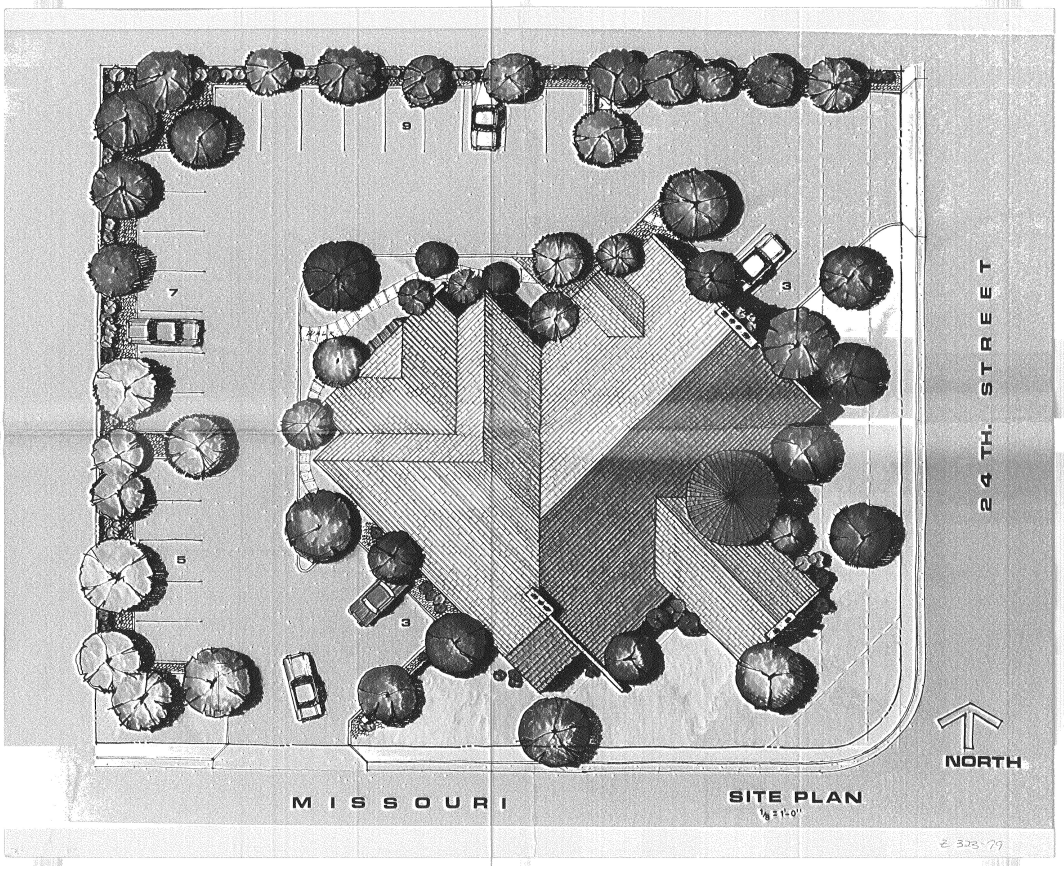
JOB NUMBER
--

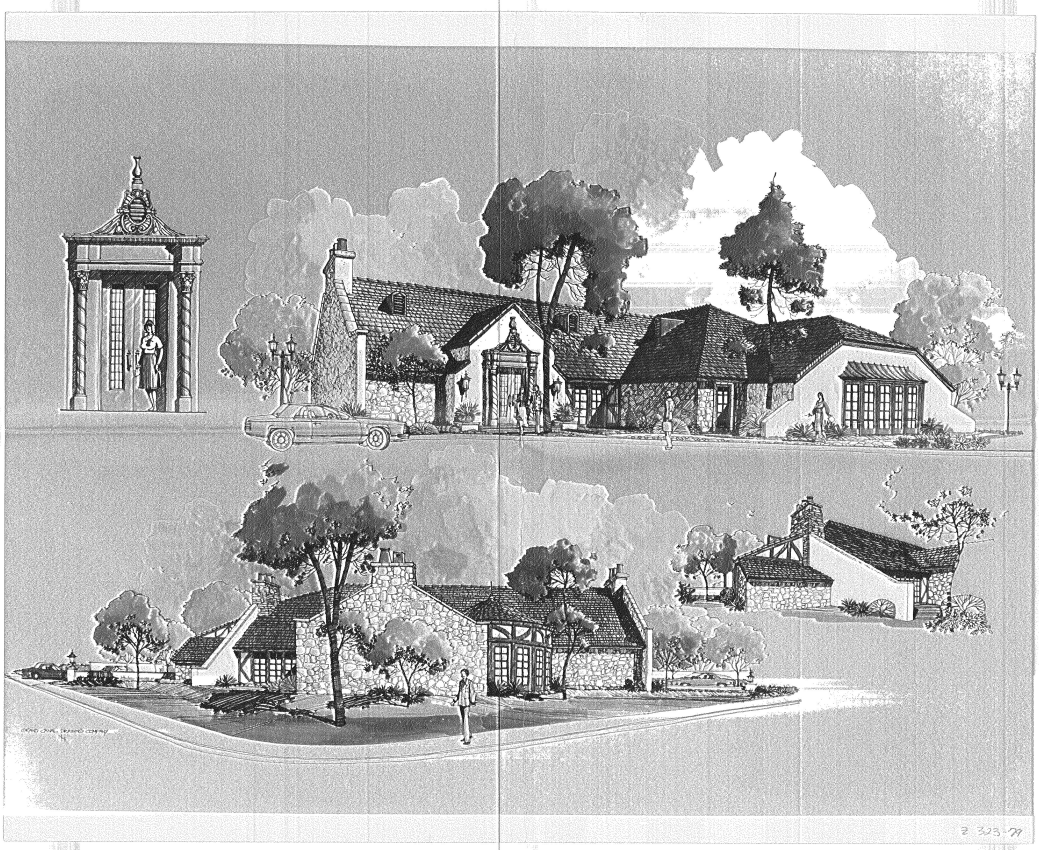
SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025

ENCLOSURE I


24TH. STREET
MISSOURI
NORTH
SITE PLAN
1/8 = 1'-0"
Z-323-79

ENCLOSURE J



ENCLOSURE K

November 28, 1979

Application No.: 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

Mr. Forde read the staff recommendation which was for denial. There has been a petition submitted in opposition to this request (this petition was not submitted in time to plot).

Mr. Richard Schreiber, 7833 North 7th Street, spoke regarding this request. He presented a site plan to illustrate his presentation. He agreed that the property was reasonably developed under its current zoning. He added that there are some prime corners which are not developed and one reason for that was because the corner lots in congested areas are not highly recommended for use on a residential street. He pointed out that the April 6, 1979 traffic count for Missouri and 24th Street indicated a total of 53,000 cars per day at this location; 22,000 vehicles on 24th Street and 31,000 vehicles on Missouri.

Regarding CON No. 2 in the staff report, Mr. Schreiber felt this would not apply in their case because there were not too many similarly situated lots on the west side of 24th Street; this site is unique in that it is a corner lot and is on a major arterial. Regarding CON No. 3, he pointed out that the site was less than 35,000 feet; if developed residentially, there would be only one home built upon it.

Mr. Schreiber reiterated the fact that the parcel is located at the corner of two major streets. He asserted that the trends on 24th Street and on Missouri (from 7th to 17th Street) are towards office buildings and/or related uses. He felt this site would relate to a neighborhood-type office building. He pointed out that they are proposing a 9,000 square foot building, two stories in height. This building would cover approximately 4,500 square feet of the 33,000 square feet of land. He added this would provide a 13 percent lot coverage (the Ordinance allows no more than 30 percent).

Mr. Schreiber continued by saying that will provide landscaping, buffers, perimeter walls, and tree areas. He noted that C-O zoning required site plan approval.

Mr. Schreiber pointed out the many commercial uses in the general area. He added that the divided highway on 24th Street was very wide and was landscaped; it carried the density of traffic well.

Mr. Schreiber noted that there is a subdivision on 24th Street which, when planned, contained a service road and large setbacks; this gives an adequate horizontal division between the cars going by and the homes. However, this site does not have that benefit; it has been fully improved.

There were no others present to speak in favor of this request.

Speaking in opposition was the following person:

Mr. Michael Pierce, 2333 North Central Avenue

Mr. Pierce stated that he represented 14 of the residents in the subdivision which surrounded this site. He presented petitions in opposition to this request. He stated that the corner was residentially zoned; both sides of the Biltmore had been master planned as residential. They agree with the staff's recommendation for denial.

Mr. Schreiber stated that the uniqueness of a site is considered by the Commission and Council on an individual basis. He reiterated his points on the trends of the Missouri Corridor and 24th Street. He added that the property to the north of the site was not developed. He pointed out that the corners of the Biltmore entrance was heavily landscaped. He stated that the residence on the west was approximately 75 feet from the property line. Many of the residences in this area are heavily landscaped.

Mr. Schreiber stated that because of the required site plan approval, they would be able to meet area demands. He asserted that this would be a residentially-styled office building

Mr. Ervanian asked if the traffic count given during the applicant's presentation was the current count or the projected increase when the Southwest Forest Industries and the Western Savings projects were completed.

Mr. Schreiber replied that the count mentioned was the April 6, 1979 Traffic Engineering figure.

Mr. Ervanian asked what the building height would be.

Mr. Schreiber replied that it would be a two-story building, not to exceed 36 feet in height.

Mrs. Roberts stated that anything would look better than what was presently on that corner. However, she had seen two high-priced homes built to the west of this location. She asserted that this is a residential neighborhood and should remain as such.

Mrs. Roberts made the MOTION that Application No. 323-79 be forwarded to the City Council with a recommendation for denial.

Mr. Clark SECONDED the motion.

There being no further discussion, Chairman King called for a vote and the MOTION PASSED six to one with Mr. Ervanian in opposition.

* * * * *

ENCLOSURE L

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *

ENCLOSURE M

For support correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

ENCLOSURE N

For opposition correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION
September 4, 2025

ITEM NO: 17	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	PHO-1-25—Z-323-79-6
Location:	Northwest corner of 24th Street and Missouri Avenue
Existing Zoning:	C-O
Acreage:	1.16
Proposal:	1) Modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Delete Stipulation 2 regarding parking ratios. 3) Delete Stipulation 3 regarding commencement of construction. 4) Modify Stipulation 4 regarding building height.
Applicant:	Brett Slavicek, Slavicek Holdings LLC
Owner:	Slavicek Holdings LLC
Representative:	Jason Morris, Withey Morris Baugh, PLC
Appellant:	Kurt Waldier, Gilbert Blilie, PLLC

ACTIONS:

Village Planning Committee (VPC) Recommendation: N/A

Planning Hearing Officer Recommendation (PHO): The Planning Hearing Officer heard the request on May 21, 2025 and took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation

Staff Recommendation: Approval, per the Planning Hearing Officer recommendation.

Planning Commission Recommendation: Denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to deny PHO-1-25—Z-323-79-6 as filed, and approve with a modification and an additional stipulation, per the Planning Hearing Officer recommendation with a modification to keep Stipulation No. 2.

Maker: Gorraiz
Second: James
Vote: 5-1 (Jaramillo)
Absent: Odegard-Begay, Matthews
Opposition Present: Yes

Findings:

1. The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26’-2” measured to the top of ridge. Note

that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2. The request to delete Stipulation 2 regarding the parking ratio for required parking was added back to ensure the property abides by the originally required parking ratio and reduce the possibility of parking in the right-of-way.

3. The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4. The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5. The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

Stipulations:

1. THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~2. The parking ratio to be one space for every 250 square feet.~~

2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.

~~3. Construction to commence within 24 months.~~

~~4.~~ That it be a one-story office complex with a height limitation not to exceed
~~2.~~ 24 feet.
3.

~~3.~~ PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER
4. 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.

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 D

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	PHO-1-25—Z-323-79-6 Northwest corner of 24th Street and Missouri Avenue	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**X**	**applicant**	
APPEALED FROM:	PC 9/4/2025	701 North 44th Street Phoenix, AZ 85008			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 10/15/2025	Kurt Waldier Gilbert Blilie PLLC 480-429-3061 kwaldier@gilbertblilie.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Second story windows should not be permitted on the property that is stipulated to be a one-story building.					
RECEIVED BY:	9/10/2025	**RECEIVED ON:**		Andrew Birkelbach	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for September 4, 2025 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. September 11, 2025.

   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., September 11, 2025.

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. September 11, 2025.

   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. September 18, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

PHO-1-25--Z-323-79 --Lo
APPLICATION NO.

164-46-017 Northwest Corner of 24th Street and Missouri Avenue
LOCATION OF APPLICATION SITE

9/10/2025
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Kurt Waldier
PRINTED NAME OF PERSON APPEALING

Kurt Waldier
SIGNATURE

701 N 44th St
STREET ADDRESS

9/9/2025
DATE OF SIGNATURE

Phoenix, AZ 85008
CITY, STATE & ZIP CODE

480-429-3061
TELEPHONE NO.

kwaldier@gilbertblilie.com
EMAIL ADDRESS

REASON FOR REQUEST

2nd story windows should not be permitted on the property that is stipulated to be a one-story building.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: September 29, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 114 ON THE OCTOBER 15, 2025, FORMAL AGENDA – PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST - REZONING APPLICATION PHO-1-25--Z-323-79-6 - NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

This memo requests the continuance of the following item on the October 15, 2025, Formal Agenda – Northwest corner of 24th Street and Missouri Avenue. The item is for a proposed one-story office complex.

The Council District 6 Office has requested the item be continued to the November 5, 2025, City Council Formal Meeting to provide the applicant additional time to engage with the community regarding their concerns.

Staff concurs with this request for continuance.

Approved: _____
Alan Stephenson
Deputy City Manager

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 4, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 50 ON THE NOVEMBER 5, 2025, PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST – REZONING APPLICATION PHO-1-25--Z-323-79-6 – NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

This memo serves to request the continuance of the agenda item scheduled for the November 5, 2025, Formal Meeting, concerning the request to modify stipulations of entitlement for a 1.16-acre site located at the northwest corner of 24th Street and Missouri Avenue.

The applicant and appellant have begun developing modifications and additions to the stipulations for the request. Staff recommends continuing this item to the December 3, 2025, City Council Formal meeting to allow additional time for the applicant and appellant to finalize the stipulations.

Approved: _____ 11/4/25
Alan Stephenson — Date
Deputy City Manager

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 24, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 77 ON THE DECEMBER 3, 2025, PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST – REZONING APPLICATION PHO-1-25--Z-323-79-6 – NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

This memo serves to request the continuance of the agenda item scheduled for the December 3, 2025, Formal Meeting, concerning the request to modify stipulations of entitlement for a 1.16-acre site located at the northwest corner of 24th Street and Missouri Avenue.

The applicant and appellant continue developing modifications and additions to the stipulations for the request. Staff recommends continuing this item to the January 7, 2026, City Council Formal meeting to allow additional time for the applicant and appellant to finalize the stipulations.

Approved: _____ 11/24/25
Alan Stephenson
Deputy City Manager
Date