

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, September 17, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

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=e6136035e7930c70285fe3aabdb401fad>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2554 799 2332# (for English) or 2558 955 7054# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2558 955 7054#. 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 2558 955 7054#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 9/17/2025, **Item No.** 1

For Approval or Correction, the Minutes of the Formal Meeting on May 21, 2025

Summary

This item transmits the minutes of the Formal Meeting of May 21, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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



For Approval or Correction, the Minutes of the Formal Meeting on June 4, 2025

Summary

This item transmits the minutes of the Formal Meeting of June 4, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 9/17/2025, Item No. 3

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
From: Mayor Kate Gallego

Date: September 17, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Mayor's Human Trafficking Task Force

Councilman Jim Waring and I recommend the following for appointment:

John Meza

Mr. Meza is the President and CEO of the Arizona Anti-Trafficking Network.

Susan Morris

Ms. Morris is a Senior Program Manager at Catholic Charities Community Services and a resident of District 8.

Planning Commission

I recommend the following for appointment:

Marc Soronson

Mr. Soronson is the Vice President of HDR and a resident of District 2. He replaces Julie Read for a partial term to expire May 1, 2028.



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 Hoffman

Location

2828 W. Country Gables Drive

Council District: 1

Function

Banquet

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

October 26, 2025 - 11 a.m. to 7 p.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.



Liquor License - Estilo Azteca - District 1

Request for a liquor license. Arizona State License Application 354074.

Summary

Applicant

Juanita Esparza, Agent

License Type

Series 12 - Restaurant

Location

3555 W. Pinnacle Peak Road
Zoning Classification: RE-43 SP
Council District: 1

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 September 28, 2025.

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 understand and comply with all relevant laws and regulations regarding the sale and service of alcohol. I have demonstrated responsible business practices, a clean legal record, and a commitment to maintaining a safe and respectful environment for patrons and staff. Additionally, I have completed all required training, such as the Arizona required title IV basic and management training course, I have the financial and managerial capacity to operate a licensed premises responsible and successfully."

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

"The proposed establishment will provide a safe, regulated, and professionally managed environment to gather and socialize. It will contribute to the local economy through job creation, increased tax revenue, and support for nearby businesses. Furthermore, the license will allow the business to meet existing demand in the area, reduce the need for residents to travel outside the community for similar services, and enhance the overall quality and diversity of local dining and entertainment options."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Estilo Azteca - Data

Attachment B - Estilo Azteca - Map

Responsible Department

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

Liquor License Data: ESTILO AZTECA

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	3	1
Beer and Wine Store	10	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	20.67	23.77
Violent Crimes	12.31	2.86	3.5

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

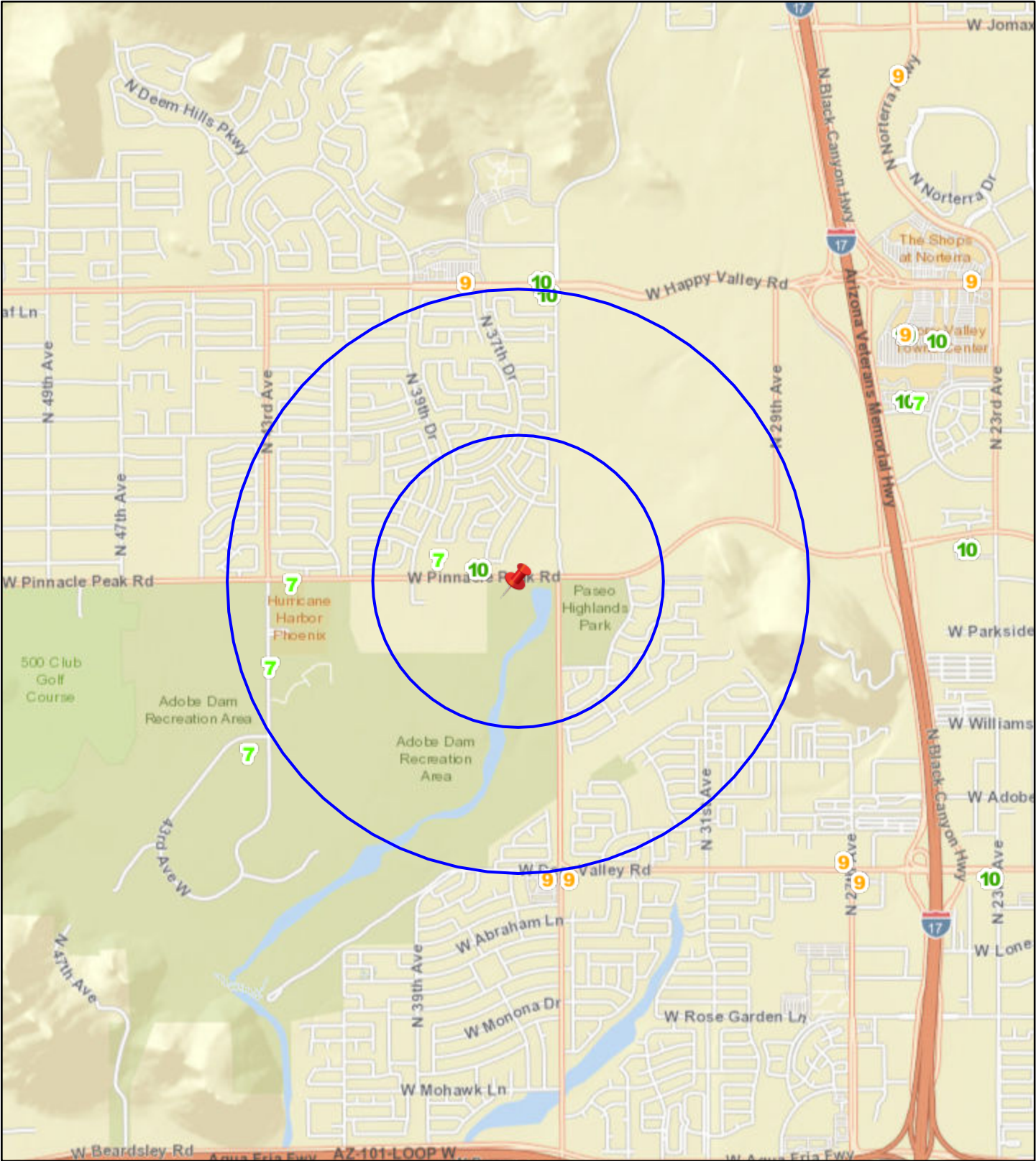
Description	Average	1/2 Mile Average
Parcels w/Violations	41	5
Total Violations	69	6

Census 2020 Data 1/2 Mile Radius

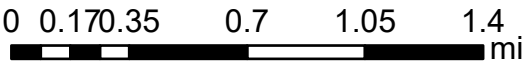
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6118001	3161	920	25	53
6118003	854	255	13	32
6119001	1987	449	11	33
6143001	1104	430	35	12
6145004	1909	510	33	27
Average	1601	393	60	177

Liquor License Map: ESTILO AZTECA

3555 W PINNACLE PEAK RD



Date: 8/12/2025





Liquor License - K3 Market - District 1

Request for a liquor license. Arizona State License Application 354057.

Summary

Applicant

Harun Ozcan, Agent

License Type

Series 9 - Liquor Store

Location

3502 W. Dunlap Avenue
Zoning Classification: C-2
Council District: 1

This request is for an ownership transfer of a liquor license for a liquor store. 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 September 20, 2025.

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.

76 Gas Station (Series 10)
1045 N. 24th Street, Phoenix
Calls for police service: 10
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 hold a certificate for "The Basic Liquor Law Training". This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

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

"This store will provide a safe and secure place for the neighborhood to buy beer, wine and li The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - K3 Market - Data
Attachment B - K3 Market - Map

Responsible Department

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

Liquor License Data: K3 MARKET

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	236.43	254.88
Violent Crimes	12.31	44.05	62.42

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

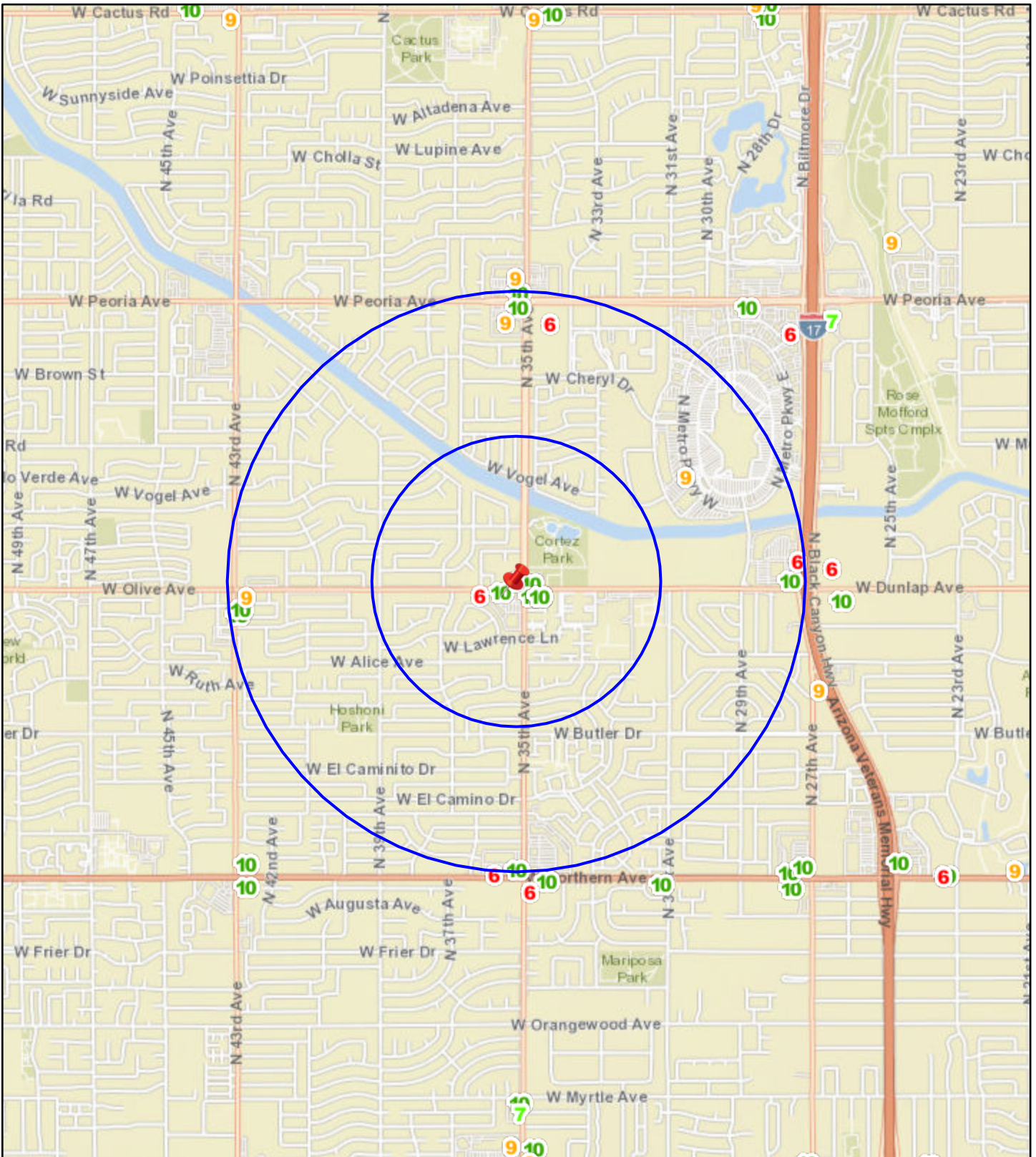
Description	Average	1/2 Mile Average
Parcels w/Violations	40	134
Total Violations	68	255

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042051	1324	539	47	89
1042053	1625	264	18	20
1042054	1560	187	71	626
1042061	1490	436	6	152
1042062	1136	203	29	327
1042063	1361	484	4	163
1056022	1868	197	61	602
1057011	1484	317	33	85
1057021	2689	600	18	316
Average	1601	393	60	177

Liquor License Map: K3 MARKET

3502 W DUNLAP AVE



Date: 8/11/2025

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Report

Agenda Date: 9/17/2025, Item No. 7

Liquor License - Shake Shack #1604 - District 1

Request for a liquor license. Arizona State License Application 354502.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

2222 W. Happy Valley Road

Zoning Classification: PUD

Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in December 2025.

The 60-day limit for processing this application is September 28, 2025.

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:
"Applicant is committed to upholding the highest standards to maintain compliance with all applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Shake Shack offers a wide variety of customized delicious burgers, hot dogs, frozen custard, shakes and more in a modern-day neighborhood restaurant. Applicant would like to offer alcoholic beverages as an incident to the delicious meals served."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Shake Shack #1604 - Data

Attachment B - Shake Shack #1604 - Map

Responsible Department

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

Liquor License Data: SHAKE SHACK #1604

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Beer and Wine Bar	7	3	2
Liquor Store	9	4	3
Beer and Wine Store	10	4	2
Hotel	11	3	1
Restaurant	12	22	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	62.87	164.54
Violent Crimes	12.31	3.26	7.53

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

Property Violation Data

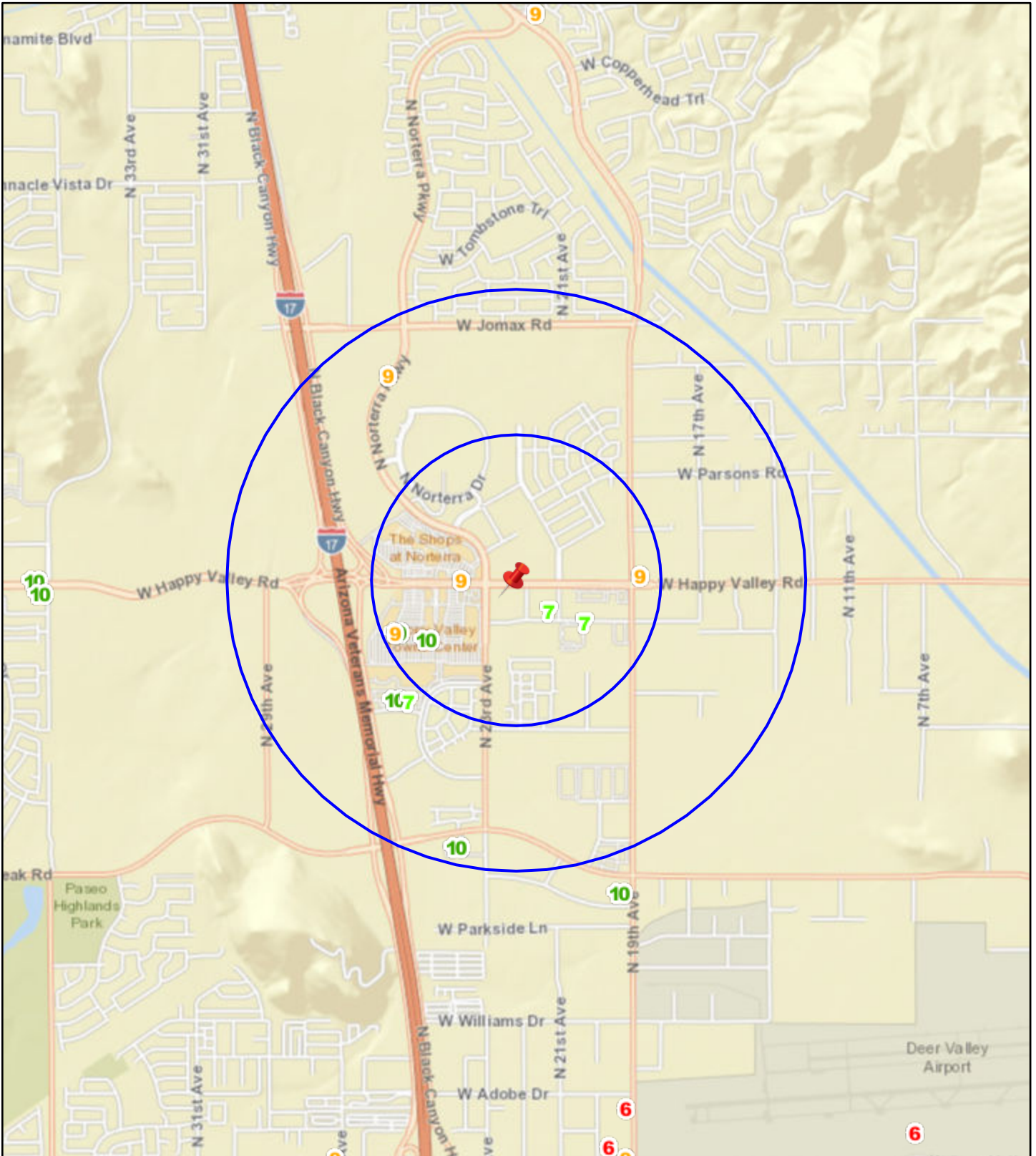
Description	Average	1/2 Mile Average
Parcels w/Violations	41	1
Total Violations	69	1

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6123011	1283	239	38	24
6123012	3501	661	276	286
Average	1601	393	60	177

Liquor License Map: SHAKE SHACK #1604

2222 W HAPPY VALLEY RD



Date: 8/28/2025

0 0.170.35 0.7 1.05 1.4 mi



Report

Agenda Date: 9/17/2025, Item No. 8

Liquor License - Special Event - Arizona Wine Foundation Inc. (November 1, 2025) - District 2

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

Summary

Applicant

Teresa Slade

Location

15215 N. Kierland Boulevard

Council District: 2

Function

Festival

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

November 1, 2025 - 11 a.m. to 5:30 p.m. / 2,500 attendees

November 2, 2025 - 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.



Liquor License - Cactus Racks - District 2

Request for a liquor license. Arizona State License Application 354591.

Summary

Applicant

Shawn Manning, Agent

License Type

Series 12 - Restaurant

Location

30845 N. Cave Creek Road, Ste. 107

Zoning Classification: C-1 PCD

Council District: 2

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. This business has plans to open in October 2025 .

The 60-day limit for processing this application is September 28, 2025.

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:
"Proven compliance with all laws and regulations in prior business operations, financial stability to maintain a lawful, well-run establishment, strict controls over staff training, inventory, and responsible alcohol service, commitment to public safety and preventing over-service."

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

"Cactus Racks provides a safe, well-managed gathering place that supports local jobs, hosts community events, and offers responsible on-premise service. Our establishment enhances the area's dining and entertainment options while fostering a welcoming environment for residents and visitors alike."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Cactus Racks - Data

Attachment B - Cactus Racks - Map

Responsible Department

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

Liquor License Data: CACTUS RACKS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	3	2
Liquor Store	9	3	1
Beer and Wine Store	10	2	0
Restaurant	12	5	3
Craft Distiller	18	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	7.45	9.02
Violent Crimes	12.31	0.53	1.06

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

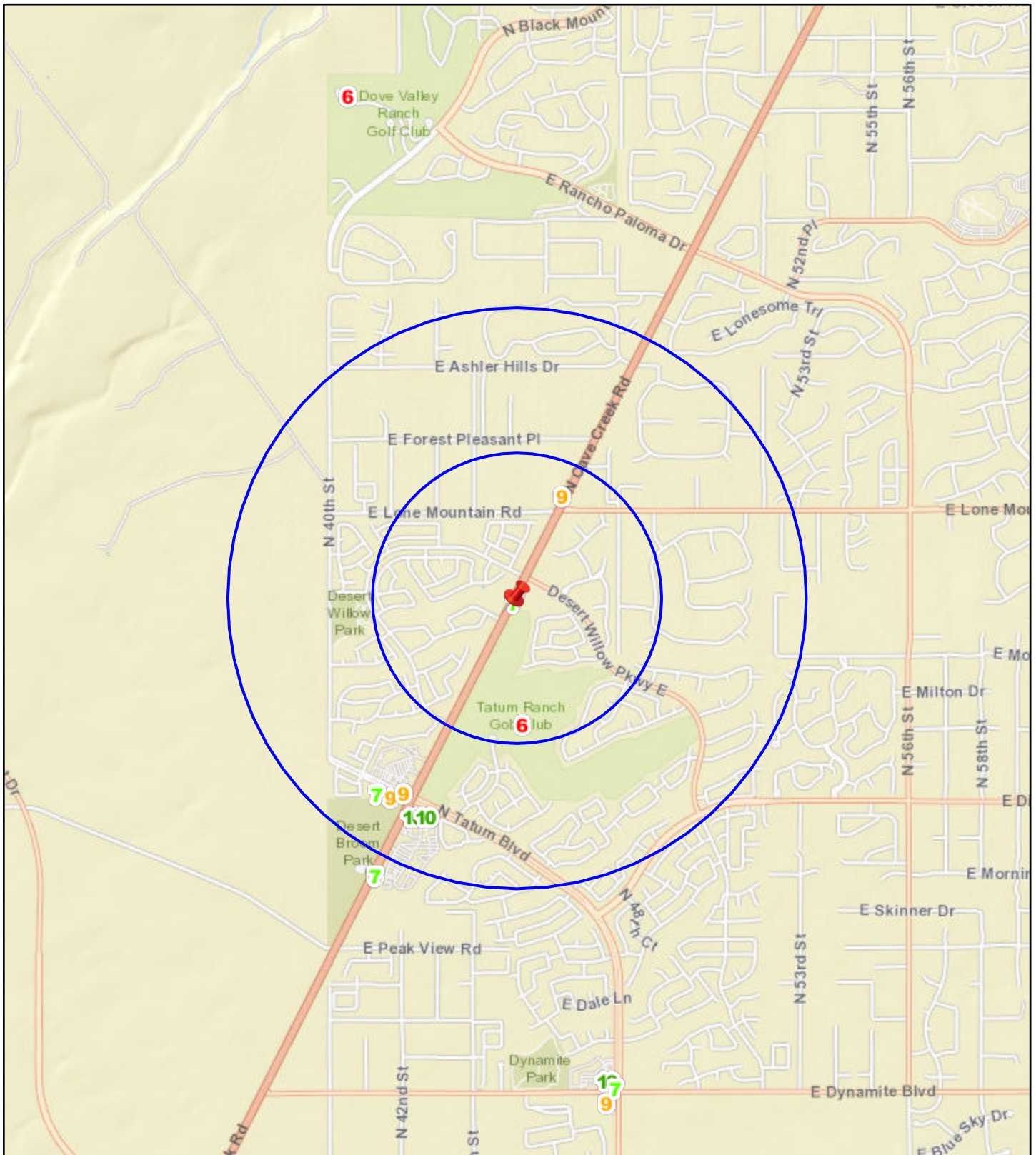
Description	Average	1/2 Mile Average
Parcels w/Violations	40	7
Total Violations	69	7

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6125001	1843	555	46	154
6126001	1116	435	11	15
6126002	1035	440	16	24
6127001	1065	447	32	41
6127002	1158	422	19	71
6130001	2580	1000	92	146
Average	1601	393	60	177

Liquor License Map: CACTUS RACKS

30845 N CAVE CREEK RD



Date: 8/11/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Humble Steakhouse - District 2

Request for a liquor license. Arizona State License Application 355052.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

5450 E. High Street, Ste. 117

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. This business is currently being remodeled with plans to open in October 2025.

The 60-day limit for processing this application is October 3, 2025.

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:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"From the owners of Humble Bistro, Humble Steakhouse will feature high-quality, fresh menu dishes in an upscale, family-friendly atmosphere. Applicant would like to offer guests 21 and over the opportunity to enjoy alcoholic beverages with their meals."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Humble Steakhouse - Data

Attachment B - Humble Steakhouse - Map

Responsible Department

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

Liquor License Data: HUMBLE STEAKHOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	4
Beer and Wine Bar	7	4	3
Liquor Store	9	3	0
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	30	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	49.2	35.98
Violent Crimes	12.31	3.13	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

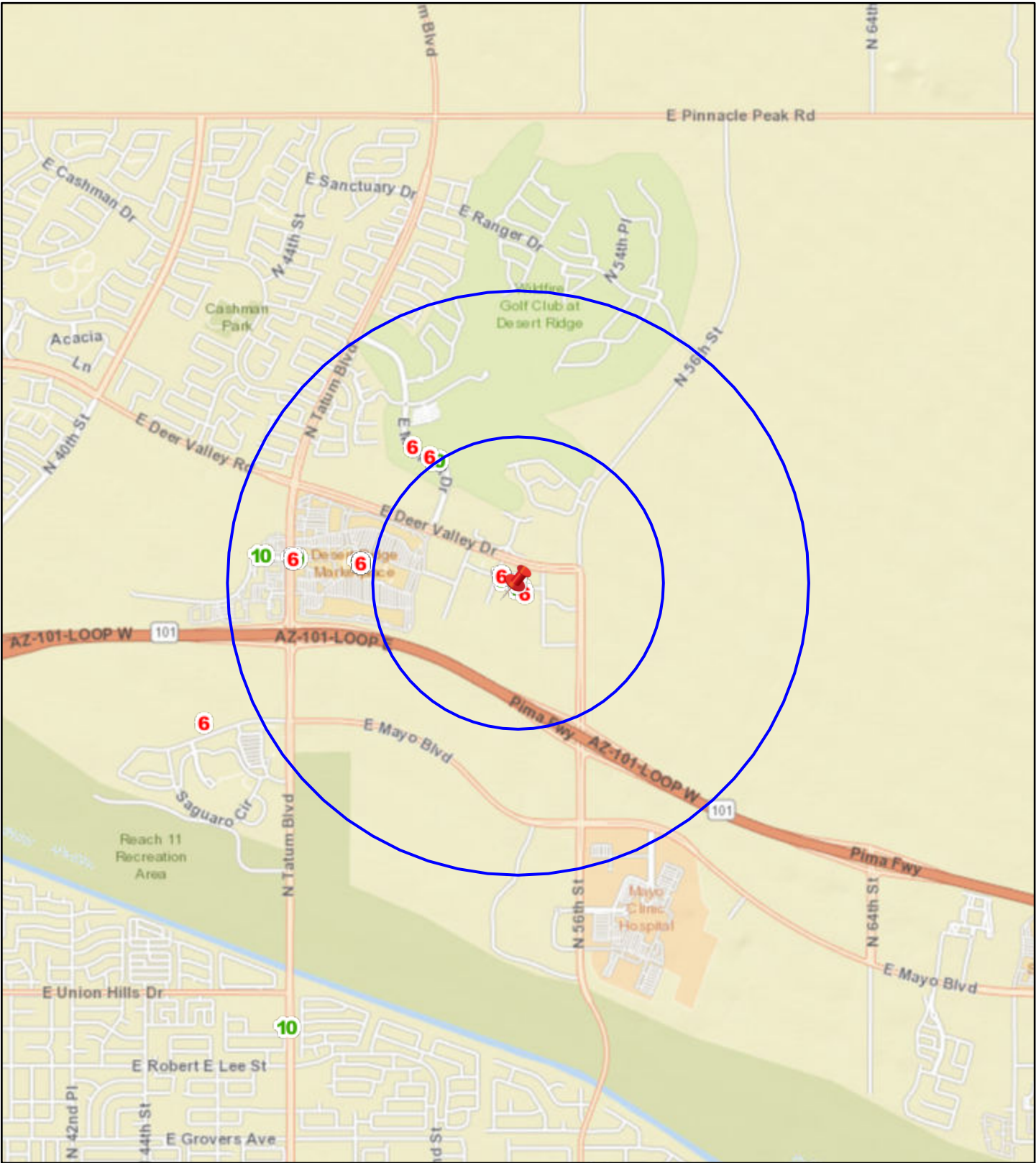
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

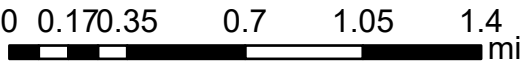
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: HUMBLE STEAKHOUSE

5450 E HIGH ST



Date: 8/12/2025





Liquor License - Special Event - St. Luke Roman Catholic Parish Phoenix - District 3

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

Summary

Applicant

Jonathan Leithman

Location

19644 N. 7th Avenue

Council District: 3

Function

Festival

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

October 17, 2025 - 4 p.m. to 11 p.m. / 350 attendees

October 18, 2025 - 4 p.m. to 11 p.m. / 400 attendees

October 19, 2025 - 4 p.m. to 11 p.m. / 400 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.



Liquor License - Don's Liquor - District 3

Request for a liquor license. Arizona State License Application 352607.

Summary

Applicant

Tajinder Singh, Agent

License Type

Series 9 - Liquor Store

Location

14875 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for an ownership and location transfer of a liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is September 29, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been in liquor business more than 20 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"A lot of potential, drive thru, more variety, been there for a long time."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Don's Liquor - Data

Attachment B - Don's Liquor - Map

Responsible Department

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

Liquor License Data: DON'S LIQUOR

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	80.04	81.84
Violent Crimes	12.31	17.91	16.24

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

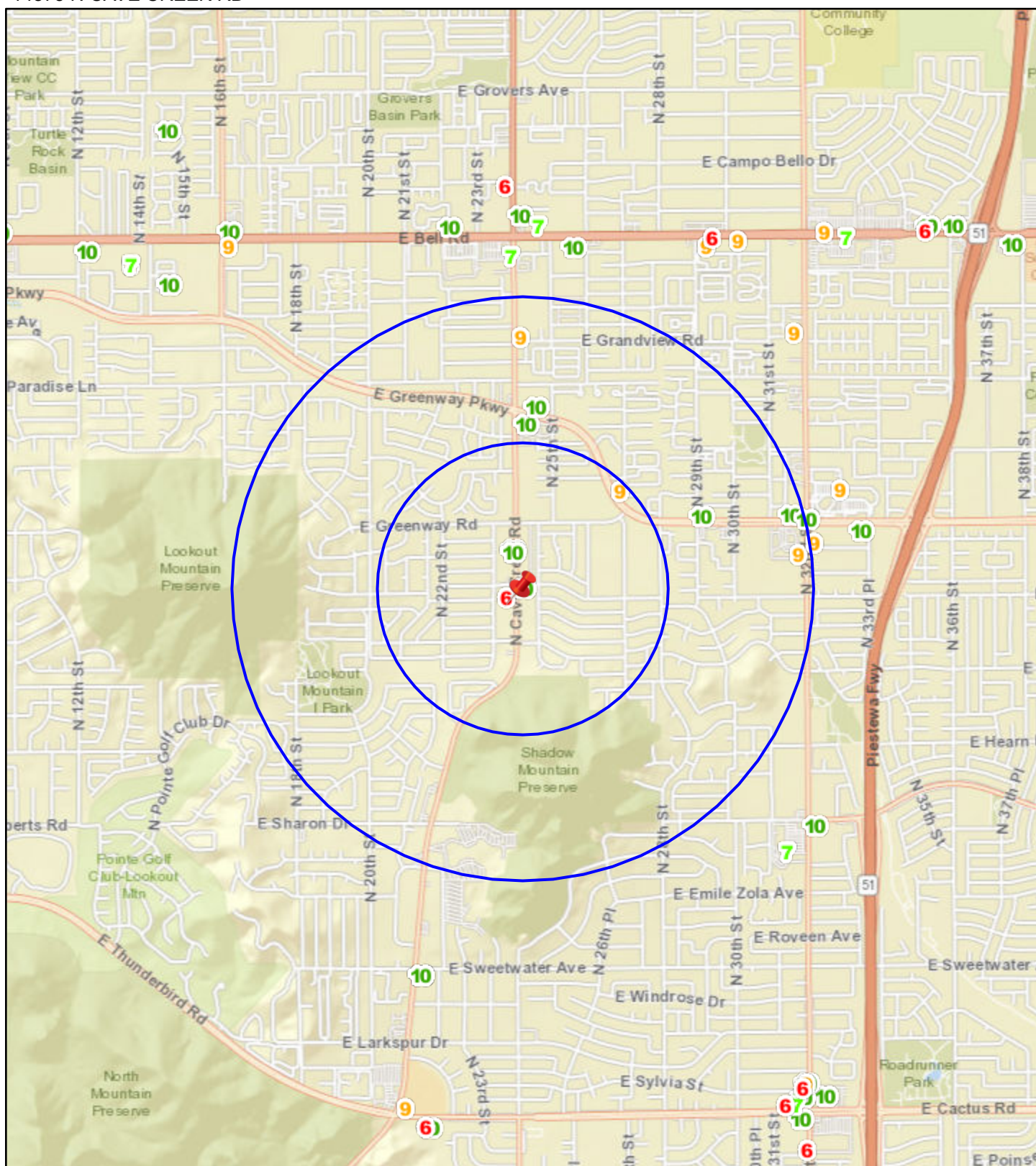
Description	Average	1/2 Mile Average
Parcels w/Violations	40	71
Total Violations	69	125

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033061	1843	117	39	722
1033062	2351	283	67	609
1035011	1291	406	38	220
1035012	1000	315	7	39
1035024	1051	281	31	174
1036061	561	316	17	168
1036071	1147	284	27	123
1036072	1518	544	9	217
1036074	777	338	18	45
Average	1601	393	60	177

Liquor License Map: DON'S LIQUOR

14875 N CAVE CREEK RD



Date: 9/5/2025



City Clerk Department



Liquor License - Champagne Cafe and Lounge - District 4

Request for a liquor license. Arizona State License Application 357120.

Summary

Applicant

Sarah Griffin, Agent

License Type

Series 12 - Restaurant

Location

4835 N. 15th Avenue

Zoning Classification: C-2 TOD-1

Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in November 2025.

The 60-day limit for processing this application is October 12, 2025.

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

One letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from a local resident who feels the area is oversaturated with liquor licenses. The resident is also concerned with the proximity of the business to a nearby school and feels the addition of this liquor license will not benefit the community.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a very responsible person. I have great instincts and think well on my feet. While I am a peaceful and friendly person. My first responsibility is safety. I take policy very seriously."

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

"Phoenix is my hometown. I will be sure to be a positive influence in the community. I attend church in the community and feed the homeless during the holidays. I love people of all backgrounds."

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 - Champagne Cafe and Lounge - Data

Attachment B - Champagne Cafe and Lounge - Map

Responsible Department

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

Liquor License Data: CHAMPAGNE CAFE AND LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Bar	6	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	4	2
Beer and Wine Store	10	7	2
Restaurant	12	8	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	126.35	153.71
Violent Crimes	12.31	24.86	31.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

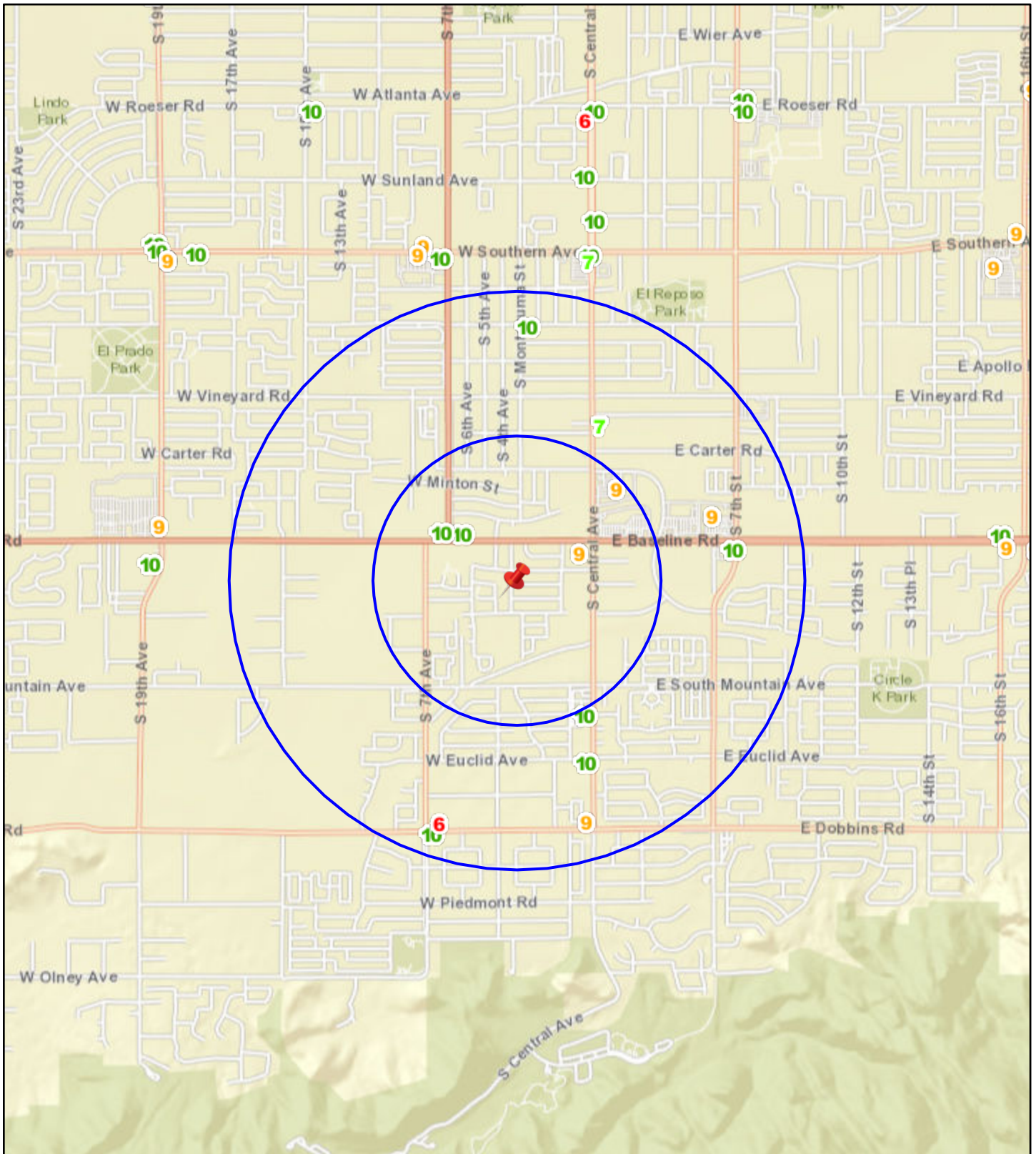
Description	Average	1/2 Mile Average
Parcels w/Violations	41	40
Total Violations	69	57

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1165002	1667	315	21	256
1165003	1310	183	39	552
1166141	3619	1042	24	410
1166172	2057	651	24	281
1167322	1859	526	14	427
1167351	1566	364	15	265
1167352	1422	260	62	315
1167361	1231	107	15	473
1167362	2156	475	19	241
Average	1601	393	60	177

Liquor License Map: CHAMPAGNE CAFE AND LOUNGE

4835 N 15TH AVE



Date: 8/22/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Windy City Liqa' - District 4

Request for a liquor license. Arizona State License Application 354965.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 10 - Beer and Wine Store

Location

2720 W. Indian School Road

Zoning Classification: C-2

Council District: 4

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is October 3, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am committed to operating responsibly within the community, maintaining a safe environment for patrons, and contributing to the local economy. We will adhere to all rules and regulations including those related to alcohol licensing and control."

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 new owners taking over an established neighborhood convenience store. We will continue to serve the needs of our community."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Windy City Liqa' - Data

Attachment B - Windy City Liqa' - Map

Responsible Department

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

Liquor License Data: WINDY CITY LIQA'

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	1
Bar	6	3	0
Liquor Store	9	3	1
Beer and Wine Store	10	17	5
Restaurant	12	4	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	227.41	260.82
Violent Crimes	12.31	84.23	117.51

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

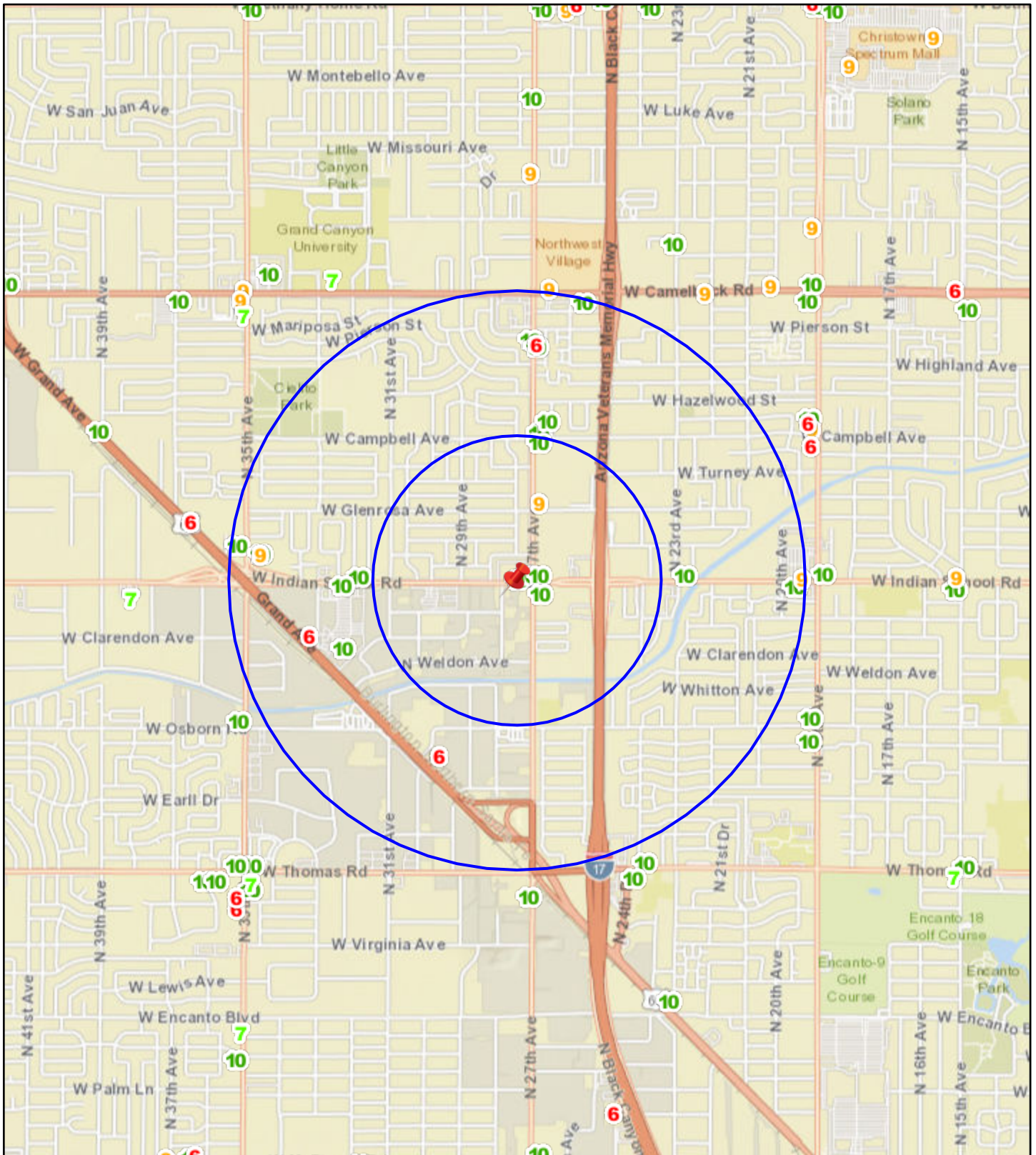
Description	Average	1/2 Mile Average
Parcels w/Violations	40	100
Total Violations	69	168

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1090011	2026	156	94	827
1090012	3304	0	235	959
1090033	1038	8	61	152
1090034	1053	30	24	453
1091012	1585	278	17	108
1091022	3960	742	30	904
1091023	1136	190	72	301
1169001	2763	372	39	622
1170002	3121	431	53	676
Average	1601	393	60	177

Liquor License Map: WINDY CITY LIQA'

2720 W INDIAN SCHOOL RD



Date: 8/30/2025



0 0.1 0.35 0.7 1.05 1.4 mi



Liquor License - 7-Eleven #42391H - District 5

Request for a liquor license. Arizona State License Application 354939.

Summary

Applicant

Hardeep Cheema, Agent

License Type

Series 10 - Beer and Wine Store

Location

9110 W. Thomas Road

Zoning Classification: C-2 PCD

Council District: 5

This request is for a new liquor license for a 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 is October 6, 2025.

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.

EZ Stop Market (Series 10)

1851 W. Northern Avenue, Phoenix

Calls for police service: 18

Liquor license violations: None

7-Eleven (Series 10)

1850 W. Glendale Avenue, Phoenix

Calls for police service: 124

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 is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.”

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

“7-Eleven is a on-stop shop for convenience items. The stores offer a wide variety of goods, including fresh and ready-to eat foods, home and personal products, snacks, and drinks. Applicant would like to offer beer and wine to customers 21 and over.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - 7- Eleven #42391H - Data

Attachment B - 7- Eleven #42391H - Map

Responsible Department

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

Liquor License Data: 7-ELEVEN #42391A

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	83.97	113.48
Violent Crimes	12.31	20.67	36.51

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

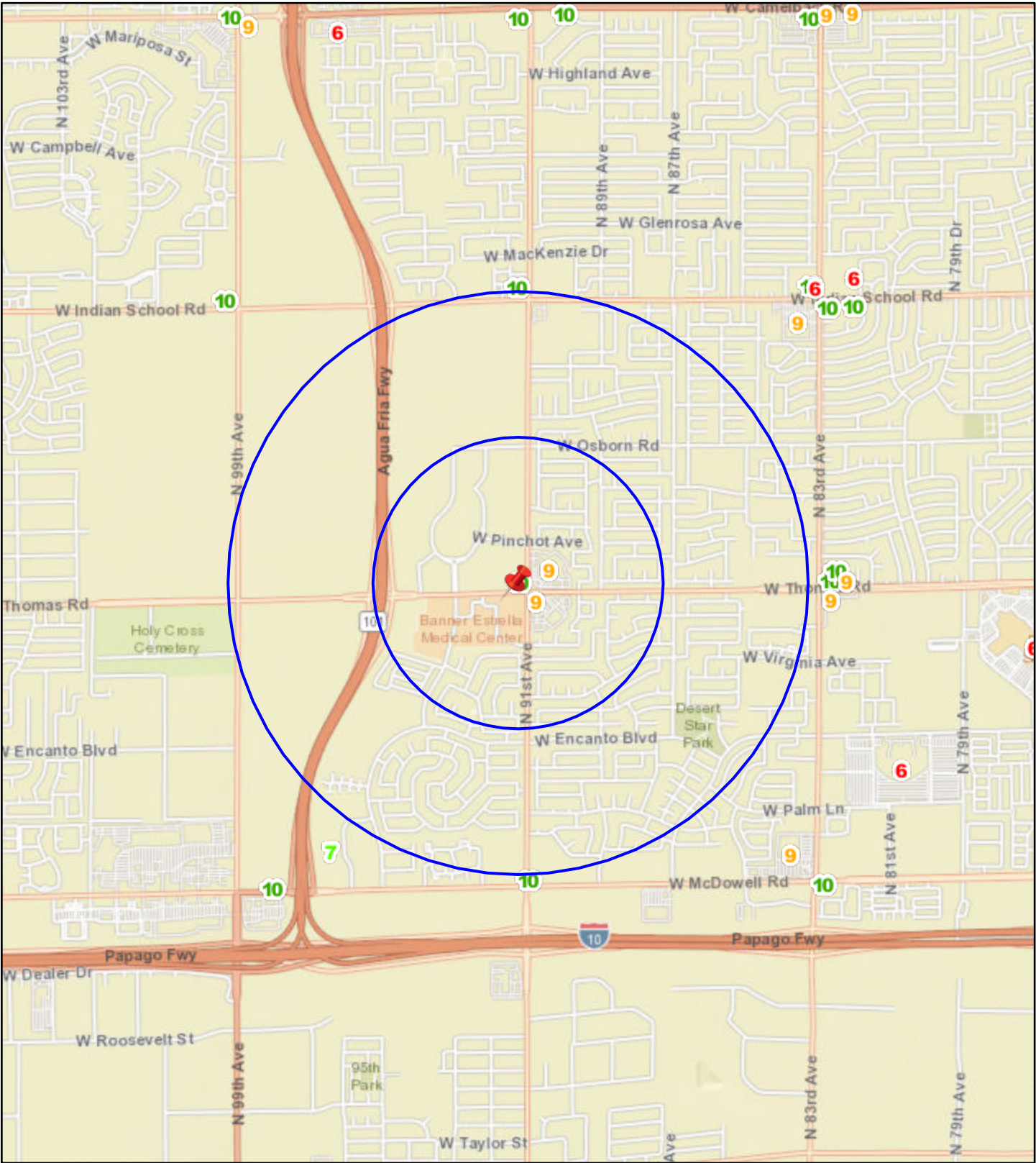
Description	Average	1/2 Mile Average
Parcels w/Violations	41	81
Total Violations	69	141

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
0820161	0	0	0	0
0820162	4197	623	82	530
0820171	1887	192	18	229
0820172	0	0	0	0
0820181	2313	519	20	181
Average	1601	393	60	177

Liquor License Map: 7-ELEVEN #42391A

9110 W THOMAS RD



Date: 8/27/2025



0 0.1 0.35 0.7 1.05 1.4 mi



Liquor License - One Stop Market and Service Center - District 5

Request for a liquor license. Arizona State License Application 357474.

Summary

Applicant

Simon Isaac, Agent

License Type

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

Location

6702 W. Indian School Road

Zoning Classification: C-2

Council District: 5

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

The 60-day limit for processing this application is October 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "this business has been licensed with a Series 09 Liquor Store License since 2012. The business has operated in full compliance with the Arizona liquor laws following issuance of the Liquor Store License. Prior thereto, the business operated under a Series 10 Beer and Wine Store License, Number 10075383. The business operated in full compliance with the Arizona liquor laws under the Beer and Wine Store License."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "sampling will allow the liquor vendors of the business to introduce new liquor products to the customers of the business and will allow customers to sample a small quantity of a new liquor product carried by the vendor. After tasting a sample, one or more customers may request the business order and carry in inventory a new liquor product. Through this sampling process, the customers of the business will enjoy a new amenity not previously available without sampling."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - One Stop Market and Service Center - Data

Attachment B - One Stop Market and Service Center - Map

Responsible Department

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

Liquor License Data: ONE STOP MARKET & SERVICE CENTER

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	176.59	352.33
Violent Crimes	12.31	44.05	84.5

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

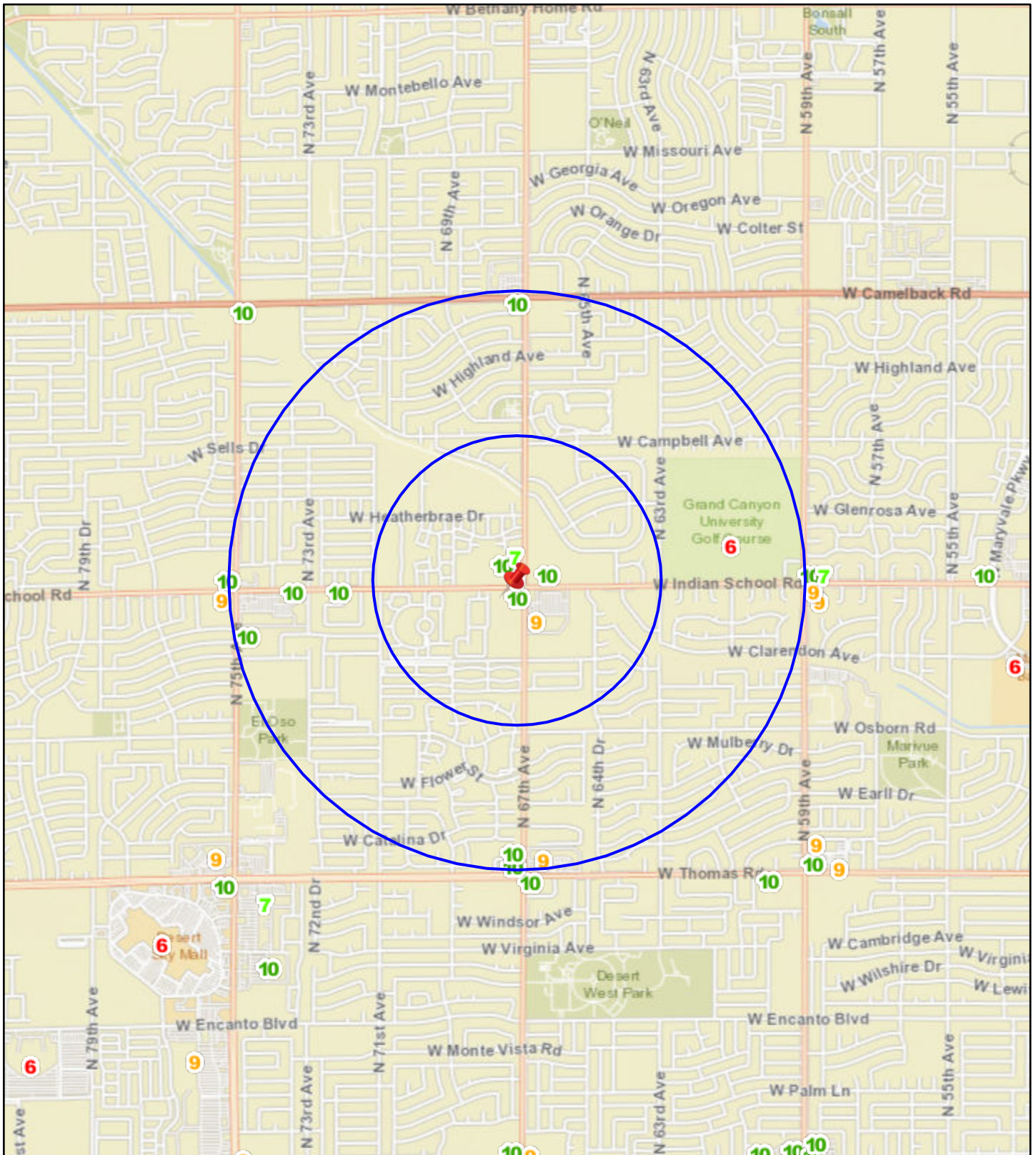
Description	Average	1/2 Mile Average
Parcels w/Violations	41	85
Total Violations	69	173

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1095002	1201	258	22	70
1095003	2295	425	29	304
1096022	3172	251	59	534
1096023	3031	592	2	596
1096041	3236	579	30	597
1097032	1915	195	39	345
1097071	1717	0	30	359
1097072	631	80	49	188
1097073	2485	0	85	1135
1098012	1340	248	8	518
1098021	1651	440	14	280
Average	1601	393	60	177

Liquor License Map: ONE STOP MARKET & SERVICE CENTER

6702 W INDIAN SCHOOL RD



Date: 8/19/2025

0 0.170.35 0.7 1.05 1.4 mi





Liquor License - Dilla Libre Uno Phoenix - District 6

Request for a liquor license. Arizona State License Application 354804.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

1339 E. Northern Avenue
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 may currently operate with an interim permit.

The 60-day limit for processing this application is October 7, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Dilla Libre Uno Phoenix has served award-winning, high-quality, authentic Mexican cuisine for several years. The new owner will continue the tradition with delicious, innovative dishes and would like to continue to offer guests 21 and over the opportunity to order alcohol beverages with the meals served."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Dilla Libre Uno Phoenix - Data

Attachment B - Dilla Libre Uno Phoenix - Map

Responsible Department

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

Liquor License Data: DILLA LIBRE UNO PHOENIX

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	1
Beer and Wine Bar	7	2	1
Beer and Wine Store	10	7	2
Restaurant	12	9	4
Club	14	2	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	74.89	113.26
Violent Crimes	12.31	8.99	16.45

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

Property Violation Data

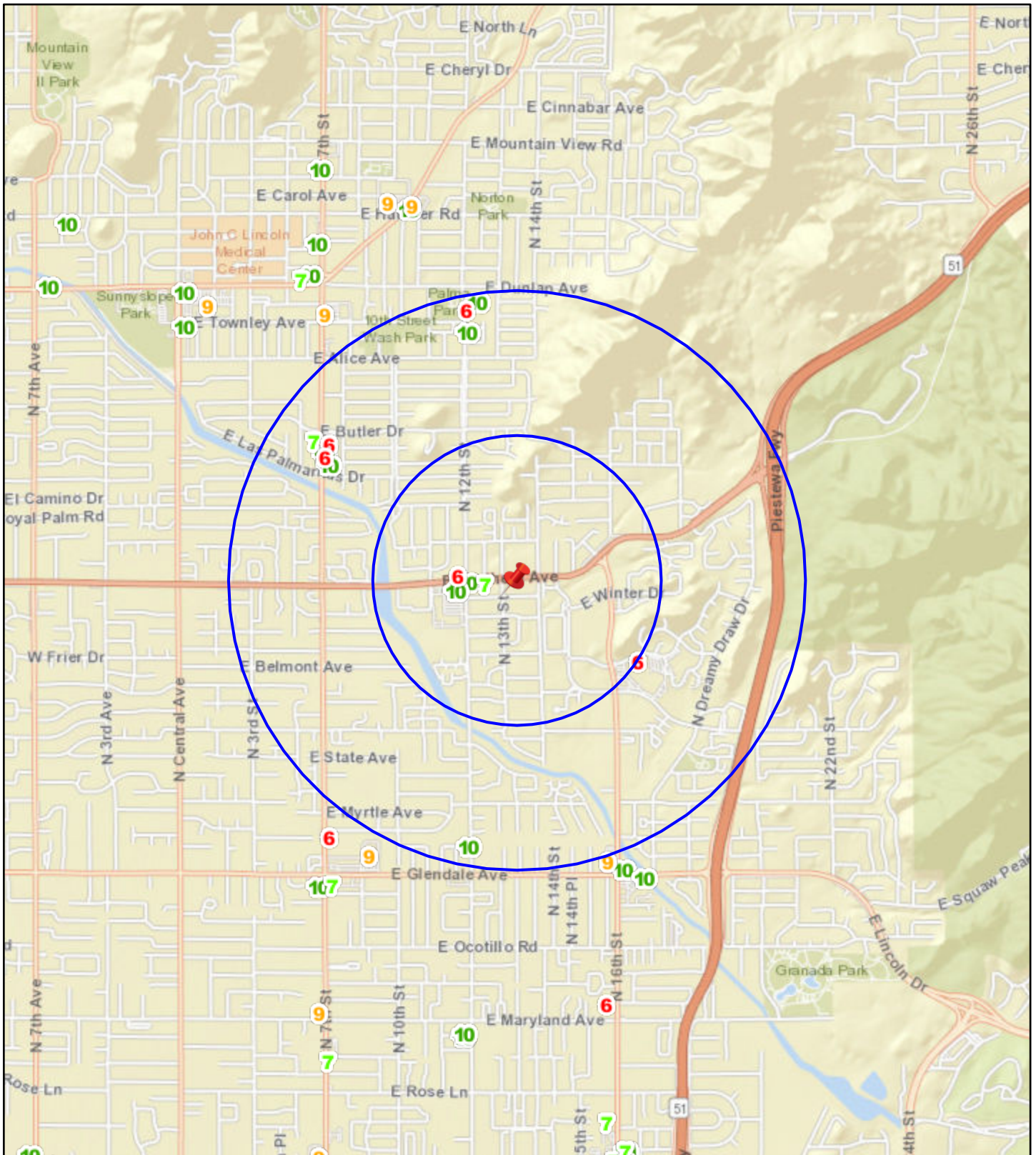
Description	Average	1/2 Mile Average
Parcels w/Violations	40	62
Total Violations	69	100

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051023	1091	589	89	49
1052001	784	328	38	39
1052002	1993	584	57	82
1052004	1823	437	112	36
1063001	1881	242	59	253
1063002	1402	408	51	22
1063003	714	213	54	61
Average	1601	393	60	177

Liquor License Map: DILLA LIBRE UNO PHOENIX

1339 E NORTHERN AVE



Date: 9/3/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Uncle Bao Dumpling and Noodle House - District 6

Request for a liquor license. Arizona State License Application 354771.

Summary

Applicant

Wanying Cheng, Agent

License Type

Series 12 - Restaurant

Location

4206 E. Chandler Boulevard, Ste. 7

Zoning Classification: C-2 PCD

Council District: 6

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 September 29, 2025.

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.

Uncle Panda Dumpling and Noodle House (Series 12)
5626 W. Bell Road, Ste. 101, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Chubby Skewers Phoenix (Series 12)
1955 W. Guadalupe Road, Ste. 105-107, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Spice Spirit (Series 12)
1955 W. Guadalupe Road, Ste. 101, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have passed liquor manage license and I am owner for this restaurant. I train my employees to handle liquor."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our establishment will provide a safe, well managed environment for responsible alcohol service, adding to the variety of dining and social options available in the neighborhood."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Uncle Bao Dumpling and Noodle House - Data

Attachment B - Uncle Bao Dumpling and Noodle House - Map

Responsible Department

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

Liquor License Data: UNCLE BAO DUMPLING AND NOODLE HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	3	2
Beer and Wine Store	10	7	4
Restaurant	12	21	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	60.61	86.41
Violent Crimes	12.31	7.93	11.99

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

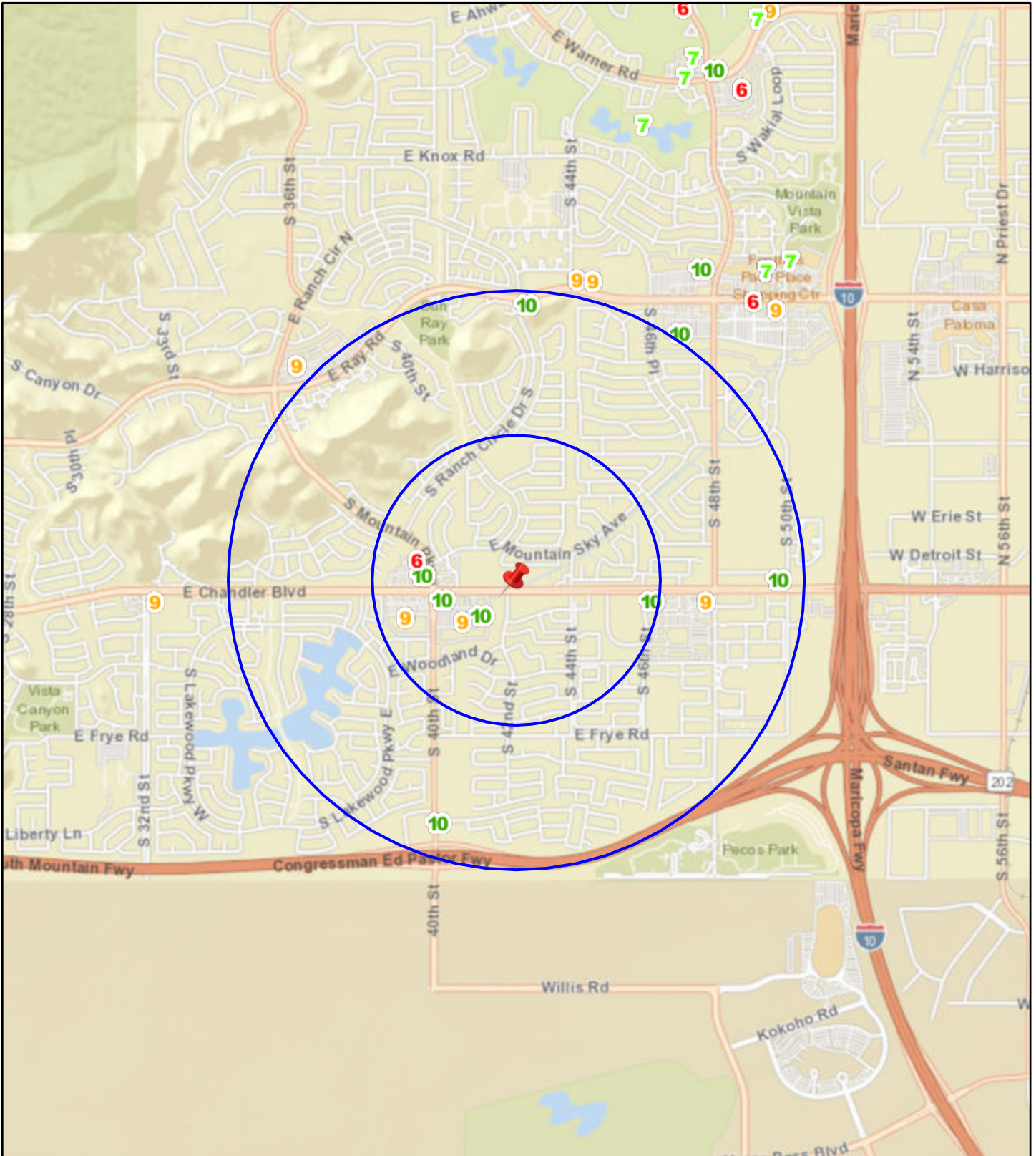
Description	Average	1/2 Mile Average
Parcels w/Violations	41	9
Total Violations	69	12

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167121	2305	158	156	168
1167122	1955	502	15	223
1167131	630	237	90	72
1167191	1868	555	17	106
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: UNCLE BAO DUMPLING AND NOODLE HOUSE

4206 E CHANDLER BLVD



Date: 8/28/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Zong Smoke Shop - District 6

Request for a liquor license. Arizona State License Application 355184.

Summary

Applicant

Jacob Krabbe, Agent

License Type

Series 10 - Beer and Wine Store

Location

2976 E. Indian School Road

Classification: C-2

Council District: 6

This request is for a new liquor license for a smoke shop. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is October 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am committed to operating responsibly within the community. We will maintain a safe environment for patrons and contribute to the local economy. We will adhere to all rules and regulations, including those related to alcohol control and licensing."

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

"We would like to expand our business and serve the wants of our clientele by including beer and win in our offered products."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Zong Smoke Shop - Data

Attachment B - Zong Smoke Shop - Map

Responsible Department

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

Liquor License Data: ZONG SMOKE SHOP

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	5	3
Beer and Wine Bar	7	5	1
Liquor Store	9	2	1
Beer and Wine Store	10	9	3
Hotel	11	1	0
Restaurant	12	22	10

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	139.7	181.42
Violent Crimes	12.31	20.83	28.34

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

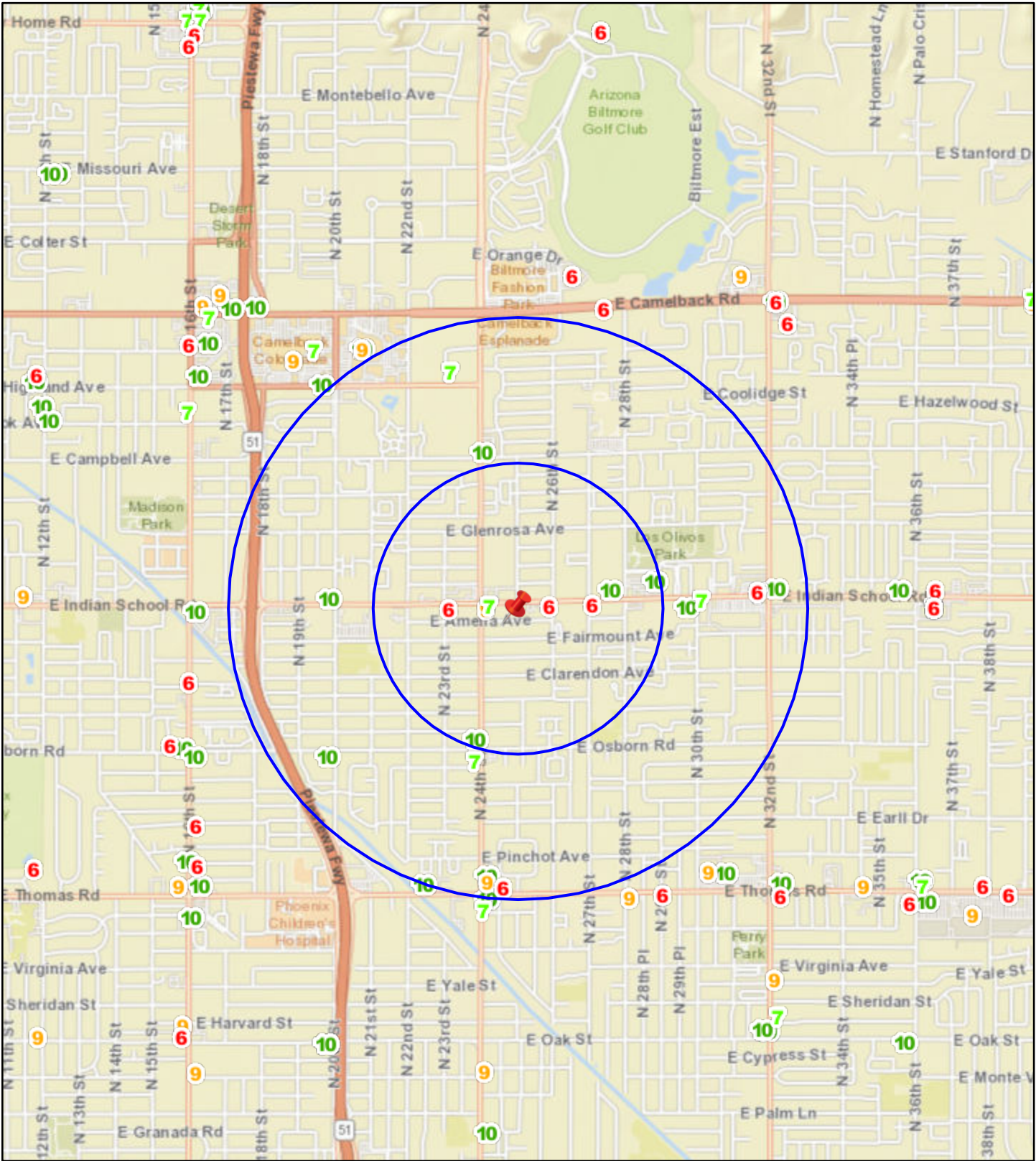
Description	Average	1/2 Mile Average
Parcels w/Violations	40	91
Total Violations	69	116

Census 2020 Data 1/2 Mile Radius

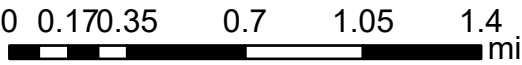
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1084001	369	67	141	0
1084002	1348	427	93	67
1084003	1530	487	73	382
1084005	989	109	57	230
1085021	578	138	7	37
1085023	1015	433	88	109
1107021	2550	450	73	215
1107022	1817	465	28	324
1108011	1965	414	124	372
1108012	1583	396	149	158
1108022	1635	590	39	272
Average	1601	393	60	177

Liquor License Map: ZONG SMOKE SHOP

2501 E INDIAN SCHOOL RD



Date: 9/5/2025





Liquor License - Special Event - The Great Arizona Puppet Theater, Inc. - District 7

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

Summary

Applicant

Lisa Pirro

Location

302 W. Latham Street

Council District: 7

Function

Theater Performance

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

October 3, 2025 - 6 p.m. to 10:30 p.m. / 120 attendees

October 4, 2025 - 6 p.m. to 10:30 p.m. / 120 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.



Liquor License - Special Event - Local First Arizona Foundation - District 7

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

Summary

Applicant

Kimber Lanning

Location

67 W. Culver Street
Council District: 7

Function

Festival

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

November 8, 2025 - 10 a.m. to 4 p.m. / 10,000 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.



Report

Agenda Date: 9/17/2025, Item No. 22

**Liquor License - Special Event - Arizona Wine Foundation Inc. (January 24, 2026)
- District 8**

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

Summary

Applicant

Teresa Slade

Location

113 N. 6th Street

Council District: 8

Function

Festival

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

January 24, 2026 - 11 a.m. to 6:30 p.m. / 2,500 attendees

January 25, 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.



Liquor License - Special Event - Beer Babes Family - District 8

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

Summary

Applicant

Rachel Benkowski

Location

113 N. 6th Street

Council District: 8

Function

Festival

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

November 15, 2025 - 4 p.m. to 9:30 p.m. / 1,500 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.



Liquor License - Special Event - Glow-Frame Initiative - District 8

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

Summary

Applicant

Christopher Smith

Location

455 N. 3rd Street
Council District: 8

Function

Sporting Event

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

October 18, 2025 - 6 p.m. to 11 p.m. / 3,000 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.



Liquor License - Special Event - Osborn School District Education Foundation, Inc. - District 8

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

Summary

Applicant

Juan Flamand

Location

215 N. 7th Street

Council District: 8

Function

Award Celebration

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

October 25, 2025 - 5 p.m. to 9 p.m. / 200 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.



Liquor License - Special Event - Saint Sava Serbian Orthodox Church - District 8

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

Summary

Applicant

Elizabeth Kresojevich

Location

4436 E. McKinley Street
Council District: 8

Function

Cultural Festival

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

November 1, 2025 - 10 a.m. to 10:30 p.m. / 900 attendees

November 2, 2025 - Noon to 7:30 p.m. / 650 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.



Agenda Date: 9/17/2025, Item No. 27

Liquor License - Special Event - Valiant College Preparatory (October 24, 2025) - 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

Festival

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

October 24, 2025 - 8 p.m. to 2 a.m. / 4,000 attendees

October 25, 2025 - 8 p.m. to 2 a.m. / 4,000 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.



**Liquor License - Special Event - Valiant College Preparatory (November 7, 2025)
- 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

November 7, 2025 - 8 p.m. to 2 a.m. / 3,400 attendees

November 8, 2025 - 8 p.m. to 2 a.m. / 3,400 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.



Report

Agenda Date: 9/17/2025, **Item No.** 29

Dunlap Square Apartments, LLC

To pay a court order entered against the City for a combined total of \$216,715 for judgment, plus statutory interest and taxable costs, in *City of Phoenix v. Dunlap Square Apartments, LLC*, case CV2021-001849, a condemnation case for land acquisition for the Northwest Phase II Light Rail Extension Project, for the Finance Department, pursuant to Phoenix City Code Chapter 42.



Report

Agenda Date: 9/17/2025, **Item No.** 30

League of Arizona Cities and Towns

For \$167,055 in payment authority for annual membership dues and assessments for Fiscal Year 2025-26 for the Office of Government Relations. The League of Arizona Cities and Towns provides services and resources focusing on member representation and interests of cities and towns before the state legislature. The League also provides technical and legal assistance and coordinates shared services, educational conferences and events. This membership ensures that the City's interests are represented and advocated for the Governor's Office, Arizona State Legislature, and other State of Arizona agencies.



Report

Agenda Date: 9/17/2025, **Item No.** 31

Mill Industries, Inc.

For \$140,000 in payment authority for established Contract 161919 entered on January 1, 2025, for a term of three years with two one-year options to extend. The contract provides food waste collection services in City buildings, to include: Aviation Headquarters, Command Center, and Facilities and Services buildings for the Public Works and Aviation departments. The program allows City employees to divert food waste including vegetables, fruits, grains, meats and dairy from the landfill. The contract currently provides food waste collection services in Phoenix City Hall and Calvin C. Goode buildings. By diverting food waste from the landfill and processing into compost, this reduces greenhouse gas emissions while providing a nutrient-rich soil additive which can be applied back on gardens and parks. Funding is available in the Public Works and Aviation departments' budgets.



Report

Agenda Date: 9/17/2025, **Item No.** 32

Universal Fog Systems, Inc.

For \$100,000 in additional payment authority for Contract 158348 to provide maintenance and repair services to the misting systems at two transfer stations for the Public Works Department. The systems are used to maintain dust control to ensure compliance with environmental and air quality requirements. Funding is available in the Public Works Department's budget.



Report

Agenda Date: 9/17/2025, **Item No.** 33

Crafco Inc.

For \$63,000 in payment authority for a new contract, entered on or about September 16, 2025, for a term of five years for hot-applied flexible pavement marker adhesive for the Street Transportation Department. Hot-applied flexible pavement marker adhesive is an adhesive that bonds markers, reflectors and delineators to both asphalt and concrete pavement surfaces.



Report

Agenda Date: 9/17/2025, **Item No.** 34

Dawson Infrastructure Solutions LLC

For \$80,000 in payment authority for a new contract, entered on or about October 1, 2025, for a term of five years for the purchase and service of parts for the IBAK camera system for the Water Services Department. IBAK is used to perform inspection of the City of Phoenix wastewater infrastructure sanitary system. Proper maintenance and service on this camera system will allow the City to respond to issues with better efficiency.



Report

Agenda Date: 9/17/2025, Item No. 35

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

To make payment of up to \$111,320 in settlement of claim(s) in *Borta v. City of Phoenix*, CV2023-096251, 23-0067-001, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an auto accident claim involving the Street Transportation Department that occurred on February 27, 2025.



Report

Agenda Date: 9/17/2025, Item No. 36

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

To make payment of up to \$195,000 in settlement of claim(s) in *Malinski v. City of Phoenix*, 24-0354-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a water main break claim involving the Water Services Department that occurred on October 19, 2024.



Report

Agenda Date: 9/17/2025, Item No. 37

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

To make payment of up to \$41,180 in settlement of claim(s) in *Vasquez v. City of Phoenix*, CV2022-010166, 21-0376-003, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an auto accident claim involving the Police Department that occurred on January 18, 2022.



**Acceptance of Easements for Water and Drainage Purposes (Ordinance S-52264)
- Districts 2 & 5**

Request for the City Council to accept easements for water and 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.

Easements (a)

MCR: 20250425422

Applicant and Grantor: Bell Road and 32 St LLC; its successor and assigns

Date: July 24, 2025

Purpose: Water

Location: 3152 E. Bell Road

APN: 214-03-151C

File: FN 250062

Council District: 2

Easement (b)

MCR: 20250425418

Applicant and Grantor: Ninety-Nine Holdings, LLC; its successor and assigns

Date: July 24, 2025

Purpose: Water

Location: 1675 N. 99th Avenue

APN: 102-33-002G

File: FN 240063

Council District: 5

Easement (c)

MCR: 20250425423

Applicant and Grantor: West 99th Holdings, LLC; its successor and assigns

Date: July 24, 2025
Purpose: Drainage
Location: 3939 N. 99th Avenue
APN: 102-26-887
File: FN 250058
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



Ice Supply, Delivery and Storage Contract - IFB 25-0709 - Request for Award (Ordinance S-52265) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Reddy Ice LLC, a disregarded entity of SCIH Ice Holdings, Inc., to provide Ice Supply, Delivery and Storage for Departments citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2,000,000.

Summary

This contract will provide ice supply, delivery and storage for citywide use. Demand for ice is a 24-hour need at the City and is most critical during the hottest months of May through October. Ice is critical to the safety of City employees and the public in preventing heat-related injuries. Ice is critical to Fire Department operations and is carried on vehicles to ensure the safety of patients. Ice is also critical to the Water Services Department's fiscal responsibilities and a lack of ice could result in serious financial consequences to the City in the form of fines due to spoiled water samples. Timely delivery of ice in the correct quantities is of the highest importance. The City of Phoenix uses an estimated 1.1 million pounds of ice annually.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid 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

Reddy Ice LLC, a disregarded entity of SCIH Ice Holdings, Inc.

Contract Term

The contract will begin on or about November 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$2,000,000. Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance With the Recommendation of Human Resources Committee 636 (Ordinance S-52287) - Citywide

Establish the classification of Project Coordinator, Job Code: 08690, Salary Plan: 001, Grade/Range: 063 (\$54,454 - \$118,872/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt.

Establish the classification of Senior Economic Development Specialist, Job Code: 08840, Salary Plan: 001, Grade/Range: 063 (\$54,454 - \$118,872/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt.

Regrade the classification of Economic Development Specialist, Job Code: 08830, Salary Plan: 001, Grade/Range: 055 (\$44,803 - \$97,781/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 059 (\$49,379 - \$107,806).

Establish the classification of Apprentice Attorney (NC), Job Code: 10100, Salary Plan: 001, Grade/Range: 064 (\$55,806 - \$121,826/annual), Labor Unit Code: 008, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt.

Establish the classification of OAT Deputy Director, Job Code: 06820, Salary Plan: 013, Grade/Range: 842 (\$117,000 - \$160,202/annual), Labor Unit Code: 008, Benefit Category: 009, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt.

Regrade the classification of Aviation Director (NC), Job Code: 25190, Salary Plan: 018, Grade/Range: 929 (\$207,126 - \$289,994/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 932 (\$239,782 - \$335,005).

Establish the classification of Retired AZ Police Officer - School Resource Officer (SRO), Job Code: 6221R, Salary Plan: 007, Grade/Range: 4SR (\$98,238 - \$107,827/annual), Labor Unit Code: 004, Benefit Category: 004, EEO-4 Category: Protective Service Sworn, FLSA Status: Nonexempt.

Regrade the classification of Assistant Crime Lab Administrator, Job Code: 62460, Salary Plan: 001, Grade/Range: 069 (\$63,045 - \$137,592/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 073 (\$69,493 - \$151,694).

Regrade the classification of Forensic Scientist Section Supervisor, Job Code: 62950, Salary Plan: 001, Grade/Range: 067 (\$60,029 - \$131,040/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 071 (\$66,186 - \$144,477).

Establish the classification of Forensic Scientist IV*Tech Lead, Job Code: 62941, Salary Plan: 001, Grade/Range: 071 (\$66,186 - \$144,477/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt.

Regrade the classification of Forensic Scientist IV, Job Code: 62940, Salary Plan: 001, Grade/Range: 065 (\$57,179 - \$124,800/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 069 (\$63,045 - \$137,592).

Regrade the classification of Forensic Scientist III, Job Code: 62930, Salary Plan: 001, Grade/Range: 057 (\$47,029 - \$102,669/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Nonexempt to Grade/Range: 063 (\$54,454 - \$118,872).

Regrade the classification of Forensic Scientist II, Job Code: 62920, Salary Plan: 001, Grade/Range: 051 (\$40,643 - \$88,691/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Nonexempt to Grade/Range: 057 (\$47,029 - \$102,669).

Regrade the classification of Forensic Scientist I (NC), Job Code: 62910, Salary Plan: 006, Grade/Range: 347 (\$36,858 - \$80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technician, FLSA Status: Nonexempt to Grade/Range: 353 (\$42,661 - \$93,122).

Regrade the classification of Equipment Service Worker II, Job Code: 73070, Salary Plan: 004, Grade/Range: 237 (\$31,845 - \$63,045/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Nonexempt to Grade/Range: 241 (\$31,845 - \$69,493).

Regrade the classification of Industrial Maintenance Mechanic, Job Code: 50430, Salary Plan: 004, Grade/Range: 250 (\$39,666 - \$86,590/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Skilled Craft, FLSA Status: Nonexempt to Grade/Range: 256 (\$45,926 - \$100,235).

Regrade the classification of Utility Technician Trainee (NC), Job Code: 53000, Salary Plan: 004, Grade/Range: 228 (\$32,635 - \$50,627/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Nonexempt to Grade/Range: 234 (\$32,635 - \$58,594).

Summary

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

Financial Impact

The estimated initial cost for this action is \$157,500.

Concurrence/Previous Council Action

On August 14, 2025, Human Resources Committee 636 reviewed and recommended these modifications for approval effective on September 29, 2025.

Responsible Department

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



Ak-Chin Indian Community 2025 Gaming Grant (Ordinance S-52259) - Citywide

Request to authorize the City Manager, or his designee, to apply, accept, and if awarded, enter into related agreements for up to \$87,206.60 in new funding from the Ak-Chin Indian Community under the 2025 funding cycle. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds as directed by the Ak-Chin Indian Community in connection with these grants.

Summary

If awarded, these monies would be applied, as directed by the Ak-Chin Indian Community towards the following:

Nonprofit Application

- South Mountain Community College: \$87,206.60 for the STEM PREP (Science, Technology, Engineering, and Math: Prepare, Retain, Excel, and Progress) Academy, which aims to increase the participation and success of students in STEM disciplines. The program will address both academic and systemic challenges faced by non-traditional students by providing two extracurricular programs for students, a project-based summer bridge program and undergraduate student research opportunities.

The gaming compact entered into by the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns, and counties for government services that benefit the public including public safety, mitigation of impacts of gaming, and promotion of commerce and economic development. The Ak-Chin Indian Community will notify the City, by resolution of the Tribal Council, if it desires to convey to the nonprofit a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact

There is no budgeted impact to the City and no general purpose funds are required. Entities that receive gaming grants are responsible for the management of those funds.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.



Landscaping Services Residential Single-Family Home Contract - IFB-FY25-086-17 - Request for Award (Ordinance S-52273) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Canyon State Barricade Service LLC, Big Boys RDS Landscaping Services, LLC, Landscaping by Andre, Inc., and Artistic Land Management, Inc. to provide landscaping services at the Housing Department's residential single-family homes. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$414,000.

Summary

This contract will provide regular ground and landscape maintenance on single-family homes owned by the City and managed by the Housing Department. Landscape services at these homes will include, but are not limited to: vegetation control, trash pickup, removal of illegal dumping, tree maintenance and removal, and other related services. All work will be carried out in accordance with the technical specifications in the solicitation and as directed by City Housing Department personnel.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Six 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 vendors:

- Canyon State Barricade Service LLC
- Big Boys RDS Landscaping Services, LLC
- Landscaping by Andre, Inc.
- Artistic Land Management, Inc.

Contract Term

The contracts will begin on October 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$414,000. The contracts are funded with United States Department of Housing and Urban Development funds. There is no impact to the General Fund.

Responsible Department

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



Funding for The Moreland Affordable Housing Development Project (Ordinance S-52286) - District 8

Request to authorize the City Manager, or his designee, to add \$2 million in federal HOME Investment Partnerships (HOME) Program and other affordable housing gap funds for The Moreland, Phase I affordable housing development, and to take all necessary actions and execute all documents. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item for the life of the grant(s). There is no impact on the General Fund.

Summary

To address a critical need for affordable housing in downtown Phoenix, the Housing Department issued a Request for Proposals seeking a co-developer partner to redevelop the former Deck Park Vista Apartments site into The Moreland, a new affordable multifamily rental housing project. Brinshore Development, LLC was selected to serve as co-development partner for the project with the Housing Department. The Moreland will consist of two phases with Phase I being a 132-unit development that contains studio to three-bedroom units, a community room, a fitness center, a computer room, teen/youth space, and a parking garage. Phase II will be a 105-unit development that consists of studio and one-bedroom units, a community room, a fitness center, and other amenities.

The property is located on two acres at 1125 N. 3rd Street, and falls within the Downtown Core, currently zoned under the Downtown Core-Evans Churchill East Character Area. Former Deck Park Vista residents have been relocated, and the buildings have been demolished. The site is now vacant. For Phase I, the Housing Department has committed 131 total project-based vouchers for returning and Choice Neighborhoods residents. Resident services will be provided. Construction is anticipated to begin in January 2026 and the project will be completed by the end of 2027. Cost increases and various market fluctuations have resulted in the need for additional gap funding for the project in the amount of \$2 million.

Financial Impact

There is no impact on the General Fund. Funding is available from the federal HOME Program and other affordable housing gap funds budgeted in the Housing

Department's Capital Improvement Plan budget.

Concurrence/Previous Council Action

On February 15, 2023, City Council approved, through Ordinance S-49424, American Rescue Plan Act funding in an amount not to exceed \$10 million to facilitate the development of The Moreland Phase I affordable housing project.

On June 18, 2025, through Ordinance S-52107, City Council approved entering into a contract with Brinshore Development, LLC to serve as co-development partner with the Housing Department, and to allocate resources and take other actions to complete the development of The Moreland affordable housing project.

Location

1125 N. 3rd Street
Council District: 8

Responsible Department

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



Authorization to Amend Ordinance S-48773 to Increase Payment Authority for Custodial Services (Ordinance S-52277) - Citywide

Request to authorize the City Manager, or his designee, to increase funding for Contract 156849-0 with Universal Building Maintenance, LLC dba Allied Universal Janitorial Services (Allied Universal) for the Human Services Department (HSD). Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$6,240. Funds are available in HSD's budget.

Summary

Allied Universal provides custodial services for 13 HSD locations. The services include general cleaning of the interior and exterior of these locations on a daily and weekly schedule, emergent services as necessary and ancillary services for more advanced cleaning of floors, windows and upholstery, as needed. The additional funding will support additional fees for floor buffing services on a quarterly schedule.

Contract Term

The contract term remains unchanged, ending on June 30, 2027.

Financial Impact

Upon approval of \$6,240 in additional funds, the revised total value of the contract will not exceed \$1,689,020. Funds are available in HSD's budget.

Concurrence/Previous Council Action

On June 15, 2022, the City Council approved the Authorization to Enter into Contract for Custodial Services Invitation for Bids with Ordinance S-48773.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



Proposed Shopping Cart Ordinance (Ordinance G-7419) - Citywide

Request City Council approval of the proposed amendment to the City Code, adding Sections 39-56 through 39-70, Article X related to Shopping Carts.

Summary

In October 2024, Neighborhood Services Department staff presented to the Economic Development and Housing Subcommittee an update on the Abandoned Shopping Cart Retrieval Program (Retrieval Program) and information on what other cities are doing to reduce the abandoned shopping carts. Additionally, staff presented the framework of a possible new ordinance requiring restrictive devices to prevent the removal of shopping carts from retail premises. Subcommittee members provided feedback and requested staff meet with the retailer associations to get more data about the efficacy, or lack thereof, of locking wheel mechanisms.

Between October and March, staff held multiple meetings with representatives from the Arizona Retailers Association, Arizona Food Marketing Alliance, and Arizona Lobbying to discuss the issue and strategies to better address the problem. Staff requested data on the efficacy of locking wheel mechanisms; however, the level of data was not available for local stores. The retailer representatives did share a partial list of stores using these systems; however, they were not able to provide details about whether the systems are properly maintained.

The representatives appreciated being included in the conversation and shared some of the challenges of implementing a broad requirement for locking wheel systems over other solutions. They noted that the systems are costly to implement and maintain, and in many cases have not been able to reduce the number of carts that end up beyond retail property boundaries. They also discussed the additional challenges retailers that rent space may face in convincing their landlords of the necessity for infrastructure improvements required.

In March 2025, staff provided an update to the Economic Development and Housing Subcommittee, including additional program metrics. An analysis revealed that most retailers are either small enough, or have sufficient systems in place, to require only a minor number of carts to be collected through the program. Based on this information,

staff proposed a new ordinance to better address the blight, nuisance, and public health and safety hazards associated with off-site shopping carts.

Proposed Ordinance

The proposed ordinance (**Attachment A**) codifies the current Retrieval Program and fees, establishes an annual shopping cart certification requirement for all retailers providing shopping carts for their customers, and requires large retailers to maintain locking wheel mechanisms on their carts or to submit a Shopping Cart Management Plan (SCMP). The SCMP will outline how they will prevent removal of carts from the premises and ensure prompt cart retrieval for the carts that are removed from the site. At a minimum, a shopping cart retrieval contract will be required under the SCMP, with weekly retrieval services as part of the cart retrieval plan plus one additional prevention measure.

Should the City continue to collect a substantial quantity of shopping carts under the Retrieval Program after the proposed City Code amendments are implemented, an SCMP will be required, if none exists, or enhancements to their existing SCMP will be required to address the amount of shopping carts that are leaving the premises. If the plan revisions fail to reduce City retrievals, a mandatory plan may be imposed with specific requirements to reduce the ongoing burden on the public resources to continue retrieving a substantial number of carts. Failure to meet certification, SCMP, or SCMP enhancement requirements, will result in revocation of the retail store's certification.

Failure to timely deliver or maintain a certification will be a violation of the City Code with the following civil penalties:

- Civil sanction of not less than \$500 for a first violation.
- Civil sanction of not less than \$750 for a second violation within 36 months.
- Civil sanction of not less than \$1,000 for a third violation within 36 months.

Concurrence/Previous Council Action

On March 26, 2025, the Economic Development and Housing Subcommittee unanimously recommended City Council approval for a new ordinance to reduce the number of shopping carts outside retail premises by a vote of 4-0.

Responsible Department

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

ATTACHMENT A

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ADOPTED ORDINANCE**

ARTICLE X – SHOPPING CARTS

SEC. 39-56 PURPOSE.

THE PURPOSE OF THIS ARTICLE IS TO ADDRESS BLIGHT, NUISANCE, AND PUBLIC HEALTH AND SAFETY HAZARDS ASSOCIATED WITH OFF-SITE SHOPPING CARTS NOT REGULATED UNDER ARIZONA REVISED STATUTES, TITLE 44, CHAPTER 11, ARTICLE 19. TO ACHIEVE THAT PURPOSE, THIS ARTICLE ESTABLISHES A REGULATORY SYSTEM TO ENSURE (1) THE RETURN OF OFF-SITE SHOPPING CARTS TO STORES AND (2) THAT RETAILERS TAKE EFFECTIVE MEASURES TO PREVENT THE OCCURRENCE OF OFF-SITE SHOPPING CARTS.

SEC. 39-57. DEFINITIONS.

IN THIS ARTICLE, UNLESS THE CONTEXT OTHERWISE REQUIRES:

“AUTHORIZED REPRESENTATIVE” MEANS A NATURAL PERSON DULY AUTHORIZED BY A RETAILER TO (I) RECEIVE NOTICES ON BEHALF OF A RETAILER FOR PURPOSES OF THIS ARTICLE; (II) OBTAIN AND CERTIFY THE INFORMATION CONTAINED IN CERTIFICATIONS; AND (III) DIRECT EMPLOYEES AND CONTRACTORS OF THE RETAILER AND TAKE OTHER ACTION AS REASONABLY NECESSARY TO COMPLY WITH THIS ARTICLE. *“CERTIFICATION”* MEANS THE CERTIFICATION REQUIRED BY SECTION 39-62, AS MAY BE AMENDED.

“CERTIFY” MEANS TO PROVIDE INFORMATION OR MAKE A REPRESENTATION IN ACCORDANCE WITH SECTION 39-62, AS MAY BE AMENDED.

“CITY” MEANS THE CITY OF PHOENIX, ARIZONA.

“DEPARTMENT” MEANS THE CITY’S NEIGHBORHOOD SERVICES DEPARTMENT, ITS DELEGEE, OR AUTHORIZED CONTRACTOR.

“DIRECTOR” MEANS THE DIRECTOR OF THE DEPARTMENT.

“ENHANCED PLAN” MEANS A SHOPPING CART MANAGEMENT PLAN THAT MEETS THE REQUIREMENTS OF SECTION 39-65(B), AS MAY BE AMENDED.

“EVALUATION PERIOD” MEANS THE PERIOD OF TIME BEGINNING (I) INITIALLY, UPON DELIVERY OF A STORE’S FIRST CERTIFICATION AND (II) SUBSEQUENTLY, IMMEDIATELY UPON CONCLUSION OF THE PRIOR EVALUATION PERIOD AND ENDING UPON THE EARLIEST OF (I) 180 DAYS LATER OR (II) THE SATISFACTION OF THE CONDITIONS OF 39-66(D), AS MAY BE AMENDED.

“GPS TRACKER” MEANS A DEVICE WHICH USES A GLOBAL POSITIONING SYSTEM TO ALLOW A RETAILER TO REMOTELY DETERMINE THE LOCATION OF AN OFF-SITE SHOPPING CART.

“IDENTIFIABLE SHOPPING CART” MEANS AN OFF-SITE SHOPPING CART, OTHER THAN A VALUELESS SHOPPING CART, THAT CAN REASONABLY BE ASSOCIATED WITH A PARTICULAR RETAILER OR STORE DUE TO SIGNAGE, BRANDING, DESIGN, OR OTHERWISE.

“LARGE STORE” MEANS A STORE OF AT LEAST 50,000 SQUARE FEET.

“LOCKING WHEEL MECHANISM” MEANS A DEVICE THAT PREVENTS ONE OR MORE OF A SHOPPING CART’S WHEELS FROM OPERATING NORMALLY WHEN THE SHOPPING CART IS OUTSIDE OF A STORE OR ITS PARKING LOT.

“MANDATORY PLAN” MEANS A SHOPPING CART MANAGEMENT PLAN THAT MEETS THE REQUIREMENTS OF SECTION 39-65(C), AS MAY BE AMENDED.

“OFF-SITE SHOPPING CART” MEANS A SHOPPING CART THAT REASONABLY APPEARS TO BE LOST OR ABANDONED OUTSIDE OF A STORE OR ITS PARKING LOT

“PARKING LOT” MEANS AN AREA THAT A RETAILER PROVIDES FOR CUSTOMERS OF A STORE TO PARK MOTOR VEHICLES.

“RETAILER” MEANS ANY SOLE PROPRIETOR, PARTNERSHIP, CORPORATION, LIMITED LIABILITY COMPANY, OR OTHER PERSON THAT OFFERS MERCHANDISE FOR PURCHASE BY CUSTOMERS AT A STORE WITHIN THE CITY.

“RESTRICTIVE DEVICE” MEANS AN ELECTRONIC OR MECHANICAL DEVICE, INCLUDING A LOCKING WHEEL MECHANISM, THAT PROTECTS AGAINST UNAUTHORIZED REMOVAL OF SHOPPING CARTS FROM A STORE OR ITS PARKING LOT OR PREVENTS THE NORMAL OPERATION OF THE SHOPPING CART OUTSIDE OF A STORE OR ITS PARKING LOT.

“SHOPPING CART” MEANS A BASKET THAT IS MOUNTED ON WHEELS OR A SIMILAR DEVICE THAT IS GENERALLY USED IN A STORE BY A CUSTOMER FOR THE PURPOSE OF TRANSPORTING MERCHANDISE OF ANY KIND THAT DOES NOT MEET THE REQUIREMENTS OF A.R.S. § 44-1799.32(B).

“SHOPPING CART MANAGEMENT PLAN” MEANS A WRITTEN DOCUMENT DESCRIBING SPECIFIC MEASURES A RETAILER TAKES TO MINIMIZE OFF-SITE SHOPPING CARTS AND TO ENSURE THAT ANY OFF-SITE SHOPPING

CARTS ARE PROMPTLY RETURNED TO THE STORE.

“SHOPPING CART RETRIEVAL CONTRACT” MEANS A CURRENTLY EFFECTIVE AND LEGALLY BINDING AGREEMENT BETWEEN A RETAILER AND A THIRD PARTY FOR THE COLLECTION AND RETURN OF OFF-SITE SHOPPING CARTS TO A RETAILER’S STORE.

“STORE” MEANS A FACILITY WITHIN THE CITY WHERE A RETAILER OFFERS MERCHANDISE FOR PURCHASE BY CUSTOMERS AND PROVIDES SHOPPING CARTS FOR CUSTOMER USE.

“UNIDENTIFIABLE SHOPPING CART” MEANS A SHOPPING CART OTHER THAN AN IDENTIFIABLE SHOPPING CART OR A VALUELESS SHOPPING CART.

“UNSUCCESSFUL EVALUATION PERIOD” MEANS AN EVALUATION PERIOD IN WHICH THE DEPARTMENT RETURNS 10 OR MORE SHOPPING CARTS TO A STORE AND WITH RESPECT TO WHICH THE CONDITIONS OF SECTION 39-66(D), AS MAY BE AMENDED, OR SECTION 39-67(D), AS MAY BE AMENDED, HAVE BEEN SATISFIED.

“VALUELESS SHOPPING CART” MEANS A SHOPPING CART IN SUCH DISREPAIR OR HAVING SUCH DAMAGE THAT IT HAS NO APPARENT MONETARY VALUE.

SEC. 39-58. AUTHORITY; DELEGATION.

- A. THE DIRECTOR IS AUTHORIZED TO ENFORCE AND ADMINISTER THIS ARTICLE. WITHOUT LIMITATION, THIS AUTHORITY INCLUDES THE RIGHT TO COLLECT, POSSESS, TRANSPORT, SELL, DESTROY, AND OTHERWISE DISPOSE OF SHOPPING CARTS TO CARRY OUT THE PURPOSES OF THIS ARTICLE.
- B. BY WRITTEN AGREEMENT ON FILE WITH THE CITY CLERK, TO THE EXTENT ALLOWABLE UNDER LAW, THE DIRECTOR IS AUTHORIZED AND EMPOWERED TO DELEGATE TO SPECIFIED CITY DEPARTMENTS OR PRIVATE CONTRACTORS THE RIGHTS AND POWERS AS DIRECTED BY THE DIRECTOR TO ENFORCE AND ADMINISTER THE PROVISIONS OF THIS ARTICLE.

DIVISION I. SHOPPING CART RETRIEVAL.

SEC.39-59 SHOPPING CART RETRIEVAL; PRESUMPTIONS; FEE.

- A. THE DEPARTMENT MAY COLLECT OFF-SITE SHOPPING CARTS WITHIN THE CITY OF PHOENIX FOR RETURN TO RETAILERS OR IMPOUNDMENT AND DISPOSITION IN ACCORDANCE WITH THIS DIVISION.

- B. THE DEPARTMENT SHALL RETURN AN IDENTIFIABLE SHOPPING CART TO THE STORE INDICATED ON THE SHOPPING CART OR, IF NO STORE IS INDICATED, TO THE STORE OF THE ASSOCIATED RETAILER NEAREST TO THE LOCATION WHERE THE SHOPPING CART WAS COLLECTED.
- C. THERE SHALL BE REBUTTABLE PRESUMPTIONS THAT AN IDENTIFIABLE SHOPPING CART WAS REMOVED FROM THE STORE OF THE ASSOCIATED RETAILER NEAREST TO THE LOCATION WHERE THE SHOPPING CART WAS COLLECTED AND THAT THE ASSOCIATED RETAILER IS THE OWNER OF SUCH IDENTIFIABLE SHOPPING CART.
- D. AFTER RETURN OF A SHOPPING CART, THE DEPARTMENT SHALL PROVIDE THE RETAILER WITH A DETAILED INVOICE INCLUDING NOTICE OF THE RETAILER'S RIGHT TO DISPUTE THE INVOICE IN ACCORDANCE WITH THIS ARTICLE.
- E. A RETAILER SHALL PAY TO THE DEPARTMENT A RETRIEVAL FEE OF (I) NO MORE THAN \$25 PER RETURNED SHOPPING CART IF, ON THE DATE THE SHOPPING CART IS RETURNED, THE STORE'S CERTIFICATION INCLUDES A SHOPPING CART RETRIEVAL CONTRACT OR (II) NO MORE THAN \$50 PER RETURNED SHOPPING CART IF, ON THE DATE THE SHOPPING CART IS RETURNED, THE STORE'S CERTIFICATION DOES NOT INCLUDE A SHOPPING CART RETRIEVAL CONTRACT.
- F. THE INVOICE REQUIRED BY SUBSECTION D SHALL BE DELIVERED TO A STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS.
- G. WITHIN 14 DAYS AFTER THE EFFECTIVE DATE OF AN INVOICE, A RETAILER MAY DISPUTE OWNERSHIP OF RETURNED SHOPPING CART(S) OR THE AMOUNT OF THE RETRIEVAL FEE IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED.

SEC. 39-60 IMPOUNDMENT OF UNIDENTIFIABLE SHOPPING CARTS; NOTICE.

- A. FOR A PERIOD OF AT LEAST 10 DAYS BEFORE SERVICE OF THE NOTICE OF DISPOSITION AS PROVIDED IN SUBSECTION D, THE DEPARTMENT SHALL HOLD AN UNIDENTIFIABLE SHOPPING CART AT A LOCATION WITHIN THE CITY. THIS LOCATION SHALL BE OPEN FOR BUSINESS AT LEAST SIX HOURS PER DAY, EVERY MONDAY THROUGH FRIDAY, EXCEPT ON HOLIDAYS OBSERVED BY THE CITY.
- B. THE OWNER MAY CLAIM AN UNIDENTIFIABLE SHOPPING CART FROM THE LOCATION AND DURING THE PERIOD PROVIDED FOR IN SUBSECTION A.
- C. AFTER THE EXPIRATION OF THE PERIOD PROVIDED FOR IN SUBSECTION A,

AND BEFORE AN UNIDENTIFIABLE SHOPPING CART IS DISPOSED OF, THE DEPARTMENT SHALL PREPARE A NOTICE OF DISPOSITION PROVIDING THE FOLLOWING:

1. DESCRIPTION OR PHOTOGRAPH OF THE SHOPPING CART;
 2. THE NAME AND ADDRESS OF THE OWNER, IF KNOWN;
 3. THE DATE BY WHICH THE OWNER MUST CLAIM AND TAKE POSSESSION OF THE SHOPPING CART; AND
 4. THE METHOD FOR CLAIMING THE SHOPPING CART.
- D. THE DEPARTMENT SHALL SERVE NOTICE OF DISPOSITION TO THE OWNER, IF KNOWN, BY CERTIFIED MAIL TO THE OWNER'S ADDRESS, IF KNOWN. IF THE NAME OR ADDRESS OF THE OWNER IS NOT KNOWN, THE DEPARTMENT SHALL SERVE THE NOTICE OF DISPOSITION BY PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY OR BY POSTING ON A CITY WEBSITE AVAILABLE TO THE GENERAL PUBLIC.
- E. THE OWNER SHALL HAVE 20 DAYS AFTER SERVICE OF THE NOTICE OF DISPOSITION TO CLAIM THE SHOPPING CART.
- F. IN THE EVENT OWNERSHIP OF A SHOPPING CART IS SUBJECT TO DISPUTE, THE SHOPPING CART MAY BE DISPOSED OF BY LEGAL ACTION.

SEC. 39-61 DISPOSITION OF SHOPPING CARTS.

- A. THE DEPARTMENT MAY DISPOSE OF VALUELESS SHOPPING CARTS AT ANY TIME AFTER COLLECTION BY DESTRUCTION OR ANY OTHER LAWFUL MANNER.
- B. AFTER THE EXPIRATION OF THE PERIOD PROVIDED IN SECTION 39-60(E), AS MAY BE AMENDED, THE DEPARTMENT SHALL DISPOSE OF A SHOPPING CART OTHER THAN A VALUELESS SHOPPING CART BY SALE AT PUBLIC AUCTION, WHICH MAY BE CONDUCTED VIA THE INTERNET, TO THE HIGHEST BIDDER FOR CASH. IF ANY SHOPPING CARTS ARE SOLD SUBJECT TO A MINIMUM BID, THEN THIS SHALL BE MADE KNOWN IN ADVANCE OF BIDDING.
- C. THE DEPARTMENT MAY DISPOSE OF ANY SHOPPING CARTS OFFERED FOR SALE AT PUBLIC AUCTION AND NOT PURCHASED BY DESTRUCTION OR ANY OTHER LAWFUL MANNER.
- D. ALL MONIES RECEIVED FROM SALE OF SHOPPING CARTS SHALL BE PAID TO THE CITY TREASURER AND DEPOSITED INTO THE GENERAL FUND OF THE CITY.
- E. ON DELIVERY TO ANY PURCHASER OF ANY SHOPPING CART SOLD UNDER SUBSECTION B, THE DEPARTMENT SHALL EXECUTE TO THE PURCHASER A RECEIPT OF SALE OF PERSONAL PROPERTY.

DIVISION II. SHOPPING CART MANAGEMENT.

SEC. 39-62. SHOPPING CART CERTIFICATION.

- A. **NEW STORES.** A RETAILER SHALL DELIVER THE CERTIFICATION DESCRIBED IN SUBSECTION C PRIOR TO OPENING A STORE TO THE GENERAL PUBLIC WITH A CERTIFICATE OF OCCUPANCY ISSUED ON OR AFTER THE EFFECTIVE DATE OF THIS ORDINANCE AND WITHIN 30 DAYS AFTER THE ANNIVERSARY OF THE MOST RECENT CERTIFICATION ANNUALLY THEREAFTER, EXCEPT AS REQUIRED BY SUBSECTION D.
- B. **EXISTING STORES.** A RETAILER SHALL DELIVER THE CERTIFICATION(S) DESCRIBED IN SUBSECTION C FOR EACH STORE FIRST OPEN TO THE GENERAL PUBLIC ON OR BEFORE THE EFFECTIVE DATE OF THIS ORDINANCE NO LATER THAN JANUARY 15, 2026 AND WITHIN 30 DAYS AFTER THE ANNIVERSARY OF THE MOST RECENT CERTIFICATION ANNUALLY THEREAFTER, EXCEPT AS REQUIRED BY SUBSECTION D.
- C. ALL RETAILERS SHALL TIMELY DELIVER AND CERTIFY IN WRITING, IN THE MANNER PRESCRIBED BY THE DIRECTOR, THE FOLLOWING FOR EACH STORE:
1. STORE INFORMATION, INCLUDING:
 - I. ADDRESS;
 - II. NAME, PHONE NUMBER, AND MAILING AND EMAIL ADDRESSES FOR THE AUTHORIZED REPRESENTATIVE(S);
 - III. DATE OF ISSUANCE OF CERTIFICATE OF OCCUPANCY; AND
 - IV. SQUARE FOOTAGE.
 2. SHOPPING CART INFORMATION, INCLUDING:
 - I. MAXIMUM NUMBER OF SHOPPING CARTS THAT WILL BE PROVIDED FOR CUSTOMER USE DURING THE CERTIFICATION PERIOD;
 - II. IF APPLICABLE, SERIAL NUMBER OR OTHER IDENTIFIER FOR EACH SHOPPING CART;
 - III. IF APPLICABLE, NUMBER OF SHOPPING CARTS EQUIPPED WITH A RESTRICTIVE DEVICE;
 - IV. IF APPLICABLE, A DESCRIPTION OF THE RESTRICTIVE DEVICE(S); AND
 - V. IF APPLICABLE, NUMBER OF RESTRICTIVE DEVICES THAT ARE MALFUNCTIONING AS OF THE DATE OF THE CERTIFICATION;

3. SHOPPING CART RETRIEVAL INFORMATION, INCLUDING:
- I. WHETHER THE STORE'S OFF-SITE SHOPPING CARTS ARE COLLECTED UNDER A SHOPPING CART RETRIEVAL CONTRACT;
 - II. IF APPLICABLE, THE TERM OF THE SHOPPING CART RETRIEVAL CONTRACT;
 - III. IF APPLICABLE, A COPY OF THE SHOPPING CART RETRIEVAL CONTRACT; AND
 - IV. A CERTIFICATION THAT THE RETAILER IS AND WILL, FOR THE DURATION OF THE CERTIFICATION PERIOD, REMAIN CURRENT ON ANY FEES OWED UNDER SECTION 39-59, AS MAY BE AMENDED, FOR SHOPPING CARTS RETURNED TO THE STORE.

4. SHOPPING CART MANAGEMENT PLAN INFORMATION, AS APPLICABLE, INCLUDING:
- I. A COPY OF THE CURRENT SHOPPING CART MANAGEMENT PLAN;
 - II. THAT THE SHOPPING CART MANAGEMENT PLAN WILL BE IMPLEMENTED FOR THE ENTIRE CERTIFICATION PERIOD, UNLESS A NEW PLAN BECOMES REQUIRED DURING THE CERTIFICATION PERIOD PURSUANT TO THIS DIVISION; AND
 - III. THAT THE SHOPPING CART MANAGEMENT PLAN COMPLIES WITH THE REQUIREMENTS OF THIS DIVISION TO THE BEST OF THE CERTIFIER'S KNOWLEDGE.

5. AUTHORIZED REPRESENTATIVE CERTIFICATIONS, INCLUDING:
- I. THAT THE NATURAL PERSON EXECUTING THE CERTIFICATION HAS AUTHORITY TO RECEIVE NOTICES ISSUED UNDER THIS ARTICLE ON BEHALF OF THE RETAILER VIA THE MAILING AND EMAIL ADDRESSES PROVIDED;
 - II. THAT THE NATURAL PERSON EXECUTING THE CERTIFICATION IS AN AUTHORIZED REPRESENTATIVE AS DEFINED IN THIS ARTICLE; AND
 - III. THAT THE NATURAL PERSON EXECUTING THE CERTIFICATION HAS AUTHORITY TO DO SO ON BEHALF OF THE RETAILER.

D. A RETAILER SHALL DELIVER A NEW CERTIFICATION WITHIN 30 DAYS AFTER ANY CHANGE TO ANY OF THE INFORMATION PROVIDED.

E. THE CERTIFICATION SHALL BE EXECUTED BY AN AUTHORIZED REPRESENTATIVE AND MADE UNDER PENALTY OF PERJURY.

SEC. 39-63. REVOCATION OF CERTIFICATION; NOTICE.

- A. AFTER DISCOVERY THAT A CERTIFICATION IS INACCURATE, INCOMPLETE, OR OTHERWISE FAILS TO COMPLY WITH THIS DIVISION, THE DEPARTMENT MAY PROVIDE WRITTEN NOTICE OF ALL OF THE FOLLOWING:
1. THE PORTION OF THE CERTIFICATION THAT IS INACCURATE, THE SPECIFIC REQUIRED INFORMATION THAT WAS NOT INCLUDED, OR THE MANNER IN WHICH THE CERTIFICATION FAILS TO OTHERWISE COMPLY WITH THIS DIVISION;
 2. THE EFFECTIVE DATE OF THE NOTICE;
 3. THAT THE DEPARTMENT WILL REVOKE THE STORE'S CERTIFICATION IF A CERTIFICATION WHICH COMPLIES WITH THE REQUIREMENTS OF THIS DIVISION IS NOT DELIVERED WITHIN 30 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE;
 4. THAT WITHIN 30 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY APPEAL THE REVOCATION IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED; AND
 5. THE MANNER IN WHICH AN APPEAL MAY BE FILED.
- B. THE NOTICE SHALL BE DELIVERED TO A STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS. THE NOTICE SHALL BE EFFECTIVE ON THE DATE OF MAILING OR EMAILING.
- C. FOLLOWING EXPIRATION OF THE 30-DAY PERIOD PROVIDED FOR IN SUBSECTION D, IF NO APPEAL IS TAKEN, OR, IF APPEAL IS TAKEN, FOLLOWING RESOLUTION OF THE APPEAL AGAINST THE RETAILER, THE DEPARTMENT SHALL REVOKE THE STORE'S CERTIFICATION.
- D. WITHIN 30 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY DISPUTE THE REVOCATION OF A STORE'S CERTIFICATION IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED.

SEC. 39-64. SHOPPING CART MANAGEMENT REQUIREMENTS.

- A. TO ADDRESS BLIGHT, NUISANCE, AND PUBLIC HEALTH AND SAFETY HAZARDS ASSOCIATED WITH OFF-SITE SHOPPING CARTS, FOR ALL LARGE STORES, UNLESS REQUIRED OTHERWISE BY THIS DIVISION, RETAILERS SHALL EITHER
1. EQUIP AND MAINTAIN ALL SHOPPING CARTS OFFERED FOR CUSTOMER USE WITH LOCKING WHEEL MECHANISMS, OR
 2. CERTIFY, IMPLEMENT, AND MAINTAIN A SHOPPING CART MANAGEMENT

PLAN FOR THE STORE THAT MEETS THE REQUIREMENTS OF SECTION 39-65(A), AS MAY BE AMENDED.

B. WITHIN 30 DAYS AFTER THE CONCLUSION OF AN UNSUCCESSFUL EVALUATION PERIOD:

1. FOR STORES WHICH HAVE NOT PREVIOUSLY BEEN REQUIRED TO CERTIFY A SHOPPING CART MANAGEMENT PLAN, AN AUTHORIZED REPRESENTATIVE OF THE STORE SHALL CERTIFY, IMPLEMENT, AND, UNTIL REQUIRED OTHERWISE BY THIS SECTION, MAINTAIN A SHOPPING CART MANAGEMENT PLAN THAT MEETS THE REQUIREMENTS OF SECTION 39-65(A), AS MAY BE AMENDED.
2. EXCEPT AS PROVIDED IN SUBSECTION C, FOR STORES WHICH HAVE PREVIOUSLY BEEN REQUIRED TO CERTIFY A SHOPPING CART MANAGEMENT PLAN, AN AUTHORIZED REPRESENTATIVE OF THE STORE SHALL CERTIFY, IMPLEMENT, AND MAINTAIN IN PRACTICE AN ENHANCED PLAN THAT MEETS THE REQUIREMENTS OF SECTION 39-65(B), AS MAY BE AMENDED.

C. WITHIN 30 DAYS AFTER THE CONCLUSION OF THE THIRD UNSUCCESSFUL EVALUATION PERIOD WITHIN THE PAST SIX EVALUATION PERIODS, AN AUTHORIZED REPRESENTATIVE OF THE STORE SHALL CERTIFY, IMPLEMENT, AND THEREAFTER MAINTAIN A MANDATORY PLAN THAT MEETS THE REQUIREMENTS OF SECTION 39-65(C), AS MAY BE AMENDED.

D. ANY SHOPPING CART RETURNED TO A STORE BY THE CITY DURING THE 30-DAY TIME-PERIODS REFERENCED IN SUBSECTIONS B OR C SHALL NOT BE COUNTED TOWARD THE NUMBER OF SHOPPING CARTS RETURNED TO A STORE FOR EVALUATION PURPOSES.

SEC. 39-65. SHOPPING CART MANAGEMENT PLAN REQUIREMENTS.

A. **INITIAL PLAN.** ANY SHOPPING CART MANAGEMENT PLAN SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

1. THAT THE RETAILER WILL MAINTAIN IN EFFECT A SHOPPING CART RETRIEVAL CONTRACT THAT REQUIRES THE CONTRACTOR TO SEARCH FOR AND RETURN OFF-SITE SHOPPING CARTS TO THE STORE ON AT LEAST A WEEKLY BASIS; AND
2. AT LEAST ONE OTHER SPECIFIC MEASURE REASONABLY CALCULATED TO PREVENT THE OCCURRENCE OF OFF-SITE SHOPPING CARTS FOR THE STORE.

B. **ENHANCED PLAN.** AN ENHANCED PLAN SHALL EITHER MEET THE REQUIREMENTS OF A MANDATORY PLAN OR INCLUDE, AT A MINIMUM, THE FOLLOWING:

1. THAT THE RETAILER WILL MAINTAIN IN EFFECT A SHOPPING CART RETRIEVAL CONTRACT THAT REQUIRES THE CONTRACTOR TO SEARCH FOR AND RETURN OFF-SITE SHOPPING CARTS TO THE STORE ON AT LEAST A TWICE-WEEKLY BASIS; AND
 2. OTHER SPECIFIC MEASURES REASONABLY CALCULATED TO PREVENT THE OCCURRENCE OF OFF-SITE SHOPPING CARTS FOR THE STORE. SUCH MEASURES SHALL INCLUDE:
 - I. ADDITIONAL MEASURES, NOT INCLUDED IN THE PREVIOUS SHOPPING CART MANAGEMENT PLAN, WHILE MAINTAINING AT LEAST ONE MEASURE INCLUDED IN THE PREVIOUS SHOPPING CART MANAGEMENT PLAN OR SIMILAR MEASURE(S); AND/OR
 - II. THE SAME OR SIMILAR MEASURE(S) INCLUDED IN THE PREVIOUS SHOPPING CART MANAGEMENT PLAN BUT IMPLEMENTED WITH GREATER INTENSITY OR FREQUENCY.
- C. **MANDATORY PLAN.** A MANDATORY PLAN SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
1. THAT THE RETAILER WILL MAINTAIN IN EFFECT A SHOPPING CART RETRIEVAL CONTRACT WHICH REQUIRES THE CONTRACTOR TO SEARCH FOR AND RETURN OFF-SITE SHOPPING CARTS TO THE STORE ON AT LEAST A DAILY BASIS;
 2. ALL SHOPPING CARTS OFFERED FOR CUSTOMER USE AT THE STORE WILL BE EQUIPPED WITH RESTRICTIVE DEVICES;
 3. ALL SHOPPING CARTS OFFERED FOR CUSTOMER USE AT THE STORE WILL BE EQUIPPED WITH GPS TRACKERS; AND
 4. ALL SHOPPING CARTS KEPT AT THE STORE WILL BE SECURED AGAINST THEFT AND VANDALISM WHEN THE STORE IS NOT OPEN TO THE GENERAL PUBLIC.

SEC. 39-66. EARLY TERMINATION AND FINDING OF UNSUCCESSFUL EVALUATION PERIOD; NOTICE.

- A. FOLLOWING THE RETURN OF THE TENTH SHOPPING CART TO A STORE BY THE CITY DURING AN EVALUATION PERIOD, AFTER EXPIRATION OF THE 14-DAY PERIOD PROVIDED IN SECTION 39-59(G), AS MAY BE AMENDED, IF NO APPEAL IS TAKEN, OR IF APPEAL IS TAKEN, THEN AFTER RESOLUTION OF THE APPEAL AGAINST THE RETAILER, THE DEPARTMENT MAY PROVIDE WRITTEN NOTICE OF ALL OF THE FOLLOWING:
1. THE EFFECTIVE DATE OF THE NOTICE;
 2. THAT THE STORE'S CURRENT EVALUATION PERIOD WILL BE TERMINATED

AND CONCLUSIVELY DETERMINED TO BE AN UNSUCCESSFUL EVALUATION PERIOD 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE;

3. WHETHER THE RETAILER WILL BE REQUIRED TO CERTIFY, IMPLEMENT, AND MAINTAIN IN PRACTICE A SHOPPING CART MANAGEMENT PLAN, AN ENHANCED PLAN, OR A MANDATORY PLAN AND THE DEADLINE FOR DOING SO;
4. THAT WITHIN 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY APPEAL THE EARLY TERMINATION OF THE EVALUATION PERIOD OR THE DETERMINATION OF AN UNSUCCESSFUL EVALUATION PERIOD IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED; AND
5. THE MANNER IN WHICH AN APPEAL MAY BE FILED.

B. THE NOTICE SHALL BE DELIVERED TO A STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS. THE NOTICE SHALL BE EFFECTIVE ON THE DATE OF MAILING OR EMAILING.

C. WITHIN 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY APPEAL THE EARLY TERMINATION OF THE EVALUATION PERIOD AND/OR THE DETERMINATION OF AN UNSUCCESSFUL EVALUATION PERIOD IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED.

D. UPON EXPIRATION OF THE 14-DAY PERIOD PROVIDED IN SUBSECTION C, IF NO APPEAL IS TAKEN, OR, IF APPEAL IS TAKEN, THEN UPON RESOLUTION OF THE APPEAL AGAINST THE RETAILER, THE EVALUATION PERIOD SHALL TERMINATE AND SHALL BE CONCLUSIVELY DETERMINED TO BE AN UNSUCCESSFUL EVALUATION PERIOD.

SEC. 39-67. REGULAR CONCLUSION OF EVALUATION PERIOD.

A. WITHIN 60 DAYS AFTER THE CONCLUSION OF AN EVALUATION PERIOD, THE DEPARTMENT MAY PROVIDE WRITTEN NOTICE OF ALL OF THE FOLLOWING WITH RESPECT TO ANY STORE TO WHICH THE DEPARTMENT RETURNED AT LEAST 10 SHOPPING CARTS DURING THE EVALUATION PERIOD:

1. THE EFFECTIVE DATE OF THE NOTICE;
2. THAT THE STORE'S PRIOR EVALUATION PERIOD WILL BE CONCLUSIVELY DETERMINED TO BE AN UNSUCCESSFUL EVALUATION PERIOD 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE;
3. WHETHER THE RETAILER WILL BE REQUIRED TO CERTIFY, IMPLEMENT, AND MAINTAIN IN PRACTICE A SHOPPING CART MANAGEMENT PLAN, AN

ENHANCED PLAN, OR A MANDATORY PLAN AND THE DEADLINE FOR DOING SO;

4. THAT WITHIN 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY APPEAL THE DETERMINATION OF AN UNSUCCESSFUL EVALUATION PERIOD IN ACCORDANCE WITH SECTION 39-69, AS MAY BE AMENDED; AND

5. THE MANNER IN WHICH AN APPEAL MAY BE FILED.

B. THE NOTICE SHALL BE DELIVERED TO A STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS. THE NOTICE SHALL BE EFFECTIVE ON THE DATE OF MAILING OR EMAILING.

C. WITHIN 14 DAYS AFTER THE EFFECTIVE DATE OF THE NOTICE, A RETAILER MAY APPEAL THE DETERMINATION OF AN UNSUCCESSFUL EVALUATION PERIOD IN ACCORDANCE WITH SECTION 39- 69, AS MAY BE AMENDED.

D. UPON EXPIRATION OF THE 14-DAY PERIOD PROVIDED IN SUBSECTION C, IF NO APPEAL IS TAKEN, OR, IF APPEAL IS TAKEN, UPON RESOLUTION OF THE APPEAL AGAINST THE RETAILER, THE EVALUATION PERIOD SHALL BE CONCLUSIVELY DETERMINED TO BE AN UNSUCCESSFUL EVALUATION PERIOD.

SEC. 39-68. VIOLATION; PENALTIES.

A. FAILURE BY A RETAILER TO TIMELY DELIVER OR MAINTAIN A CERTIFICATION IN COMPLIANCE WITH THIS ARTICLE SHALL BE A VIOLATION.

B. ANY RETAILER WHO CAUSES, PERMITS, FACILITATES, OR AIDS OR ABETS ANY VIOLATION OF THIS SECTION OR WHO FAILS TO PERFORM ANY ACT OR DUTY REQUIRED BY THIS SECTION IS SUBJECT TO A CIVIL SANCTION OF NOT LESS THAN \$500.00. ANY RETAILER WHO COMMITS A SECOND VIOLATION OF THIS SECTION WITHIN 36 MONTHS OF THE COMMISSION OF A PRIOR VIOLATION OF THIS SECTION SHALL BE SUBJECT TO A CIVIL SANCTION OF NOT LESS THAN \$750.00. ANY RETAILER WHO COMMITS A THIRD OR SUBSEQUENT VIOLATION OF THIS SECTION WITHIN 36 MONTHS OF THE COMMISSION OF A VIOLATION OF THIS SECTION SHALL BE SUBJECT TO A CIVIL SANCTION OF NOT LESS THAN \$1,000.00.

C. THE 36-MONTH PERIOD PROVISION OF SUBSECTION B SHALL BE CALCULATED BY THE DATES THE VIOLATIONS WERE COMMITTED.

D. EACH DAY ANY VIOLATION OF THIS SECTION OR THE FAILURE TO PERFORM

ANY ACT OR DUTY REQUIRED BY THIS SECTION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION.

SEC. 39-69. ADMINISTRATIVE APPEAL.

- A. APPEALS OR DISPUTES AS AUTHORIZED UNDER THIS ARTICLE SHALL BE MADE TO THE DIRECTOR OR HER OR HIS DELEGEE AS A REQUEST FOR AN ADMINISTRATIVE CONFERENCE IN THE MANNER PROVIDED IN THE NOTICE. A REQUEST FOR AN ADMINISTRATIVE CONFERENCE SHALL ACT AS AN AUTOMATIC STAY OF ENFORCEMENT UNTIL THE APPEAL OR DISPUTE IS RESOLVED.
- B. THE DIRECTOR SHALL HOLD AN ADMINISTRATIVE CONFERENCE WITHIN 60 DAYS OF RECEIPT OF A REQUEST, WITH NOTICE OF THE DATE, TIME, AND LOCATION OF THE CONFERENCE DELIVERED TO THE STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS.
- C. THE DIRECTOR SHALL ISSUE A WRITTEN DECISION ON THE APPEAL OR DISPUTE WITHIN 30 DAYS OF THE ADMINISTRATIVE CONFERENCE AND PROVIDE NOTICE OF THE SAME TO THE STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS.
- D. THE RETAILER MAY FURTHER APPEAL THE DECISION OF THE DIRECTOR WITHIN 14 DAYS OF THE DECISION BY WRITTEN NOTICE SETTING FORTH THE REASONS FOR THE APPEAL TO THE CITY MANAGER OR DELEGEE, WHO, WITHIN 60 DAYS OF RECEIPT OF THE WRITTEN NOTICE, SHALL ISSUE A WRITTEN DECISION TO THE STORE'S CERTIFIED AUTHORIZED REPRESENTATIVE VIA EMAIL OR CERTIFIED MAIL, OR IF AN AUTHORIZED REPRESENTATIVE HAS NOT BEEN CERTIFIED, THEN BY CERTIFIED MAIL TO THE STORE'S ADDRESS.
- E. ANY RETAILER AGGRIEVED BY THE DECISION OF THE CITY MANAGER MAY SEEK JUDICIAL REVIEW IN A COURT OF COMPETENT JURISDICTION.

SEC. 39-70. SEVERABILITY.

IF A COURT INVALIDATES ANY PROVISION OF THIS ARTICLE OR ITS APPLICATION TO ANY PERSON OR CIRCUMSTANCE, THE REMAINDER OF THE ARTICLE AND ITS APPLICATION TO OTHER PERSONS AND CIRCUMSTANCES, OTHER THAN THAT WHICH HAS BEEN HELD INVALID, SHALL NOT BE AFFECTED. TO THIS EXTENT, THE PROVISIONS OF THIS ARTICLE ARE DECLARED SEVERABLE.



Request to Enter Into an Agreement with UMOM New Day Centers for Halle Women's Center Chiller Replacement (Ordinance S-52291) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with UMOM New Day Centers, Inc. (UMOM) to replace the chiller system at Halle Women's Center. The total value of the contract will not exceed \$150,000. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available from Community Development Block Grant Coronavirus Aid, Relief, and Economic Security Act (CDBG-CV) funding from the U.S. Department of Housing and Urban Development (HUD). There is no impact to the General Fund.

Summary

HUD funds the Neighborhood Enhancement Program to address community infrastructure needs and improvements including critical projects for non-profit organizations operating facilities that provide a public benefit.

UMOM's Halle Women's Center serves single women without children who are in need of emergency shelter, including victims of domestic violence. The existing chiller system, which serves multiple buildings, including three that house shelter units, is nearing the end of its operational life. The aging infrastructure and failing plumbing system pose a significant risk of system-wide failure. To ensure reliable climate control and prevent disruption to shelter operations, UMOM proposes replacing the chiller system with individual air conditioning units for each room and office.

UMOM applied for funds to replace the chiller system through the Neighborhood Enhancement Program. The project will ensure continued use of the center and eliminate major cooling outages in the future. Funding from the City would cover the replacement expenses associated with this project.

Contract Term

The 12-month contract term will begin on or about September 22, 2025, with an option to extend for three months, that may be exercised at the discretion of the City Manager, or designee.

Financial Impact

The total contract value will not exceed \$150,000. Funding is available in the Neighborhood Services Department's Neighborhood Enhancement Program budget using HUD CDBG-CV funds. There is no impact to the General Fund.

Location

Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Gina Montes, the Neighborhood Services Department and Office of Homeless Solutions.



Aviation Land Reuse Strategy Land Disposal Located Adjacent to Interstate 17: 16 Parcels within Area G and 5 Parcels within Area I (Ordinance S-52257) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to sell City-owned property identified by the Aviation Department as excess Aviation Land Reuse Strategy land inventory at a price negotiated on the open market based on the City's appraisal to Valutek, Inc. and De Rito Partners Development, Inc. Additionally, request to authorize the City Treasurer to accept all funds related to this item.

Summary

The Phoenix Sky Harbor International Airport (PHX) Land Reuse Strategy (LRS), developed in 2017, addresses the reuse and redevelopment of 793 fragmented City-owned parcels acquired for noise mitigation. In December 2022, the Aviation Department received Federal Aviation Administration (FAA) authorization for the disposal or redevelopment of 427 of these parcels. In April 2025, the Community and Economic Development Department (CEDD) requested and received City Council authorization to dispose of parcels in Areas F, G, H, I, and J, per the FAA's determination (Ordinance S-51817). Working in coordination, Aviation and CEDD prepared two groupings for public offering.

Grouping A

The entire Area G between 12th and 14th streets and north of Interstate 17. The grouping consists of 16 separate and non-contiguous parcels, and their development potential is impacted by their irregular shape and size, and remaining private property owners within the block (**Attachment A**). The parcels are zoned R-3 and appraised at \$1,690,000 as of March 2025.

Grouping B

A portion of Area I located at 16th Street and Watkins Street. The grouping consists of five separate and non-contiguous parcels, which impacts their development potential (**Attachment B**). The parcels are zoned A-2 and appraised at \$790,000 as of November 2024.

Public Offering Process

The groupings were offered for sale from April 22 to May 21, 2025, (30 days) through the City's website and an ad in the Arizona Republic. Each offer was required to include:

- A narrative of intended site use and/or business operations.
- A preliminary conceptual site plan or improvement description.
- An offer meeting or exceeding the appraised value.

Results and Recommendation

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

Grouping A

The recommended buyer, Valutek, Inc., proposes a two-phased development. Phase 1 will consist of a 45,000 square foot state of the art headquarters including: 5,000 square foot office, 5,000 square foot clean room manufacturing space, and 35,000 square foot warehouse. Phase 2 will require additional privately owned parcel assemblage with a timeline to be determined based on the surrounding parcel owners. The buyer has submitted an offer of \$1,690,000 for all 16 parcels. The offer meets the appraised value.

Grouping B

The recommended buyer, De Rito Partners Development, Inc., proposes to construct a modern convenience store and gas station, designed to serve the area's high volume of commuters, logistic teams, and small business owners. Additionally, two light industrial buildings will be constructed providing vital infrastructure to support the area's growing workforce and business ecosystem. The buyer has submitted an offer of \$790,000 for all five parcels. The offer meets the appraised value.

All disposals will require execution of an avigation easement and include a deed restriction prohibiting residential use.

Financial Impact

The total revenue from this disposition will be \$2,480,000 and will be returned to the Aviation Department.

Concurrence/Previous Council Action

The City Council authorized the disposition process on April 9, 2025, with Ordinance S-51817.

Location

Grouping A (16 Assessor Parcel Numbers) - Multiple addresses, see **Attachment A**.

Grouping B (5 Assessor Parcel Numbers) - Multiple addresses, see **Attachment B**.

Council District: 8

Responsible Department

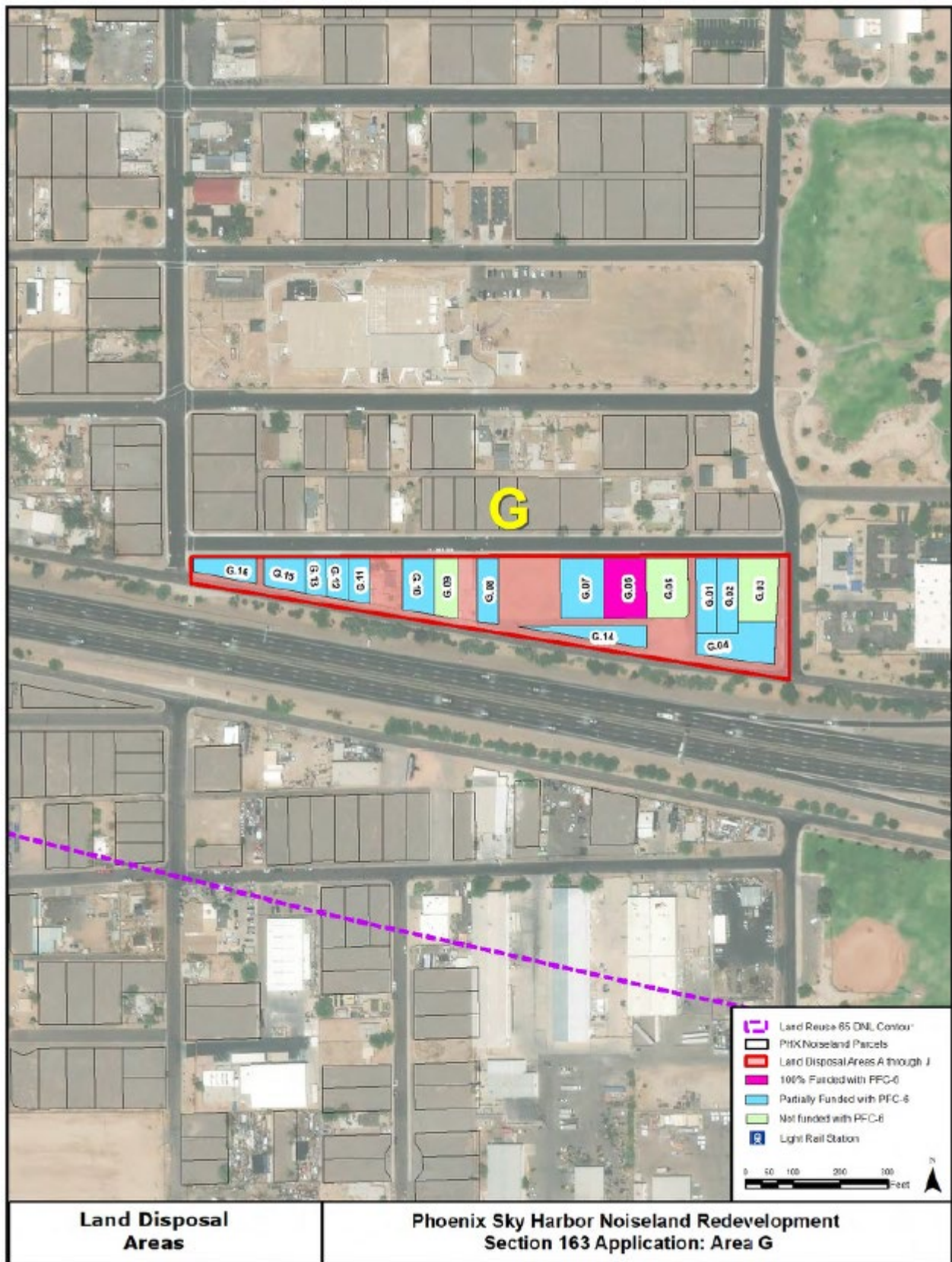
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

ATTACHMENT A

PROPERTY IDENTIFICATION

Sell City-Owned Property Identified as Excess Aviation Noise Land Inventory as determined in Phoenix Sky Harbor (PHX), Phoenix, AZ – Land Reuse Section 163 Determination dated December 22, 2022: Disposal of 16 vacant real properties located north of Interstate 17 as identified in Area G.

The following parcels included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.		
Parcel ID	APN	Address / Location
G.01	115-37-060A	1321 E. Hess Avenue
G.02	115-37-061C	1323 E. Hess Avenue
G.03	115-37-061D	1325 E. Hess Avenue
G.04	115-37-062B	2114 S. 14 th Street
G.05	115-37-064A	1317 E. Hess Street
G.06	115-37-066A	1313 E. Hess Avenue
G.07	115-37-068A	1309 E. Hess Avenue
G.08	115-37-072	1301 E. Hess Avenue
G.09	115-37-076	1219 E. Hess Street
G.10	115-37-078A	1211 E. Hess Avenue
G.11	115-37-082	1207A E. Hess Avenue
G.12	115-37-085	1205 E. Hess Avenue
G.13	115-37-086A	1205 E. Hess Avenue
G.14	115-37-105A	1314 E. Maricopa Way
G.15	115-37-106A	1201 E. Hess Avenue
G.16	115-37-106B	1201 E. Hess Avenue

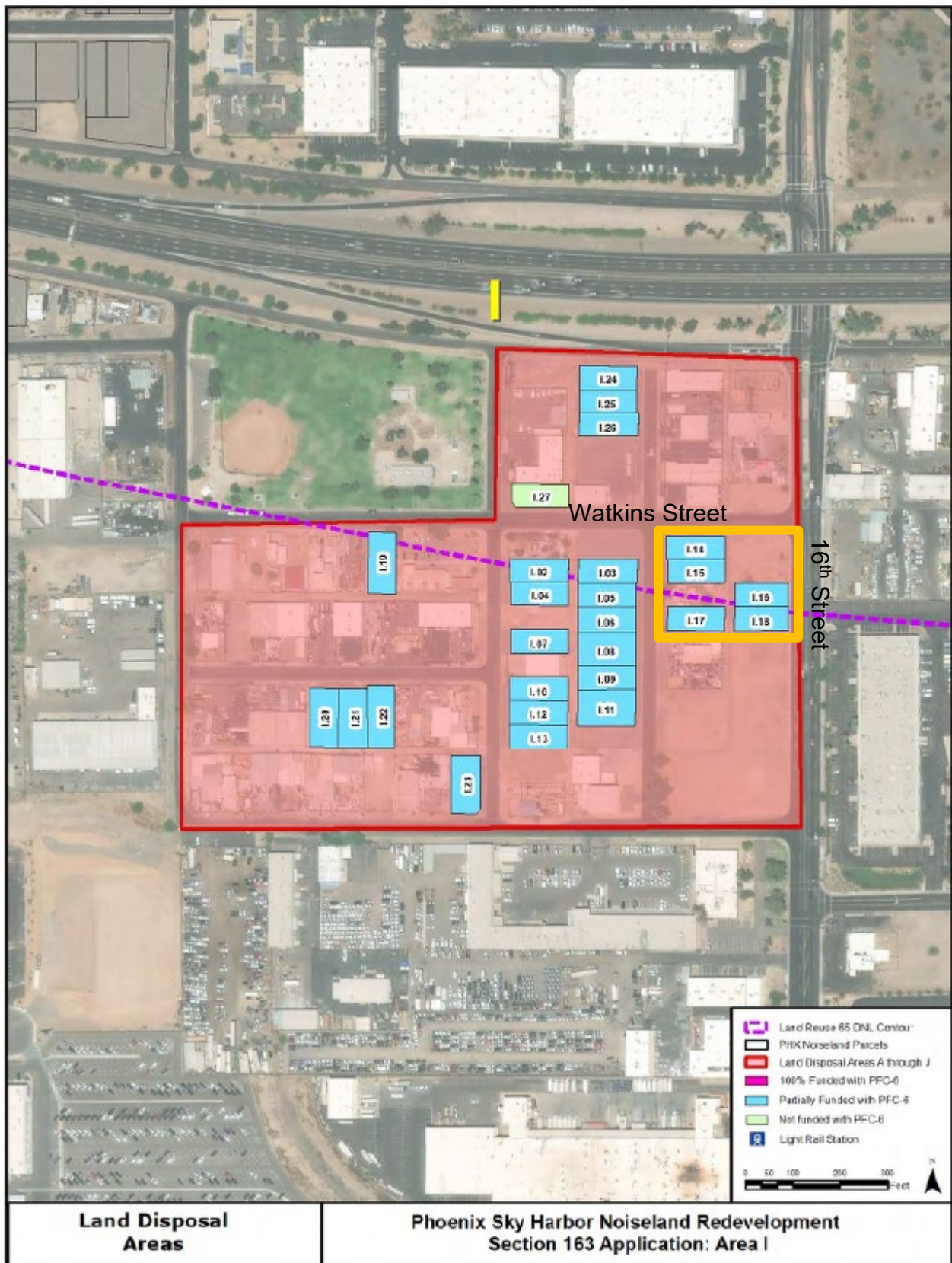


ATTACHMENT B

PROPERTY IDENTIFICATION

Sell City-Owned Property Identified as Excess Aviation Noise Land Inventory within Phoenix Sky Harbor (PHX), Phoenix, AZ – Land Reuse Section 163 Determination dated December 22, 2022: Disposal of five vacant real properties located south of Interstate 17 as identified in Area I.

The following parcels included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.		
Parcel ID	APN	Address / Location
I.14	115-35-027	2301 S. 15 th Place
I.15	115-35-029	2303 S. 15 th Place
I.16	115-35-032A	2206 S. 16 th Street
I.17	115-35-033A	2307 S. 15 th Place
I.18	115-35-034A	2208 S. 16 th Street





License Agreement with the Arizona Board of Regents for the Use of City-Owned Land at 1st Street and McKinley Street for Construction Staging and Parking - District 7

Authorize the City Manager, or his designee, to execute a license with the Arizona Board of Regents, or its designee, for the use of City-owned land located at 1st Street and McKinley Street for construction staging and parking. Further request to authorize the City Treasurer to accept all necessary funds related to this item.

Summary

The Community and Economic Development Department (CEDD) is working with the Arizona Board of Regents and the University of Arizona to develop the Center for Advanced Molecular and Immunological Therapies building at the southwest corner of 7th Street and Fillmore Street in Downtown Phoenix. At the height of construction, the project will require approximately 250 construction workers onsite daily. The University of Arizona has requested use of additional, vacant City-owned properties for construction staging and parking, including several parcels located at the southwest and southeast corners of 1st Street and McKinley Street in Downtown Phoenix.

The license fee will be based on a prorated rental rate of \$1 per square foot per year and/or other valuable consideration. Each license may contain other terms and conditions acceptable to the City. There are currently several construction staging licenses on City parcels in Downtown Phoenix including two on the Phoenix Biomedical Core for projects related to the 850 PBC Building. The terms of this license, including the rental rate of \$1 per square foot, will be consistent with other licenses executed to support Phoenix Bioscience Core growth.

Contract Term

The license term is one year. The license may be extended on a month-to-month basis at the City's discretion.

Financial Impact

The license fee will be based on a prorated rental rate of \$1 per square foot per year and/or other valuable consideration. Fees received would be deposited into CEDD's Downtown Community Reinvestment Fund. This action will have no impact to the General Fund.

Location

713, 714, 717, 718, 721, and 722 N. 1st Street, and 714, 718, and 722 N. 2nd Street.
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



One-Stop Operator Services Contract - RFP-CED25-OSO - Request for Award (Ordinance S-52278) - Citywide

Request authorization for the City Manager, or his designee, to contract with International Rescue Committee, Inc. (IRC) to provide One-Stop-Operator (OSO) Services on behalf of the Phoenix Business and Workforce Development Board (Board). The aggregate value of the contract shall not exceed \$2,200,000. Further request authorization for the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

Summary

As a part of the Workforce Innovation and Opportunity Act (WIOA), the Board is required to procure OSO services. The role of the OSO is to coordinate service delivery among all required One-Stop partners within the ARIZONA@WORK City of Phoenix One-Stop Network. This network offers comprehensive services and resources to job seekers while partnering with employers to help meet their workforce needs in Phoenix.

The OSO is responsible for ensuring services provided at the two ARIZONA@WORK City of Phoenix Comprehensive Job Center locations and throughout the network are easily accessible by being responsive to the community's workforce development needs, ensuring the system provides customer-driven and personalized services, managing the customer referral platform, and providing a welcome function for customers at the Comprehensive Job Centers that supports the Integrated Service Delivery Model for the network.

Procurement Information

The One-Stop Operator Services Request for Proposals (RFP-CED25-OSO), was issued on March 11, 2025, and conducted in accordance with City of Phoenix Administrative Regulation 3.10. Four proposals were received, three of which were responsive to the RFP's requirements. An evaluation panel scored the responsive proposals based on the following criteria:

- Proposer's Qualifications and Experience (0-300 points).
- Assigned Staff's Qualifications and Experience (0-275 points).

- Approach to Scope of Work (0-225 points).
- Proposed Budget (0-200 points).

Staff recommends the proposal offered by the IRC as the highest-scored, responsive, and responsible proposal.

Contract Term

The term of the contract will be approximately 21 months beginning on or about October 20, 2025 through June 30, 2027, with two one-year renewals. The purpose of the 21-month term is to align the contract with the City's fiscal year, which begins on July 1.

Financial Impact

The aggregate value of the contract will not exceed \$2,200,000. There is no impact to the General Fund. Funding is available from the City's allocation of federal WIOA funds.

Concurrence/Previous Council Action

The Economic Development and the Arts Subcommittee recommended approval of this item on September 10, 2025 by a vote of 3-0. In addition, this item was approved by the Board as part of its Procurement Plan on May 23, 2024.

Location

ARIZONA@WORK - City of Phoenix - West Job Center
3406 N. 51st Avenue
Council District: 5

ARIZONA@WORK - City of Phoenix - South Job Center
4635 S. Central Avenue
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Fiscal Year 2025-26 Bioscience Healthcare Strategic Initiative (Ordinance S-52280) - Citywide

Request to authorize the City Manager, or his designee, to implement the Fiscal Year (FY) Bioscience Healthcare Strategic Initiative, including authorization of an Arizona Bioindustry Association (AZBio) membership for FY 2026-27 and participation at the BIO International Convention in 2026. Further request authorization for the City Treasurer to accept funds from the City's BIO International Convention partners to offset costs associated with the 2026 convention expenses, and for the City Controller to disburse funds associated with this request. Funding for the AZBio membership and convention efforts will not exceed \$130,000. There is no impact to the General Fund. Funding is available in the Genomics Facilities and Operations Fund.

Summary

Phoenix has grown to be one of the nation's fastest growing hubs for bioscience activity and is now ranked in the Top 20 of U.S. Life Science Markets. CBRE's annual life science reports ranked Phoenix First in Life Science Job Growth and First in Life Science Graduate Growth Rate among emerging U.S. Life Science Markets. Arizona is now ranked as the second fastest in life science job growth and ranked eighth in the nation for the economic impact of clinical trials. An estimated 80 percent of the state's clinical trials take place in Phoenix. Much of this success is attributed to Phoenix's world-class medical centers, institutes of research excellence, research universities, quality community colleges, a growing educated population, a pro-business environment, and the spirit of entrepreneurship and collaboration. To build upon these strengths, staff is continuing to implement a strategic plan introduced in 2018 designed to grow, strengthen, and sustain a healthy bioscience industry. Since the launch of this effort, there has been an acceleration of investment and growth in the bioscience industry in Phoenix. By mid-2025, more than \$6.7 billion has been invested in new and expanded bioscience and healthcare facilities, and more than eight million square feet of primary facility space for discovery, development, and care delivery creating more than 14,000 jobs for Phoenix residents.

Staff has focused its economic development efforts in the areas of research, development, precision medicine, healthcare delivery, health-tech, and education. Focusing on these areas strengthens and solidifies Phoenix as a leader in the nation's

bioscience healthcare industry. The Community and Economic Development Department (CEDD) will continue to ensure there is a world-class real estate inventory to meet the unique needs of life science companies. This commitment includes support of Phoenix's four bioscience hubs: Mayo Clinic's Discovery Oasis, the Phoenix Medical Quarter/Midtown, the Phoenix Bioscience Core (PBC), and the Cotton Center, in addition to other submarkets within the City. CEDD has been working closely with Wexford Science & Technology, to bring prospective tenants to the 850 PBC building and its recently opened Connect Labs by Wexford on the fifth floor. The National Institute of Diabetes and Digestive and Kidney Diseases (NIH) being the latest major tenant to lease space in 850 PBC. NIH will move out of its temporary space on the fifth floor and to its new 35,000 square-foot lab on the seventh floor in October of this year.

To continue to advance the City's position in the bioindustry, CEDD is requesting to continue the City's annual membership with the AZBio, the only statewide organization exclusively focused on building Arizona's bioindustry. AZBio is committed to building a top-tier life science industry in Arizona and is a critical partner for Phoenix. As specialists, AZBio provides industry insight, programs specifically designed for life science organizations, visibility into investment opportunities, and a voice for the industry in the media, across the community, and with elected leaders and government agencies at the local, state, and federal levels. The AZBio annual membership cost is \$15,000 for Fiscal Year 2026-27.

Another key effort is the promotion of Phoenix's bioscience efforts nationally and internationally by attending and exhibiting at the 2026 BIO International trade show to be held in San Diego. The 2025 BIO International was held in Boston, with close to 22,000 attendees and 73 countries represented. The City of Phoenix received heightened visibility with its partnership with BIO and the BBC StoryWorks with the debut of its film as part of The Next Frontier series. The film showcases the world's largest brain health study taking place in Phoenix through the MindCrowd initiative at the Translational Genomics Research Institute (TGen) part of City of Hope. The CEDD Director participated on The Next Frontier panel alongside global leaders sharing the story of the rapid and intentional rise in Phoenix's bioscience industry's growth.

As a sponsor of Start-Up Stadium, the City of Phoenix was able to kick off the event this year and nominate three Phoenix-based companies that were selected as finalists. These early-stage companies were able to engage with key members of the investment community, venture philanthropy groups, and BIO attendees. This year's Phoenix delegation included 60 attendees, representing 33 Phoenix companies and organizations. The delegation held more than 450 productive meetings along with continuous engagement with BIO conference attendees in the Phoenix Pavilion. More than 200 people attended the Phoenix Fast Pitch Reception featuring 15 Phoenix life

science leaders sharing their innovations with the audience. Attendance at the event provided valuable networking and partnership opportunities and synergy with the City's attending partners looking to promote their research and products to a global audience. The knowledge and contacts generated by attending this trade show will be used in communicating the City's competitive advantage, existing ecosystem and resources in Phoenix to attract and grow companies in this industry to thrive and generate quality jobs for the community.

Planning is currently underway, subject to City Council authorization of funding, for the 2026 BIO International trade show. Preliminary estimates for participation such as sponsorships, pre and post targeted advertising, lead generation/retrieval, equipment, pavilion set-up and shipping costs total approximately \$115,000. Staff will continue to work with industry partners to co-locate at the trade show. This shared effort may allow the City to reduce its costs and boost visibility while assisting its partners in promoting Phoenix.

These continued efforts enable CEDD staff to showcase Phoenix's citywide assets and ensure success of future projects. CEDD and its partners continue to generate qualified prospects to create a pipeline of businesses considering expansions and/or relocations to Phoenix through a multi-faceted marketing approach targeted at this industry. Phoenix's involvement and partnership with AZBio and the BIO International trade show elevates the City's visibility as a hub for bioscience, building a critical mass of life science and healthcare-related companies and attracting and developing top talent vital to sustain the long-term growth of this thriving industry.

Financial Impact

There is no impact to the General Fund. Funding for the AZBio membership and to participate in BIO International 2026 will not exceed \$130,000 total for both efforts. Funding is available in the Genomic Facilities and Operations Fund. Funding received from the City's BIO International Convention partners shall reimburse the Genomic Facilities and Operations Fund.

Concurrence/Previous Council Action

This item was recommended for approval by the Economic Development and the Arts Subcommittee at the September 10, 2025 meeting by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Authorization to Amend Ordinance S-51289 Maricopa Community Colleges Foundation Venture Café Sponsorship (Ordinance S-52281) - Citywide

Request to authorize the City Manager, or his designee, to approve the amendment to Ordinance S-51289 for the sponsorship of Maricopa Community Colleges Foundation's Venture Café Phoenix Events Programming on the Phoenix Bioscience Core (PBC) in the amount of \$200,000 annually for three years, for a total amount not to exceed \$600,000. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available in the Genomics Facilities and Operations Fund.

Summary

Launched in 2022, Venture Café Phoenix is a collaborative initiative to bring people of all backgrounds together with a shared vision of building and sustaining an inclusive community that champions innovation in Arizona. To date, this has been accomplished through weekly gatherings of meaningful events that connect, inspire, and encourage participants to take positive action and support one another's goals. Venture Café Phoenix is a community-driven movement to unleash local and state-wide potential and make Phoenix a leader in innovation.

Since its inception, Venture Café Phoenix's event programming has facilitated 157 weekly events that resulted in over 1,097 break-out sessions with over 20,400 attendees, over 960 speakers, and an average weekly attendance of 160. The highest attended Thursday Gatherings have ranged from 225-340 attendees. One-on-one mentorship and office hours with subject matter experts are now available for attendees. Venture Café Phoenix's weekly events encourage connectivity and collaboration and serve to enhance Phoenix's ecosystem and infrastructure to support the growth of existing Phoenix companies, both in early-stage development and mature organizations, along with the formation of new companies leading to the creation of new jobs for Phoenix residents. Venture Café Phoenix has been an instrumental platform for showcasing Phoenix's domestic and international economic development efforts in bioscience, sustainability, advanced manufacturing, and other synergistic industries and was awarded 2023 Fastest Growing Venture Café "Making Things Happen Award" by Venture Café Global.

Venture Café Phoenix was modeled after the successful Thursday Gatherings of Venture Café programs taking place in Wexford Science+Technology innovation communities that have served to grow and strengthen the innovation districts in those respective communities. Venture Café Phoenix events are free, open to the public, and serve to connect attendees to employers, innovators, academic educators/researchers, business mentors, and the community. Presentations and breakout sessions are purposely curated to support the community's connectivity, collaborations, talent and workforce development, business strengthening, and access to resources. Venture Café strengthens Phoenix's entrepreneurial ecosystem and enhances the City's Bioscience Healthcare Strategic Initiative.

Venture Café Phoenix plans to host approximately 40 Thursday Gatherings annually with an annual goal of more than 6,000 attendees who will all convene on the City's Phoenix Bioscience Core, elevating its visibility as a premier location for companies to locate for bioscience research, collaboration, and access to talent. Venture Café Phoenix is hosted at the 850 PBC building and includes benefits such as:

- Serving as a convening hub of innovators from the region.
- Elevating the PBC's brand as a premier location for bioscience-related companies and Phoenix's robust bioscience ecosystem.
- Increasing partnerships between and among the City, academia, industry, the startup ecosystem, arts and culture.
- Facilitating international connections via the Innovation Bridge programming with visiting business delegations.
- Curating meaningful events that connect, inspire/encourage participants to take positive action.
- Prioritizing participation and support of attendees with marginalized identities.
- Enhancing infrastructure for research, education, entrepreneurship, arts and culture.
- Providing access to one-on-one mentoring with subject matter experts.
- Bringing entrepreneurs, researchers, investors, artists, designers, corporate innovators, technologists, small businesses, community members, etc. together to:
 1. Find commonalities;
 2. Share knowledge from different perspectives;
 3. Forge partnerships; and
 4. Explore opportunities for collaborations.

The City's original Founders Circle sponsorship has proven to be very successful in engaging with Phoenix's innovation community. The increased level of sponsorship to a Legacy Founders sponsorship will provide the City with heightened visibility and engagement, increased program planning and direct messaging to attendees to further

the City's economic development position as setting the standard for advanced technology innovators to thrive.

The Legacy Founders Sponsorship will include at a minimum:

- Two seats on the Leadership Council.
- Premier logo placement on Venture Café's website and newsletters with recognition as the sole Legacy Founders sponsor.
- Recognition at all events, including announcements at beginning and end of event programs.
- Inclusion in marketing material, social media, and Venture Café Phoenix's weekly newsletter.
- Monthly City of Phoenix economic development short article in the weekly newsletter.
- Two City of Phoenix pop up banners at each event.
- Program planning for six events with the option for more to include programming around visiting international delegations and industry conferences.
- Dedicated Legacy Founders slide with City of Phoenix logo on monitor rotation for programming during events.

The increased sponsorship level will allow staff to be more actively engaged in the planning and attending of events to pursue opportunities for business recruitment, retention and expansion, and introductions to workforce development services and programs.

The organizational framework will include the Center for Entrepreneurial Innovation as the host institution along with providing programming, financial management, and staff support. Venture Café will provide the City with an annual report of metrics of attendance, voluntarily collected demographics of attendees, qualitative and quantitative information from surveys, and engagement metrics.

Financial Impact

The fee for a Legacy Founders sponsorship is \$200,000 annually, with a three year total amount not to exceed \$600,000. There is no impact to the General Fund. Funding is available in the Genomic Facilities and Operations Fund.

Concurrence/Previous Council Action

This item was recommended for approval by the Economic Development and the Arts Subcommittee at the September 10, 2025 meeting by a vote of 2-0.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Painting Services - IFB 24-FMD-004 - Amendment (Ordinance S-52258) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contracts 158349 with DMS Companies, Inc., 158350 with Bullseye Painting Company LLC and 158351 with A & H Painting, Inc. to add the Phoenix Convention Center Department (PCCD) as an authorized user of the painting services contracts. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$300,000.

Summary

These contracts will provide painting services to the interior and exterior of buildings for the Phoenix Convention Center (PCC) venue. The PCCD requires interior and exterior painting services to maintain the facility's appearance, protect structural surfaces, and ensure a safe and welcoming environment for visitors, event organizers, and staff. Interior painting is necessary to refresh walls, hallways, meeting rooms, and public spaces that experience wear over time due to constant use. Exterior painting is equally critical to preserve building surfaces from sun exposure, weathering, and environmental damage. Regular painting helps prevent costly repairs by protecting surfaces from moisture, corrosion, and deterioration.

Contract Term

The contracts' terms remain unchanged, ending on June 30, 2026.

Financial Impact

Upon approval of \$300,000 in additional funds, the revised aggregate value of the contracts will not exceed \$4,715,000. Funds are available in the PCC, Water Services, Parks and Recreation, and Public Works departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Painting Services Agreement Contracts 158349, 158350, and 158351 (Ordinance S-49750) on August 1, 2023.

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and John Chan and the Water Services, Public Works, Parks and Recreation and Phoenix Convention Center departments.



Authorization to Apply for FFY 2025 Homeland Security Grant Program Funds (Ordinance S-52279) - Citywide

Request to authorize the City Manager, or his designee, to apply for, and accept, if awarded, up to \$17,273,107 from federal fiscal year (FFY) 2025 Department of Homeland Security grant funds that include the Urban Area Security Initiative (UASI) and the State Homeland Security Grant Program (SHSGP) through the Arizona Department of Homeland Security. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

The Department of Homeland Security distributes Homeland Security Grant funds to enhance regional authorities' ability to prepare for, prevent, and respond to terrorist attacks and other disasters.

The Police and Fire departments use UASI and SHSGP grant funds to purchase equipment and vehicles, conduct training and exercises, assess critical infrastructure sites, and implement target hardening measures to protect critical infrastructure. Programs funded under the Homeland Security Grant Program include the Terrorism Liaison Officer Program, Threat Mitigation Unit, Community Emergency Response Teams, Rapid Response Task Force, and the Metropolitan Medical Response System.

The Fire Department and Police Department have received Homeland Security Grant awards since 2003. In 2024, the total grant award from both UASI and SHSGP totaled \$5,250,000: \$4,250,000 from UASI and \$1,000,000 from SHSGP. In 2025, the total regional allocation is \$17,273,107 for both UASI and SHSGP. As the primary UASI city, Phoenix is expected to receive a large portion of these funds.

Contract Term

The grant period of performance begins October 1, 2025, and ends September 30, 2028.

Financial Impact

No matching funds are required. Grant funds will be reimbursed through the Arizona Department of Homeland Security and managed through the Fire Department and

Police Department.

Responsible Department

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



Request to Accept Hazardous Materials Emergency Preparedness Grant Funds - Special Operations Training Prop (Ordinance S-52288) - Citywide

Request to authorize the City Manager, or his designee, to accept up to \$14,719 from the Arizona Department of Environmental Quality (ADEQ) to fund the procurement of a Specialized Pipe Leak Training Prop for the Fire Department Special Operations Section. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item.

Summary

The Hazardous Materials Emergency Preparedness (HMEP) grant program, established under the Hazardous Materials Transportation Uniform Safety Act of 1990, aims to assist States, Territories, and Native American Tribes in developing and improving emergency plans as part of the National Response System and the Emergency Planning and Community Right-To-Know Act of 1986. The program provides funding for planning and training activities related to hazardous materials (HAZMAT) incidents in commercial transportation, with an emphasis on enhancing the capabilities of public sector HAZMAT emergency response personnel. The ADEQ manages the grant program as a pass-through grant.

The Fire Department previously received \$23,500 from this program to run an Advanced Tactical Chemistry class for participants across the state and to host three Propane Response Advanced Tactics Classes for \$17,500. Additional funds are available from ADEQ and have been allocated for a Pipe Leak Training Prop for the Fire Department Special Operations Section.

Pipe Leak Training Prop

The Phoenix Fire Department Special Operations Section has been awarded \$14,719 in funding to acquire a specialized Pipe Leak Training Prop. This prop is designed to replicate leaks from industrial chemical piping systems, enabling both new and veteran hazardous material technicians to practice real-world mitigation techniques in a safe and controlled environment. By simulating the flow of hazardous liquids or gases, the prop provides hands-on training in identifying, controlling, and stopping chemical releases using the same tools and equipment carried on HazMat units.

Procurement Information

The Fire Department will administer the grant per Administrative Regulation 3.10.

Contract Term

The performance period for this award will begin upon award notification and end on September 30, 2026.

Financial Impact

There is no financial impact to the City of Phoenix.

Responsible Department

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



Enter Into 2025 Readiness Cooperative Agreement with FEMA (Ordinance S-52289) - Citywide

Request to authorize the City Manager, or his designee, to retroactively apply for, accept, and disburse Federal Emergency Management Agency (FEMA) funds totaling \$1,418,311 for the Fiscal Year (FY) 2025 National Urban Search & Rescue (US&R) Response System Readiness Cooperative Agreement. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary

The Department of Homeland Security and FEMA provide support and funding for the maintenance and readiness of the National US&R Response System. This readiness cooperative agreement aims to support the continued development and maintenance of the National US&R capability. It provides direction to the Phoenix Fire Department regarding the use of funding to provide administrative and program management, training, support, equipment cache procurement, maintenance, and storage.

The Phoenix Fire Department is the sponsoring agency of Arizona Task Force One (AZ-TF1), one of 28 National US&R response system task forces that can rapidly deploy skilled personnel and state-of-the-art equipment to sites of natural disasters, terrorist attacks, and building collapses. In addition to search and rescue, task force members provide immediate medical treatment to survivors, hazardous materials monitoring, and stabilization capabilities.

In the past, AZ-TF1 has deployed to a wide range of disasters and emergencies, including flooding in New Mexico, wildfires in New Mexico, the Oklahoma City bombing, the 9/11 World Trade Center response in New York City, Hurricanes Katrina, Rita, Gustav, Ike, Harvey, Irma, and Florence, as well as more recent events such as Tropical Cyclones Helene and Milton and the Kerr County, Texas floods.

Contract Term

The agreement's term is three years, from September 1, 2025, to August 31, 2028.

Financial Impact

The Fire Department will receive an amount not to exceed \$1,418,311 from FEMA for the FY 2025 National US&R Response System Readiness Cooperative Agreement.

Responsible Department

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



Acquisition of Real Property Located on the Southwest Corner of W. Sahuaro and N. 28th Drives for Future Fire Station 93 (Ordinance S-52292) - District 1

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests located on the southwest corner of W. Sahuaro Drive and N. 28th Drive either by donation, purchase within the City's appraised value, purchase at a settlement amount arrived at through mediation and determined by the City Manager, or designee, to be reasonable under the circumstances, or by the power of eminent domain, for Fire Station 93. Additionally, request authorization for the City Controller to disburse all funds related to this item.

Summary

This approximate 3.04-acre site has been identified as the location needed for construction of a future fire station. The proposed location will improve response times to better serve the public. The parcels affected by this acquisition and included in this request are identified by Maricopa County Assessor's parcel numbers 149-17-154A and 149-17-154B located at 10640 N. 28th Drive.

Financial Impact

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

Location

Southwest corner of W. Sahuaro and N. 28th Drives.
Council District: 1

Responsible Department

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



AZ Automated Fingerprint Identification System (AZAFIS) Hardware and Maintenance - ADSPO 13-038750 - Amendment (Ordinance S-52267) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 145675 with Idemia Identity & Security USA, LLC to extend contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$343,673.

Summary

This contract provides the Phoenix Police Department's Information Technology Bureau with automated fingerprint system hardware and maintenance in support of the AZAFIS network located at various bureaus and precincts throughout the City. The additional funds will support additional hardware and continued maintenance to the system through the end of the contract term.

Contract Term

Upon approval, the contract will be extended through June 30, 2026 with a one-year option to extend.

Financial Impact

Upon approval of \$343,673 in additional funds, the revised aggregate value of the contract will not exceed \$2,646,046. Funds are available in the Police Department's operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Fingerprint Systems Requirements - Contract 145675 (Ordinance S-43768) on June 28, 2017;
- Automated Fingerprint Identification System - Contract 145675 (Ordinance S-46800) on June 24, 2020;
- Automated Fingerprint Identification System - Contract 145675 (Ordinance S-47679) on June 16, 2021;
- Automated Fingerprint Identification System - Contract 145675 (Ordinance S-

48758) on June 15, 2022;

- AZ Automated Fingerprint Identification System (AZAFIS) Hardware and Maintenance - Contract 145675 (Ordinance S-49831) on June 14, 2023; and
- AZ Automated Fingerprint Identification System (AZAFIS) Hardware and Maintenance - Contract 145675 (Ordinance S-50677) on March 20, 2024.

Responsible Department

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



**Early Intervention System Contract - RFP 25-0629 - Request for Award
(Ordinance S-52268) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Benchmark Solutions, LLC dba Benchmark Analytics, a wholly owned subsidiary of Benchmark Buyer, Inc. to provide an Early Intervention System for the Police 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 \$3,416,511.

Summary

This contract will provide an Early Intervention System, along with ongoing maintenance and support. The Early Intervention System is a predictive and adaptable system that identifies department employees, sworn and civilian, who display the indicators of potentially problematic behaviors. It will provide vital support to the Police Department to ensure the safety and security of each person in the community while fostering employee excellence through data-driven wellness and training.

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

Procurement Information

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

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

- Qualifications and Experience - 180 points
- Method of Approach - 560 points
- Price - 80 points
- Demonstration - 180 points

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

Benchmark Solutions, LLC dba Benchmark Analytics, a wholly owned subsidiary of Benchmark Buyer, Inc. - 662.92 points

Contract Term

The contract will begin on or about September 17, 2025, for a three-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$3,416,511. Funding is available in the Police Department's operating budget.

Responsible Department

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



Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Construction Manager at Risk Construction Services Amendment - AV08000087, AV13000003 (Ordinance S-52270) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 160205 with McCarthy Building Companies, Inc. to provide additional Construction Manager at Risk Construction Services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$53,242,704.

Summary

The purpose of this project is to develop a new six-gate, two-level airport concourse at Terminal 3 (T3) of Phoenix Sky Harbor International Airport to accommodate operations for airlines, passengers, and airport staff. The planned work will include an aircraft apron to accommodate six Airplane Design Group III aircraft that may service two Airplane Design Group V via two-for-one exchange; a connector bridge between the existing and new concourse with moving walkways to facilitate passenger movement; and one or more passenger bus lobbies at Terminal 4 north concourses to facilitate a passageway or tunnel for inter-terminal passenger connections between Terminal 3 and Terminal 4.

This amendment is necessary for the construction of a T3 Vertical Transportation Node, a Passenger Level Video Wall, and a Mezzanine Level Lounge. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged at five years. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed \$325,785,000, including all subcontractor and reimbursable costs.

This amendment will increase the agreement by an additional \$53,242,704, for a new total amount not to exceed \$379,027,704, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

- Architectural Services Agreement 158106 (Ordinance S-49589) on April 19, 2023;
- Amendment to Architectural Services Agreement 158106 (Ordinance S-50678) on March 20, 2024;
- Construction Manager at Risk Preconstruction Services Agreement 158125 (Ordinance S-49591) on April 19, 2023; and
- Construction Manager at Risk Construction Services Agreement 160205 (Ordinance S-50680) on March 20, 2024.

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Interim Deputy City Manager Amber Williamson, the Aviation Department and the City Engineer.



Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Construction Manager at Risk Preconstruction Services Amendment - AV08000087, AV13000003 (Ordinance S-52271) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 158125 with McCarthy Building Companies, Inc. to provide additional Construction Manager at Risk Preconstruction Services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$2 million.

Summary

The purpose of this project is to develop a new six-gate, two-level airport concourse at Terminal 3 of Phoenix Sky Harbor International Airport to accommodate operations for airlines, passengers and airport staff. The planned work will include an aircraft apron to accommodate six Airplane Design Group III aircraft that may service two Airplane Design Group V via two-for-one exchange; a connector bridge between the existing and new concourse to facilitate passenger movement with moving walkways; and one or more passenger bus lobbies at Terminal 4 north concourses to facilitate a passageway or tunnel for inter-terminal passenger connections between Terminal 3 and Terminal 4.

This amendment is necessary to facilitate preconstruction services for the future tunnel/passageway between Terminal 3 and Terminal 4 to avoid disruptions on Sky Harbor Boulevard. The fee for services will not exceed \$2 million. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged at five years. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Construction Manager at Risk Preconstruction Services was approved for an amount not to exceed \$4,797,000, including all subcontractor and reimbursable costs.

This amendment will increase the agreement by an additional \$2 million, for a new total amount not to exceed \$6,797,000, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

- Architectural Services Agreement 158106 (Ordinance S-49589) on April 19, 2023;
- Amendment to Architectural Services Agreement 158106 (Ordinance S-50678) on March 20, 2024;
- Construction Manager at Risk Preconstruction Services Agreement 158125 (Ordinance S-49591) on April 19, 2023; and
- Construction Manager at Risk Construction Services Agreement 160205 (Ordinance S-50680) on March 20, 2024.

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Interim Deputy City Manager Amber Williamson, the Aviation Department and the City Engineer.



Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Architectural Services Amendment - AV08000087, AV13000003 (Ordinance S-52272) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 158106 with Hellmuth, Obata & Kassabaum, Inc., dba HOK to provide additional Architectural Services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$9,825,000.

Summary

The purpose of this project is to develop a new six-gate, two-level airport concourse at Terminal 3 (T3) of Phoenix Sky Harbor International Airport to accommodate operations for airlines, passengers and airport staff. The planned work will include an aircraft apron to accommodate six Airplane Design Group III aircraft that may service two Airplane Design Group V via two-for-one exchange; a connector bridge between the existing and new concourse to facilitate passenger movement with moving walkways; and one or more passenger bus lobbies at Terminal 4 north concourses to facilitate a passageway or tunnel for inter-terminal passenger connections between T3 and Terminal 4 (T4).

This amendment is necessary to facilitate additional design services for the Terminal 3 North Concourse 2 (T3N2), airside tunnel between T3 and T4, passenger level Video Wall and Mezzanine Level lounge, and associated Construction Administration and Inspection Services. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged at five years. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Architectural Services was approved for an amount not to exceed \$30,700,000, including all subconsultant and reimbursable costs.

Amendment 1 to Agreement 158106 for Architectural Services increased the agreement by an additional \$7,675,000, for a new total amount not to exceed \$38,375,000, including all subconsultant and reimbursable costs. This amendment will increase the agreement by an additional \$9,825,000, for a new total amount not to exceed \$48,200,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

- Architectural Services Agreement 158106 (Ordinance S-49589) on April 19, 2023;
- Construction Manager at Risk Preconstruction Services Agreement 158125 (Ordinance S-49591) on April 19, 2023;
- Amendment 1 to Architectural Services Agreement 158106 (Ordinance S-50678) on March 20, 2024; and
- Construction Manager at Risk Construction Services Agreement 160205 (Ordinance S-50680) on March 20, 2024.

Location

2485 E. Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Interim Deputy City Manager Amber Williamson, the Aviation Department and the City Engineer.



Trego/Dugan Aviation of Grand Island, Inc. Terminal Facility License Agreement at Phoenix Sky Harbor International Airport (Ordinance S-52275) - District 8

Request to authorize the City Manager, or his designee, to enter into a facility license agreement with Trego/Dugan Aviation of Grand Island, Inc. (Trego/Dugan) for approximately 275 square feet of exclusive space in Terminal 3 at Phoenix Sky Harbor International Airport.

Summary

Trego/Dugan operates under Commercial Use Permit Number 525-23 (CUP) to provide passenger support services to Sun County Airlines, including passenger assistance and skycap services. Trego/Dugan intends to use approximately 275 square feet of terminal space as an office in support of its CUP operation.

Contract Term

The term of the facility license agreement will be month-to-month and will be retroactive effective on December 19, 2024.

Financial Impact

Trego/Dugan shall pay the terminal rate of \$187.08 per square foot for the period of December 19, 2024, through June 30, 2025. Starting July 1, 2025, Trego/Dugan will pay the terminal rate of \$197.88 per square foot. The terminal rate will be adjusted annually in accordance with the Rates and Charges provision of Article IX of Chapter 4 of the Phoenix City Code.

Location

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

Responsible Department

This item is submitted by Interim Deputy City Manager Amber Williamson and the Aviation Department.



**RT Sky Harbor, LLC Amendment to Termination Agreement (Ordinance S-52283)
- District 8**

Request to authorize the City Manager, or his designee, to amend Termination Agreement 120545-TER-001 with RT Sky Harbor, LLC (RT) to increase the amount of reimbursement to RT for the demolition and removal of the existing building structure on the property in Sky Harbor Center at Phoenix Sky Harbor International Airport. Further request to authorize the City Controller to disburse the funds related to this item.

Summary

RT leases premises in Sky Harbor Center under Ground Lease 102545 (Lease), which commenced on December 1, 2002. On March 26, 2025, the City Council approved early termination of the Ground Lease under Termination Agreement 102545-TER-001. The Termination Agreement includes provisions of a payment of \$10 million to RT to buy out the remaining term of the Ground Lease with Aviation obtaining the facilities of 1,300-space parking garage, 746-space surface parking lot, and existing office building structure. The parking garage and surface parking will be used by Aviation for airport customer parking. Additionally, the Termination Agreement provided for Aviation to reimburse RT for the demolition and removal of the existing building structure in an amount of approximately \$1.1 million.

Preliminary work on the demolition project revealed additional expenses related to the demolition that were not anticipated when the original \$1.1 million amount was calculated. The additional expenses include archaeological investigation, additional required environmental work, removal of underground storage tank, re-routing and installation of electrical, and establishing new communications services to the garage, and additional site work to maintain garage availability for airport parking during the demolition of the building structure. These additional demolition-related expenses total amount not to exceed \$1,605,526. All demolition work performed by RT will be in compliance with Title 34.

Contract Term

The amendment does not change the effective date of the Termination Agreement, which remains contingent upon the final inspection of the demolition site and receipt of

all demolition-related expense documentation.

Financial Impact

If amended, the reimbursement amount for demolition and removal shall not to exceed \$2,705,526, and total compensation to RT, including buyout of Ground Lease and demolition costs, shall not to exceed \$12,705,526.

Concurrence/Previous Council Action

City Council previously approved Termination Agreement 120545-TER-001 with RT Sky Harbor, LLC (Ordinance S-51763) on March 26, 2025.

Location

Sky Harbor Center: 1820 E. Sky Harbor Circle South
Council District: 8

Responsible Department

This item is submitted by Interim Deputy City Manager Amber Williamson and the Aviation Department.



Amend Ground Lease with Cutter Aviation Deer Valley, Inc. at Phoenix Deer Valley Airport (Ordinance S-52284) - District 1

Request to authorize the City Manager, or his designee, to amend Ground Lease 148261 with Cutter Aviation Deer Valley, Inc. (Cutter) to add 4,193 square feet to the leased premises at Phoenix Deer Valley Airport (DVT) to enable the construction of an additional executive aircraft storage hangar facility.

Summary

Cutter currently leases 1,131,854 square feet of land (approximately 26 acres) at DVT to operate a Fixed Base Operator business, which includes covered tie-down units and executive hangars in addition to providing aircraft fueling, aircraft maintenance, flight training and aviation supply sales.

Cutter seeks to expand their leased premises by 4,193 square feet to accommodate construction of an additional 55,000 square foot executive aircraft storage hangar facility. The hangar construction will require removal of two rows of covered tie-down spaces on Cutter's leased premises.

Contract Term

The term of Ground Lease 148261 commenced on July 1, 2018, and will expire on June 30, 2048. This amendment does not change the lease term.

Financial Impact

Cutter currently pays approximately \$601,232 per year in ground rent. This amendment will increase annual rent by approximately \$2,851 per year or approximately \$65,578 over the remaining 23 years of the lease.

Concurrence/Previous Council Action

City Council previously approved:

Ground Lease Agreement 148261 (Ordinance S-44150) on December 13, 2017;

The Phoenix Aviation Advisory Board Business and Development Subcommittee recommended approval of this item on August 7, 2025, by a vote of 3-0; and

The Phoenix Aviation Advisory Board recommended approval of this item on August 21, 2025, by a vote of 9-0.

Location

Phoenix Deer Valley Airport: 702 W. Deer Valley Road
Council District: 1

Responsible Department

This item is submitted by Interim Deputy City Manager Amber Williamson and the Aviation Department.



Civil Air Patrol Lease Extension at Phoenix Deer Valley Airport (Ordinance S-52285) - District 1

Request to authorize the City Manager, or his designee, to execute an amendment to Corporate Hangar Lease 136822 with Civil Air Patrol (CAP) to extend the lease term for 10 years and add one five-year extension option and incorporate approximately 10,400 square feet of additional premises at Phoenix Deer Valley Airport (DVT).

Summary

The Arizona Wing of CAP leases a corporate hangar at DVT of approximately 6,000 square feet that includes hangar, classroom, and office space. CAP is a civilian auxiliary to the United States Air Force that provides aviation-related education and flight training to local youth and adults to assist federal and local state authorities in the event of local and national emergencies. CAP uses the hangar facility for its non-commercial activities to support aerial search and rescue missions, humanitarian aid services, and to operate a cadet program that introduces cadets to aviation. CAP has been a tenant at DVT since 1989 and leases the hangar facility for one dollar per year, consistent with FAA regulations.

Corporate Hangar Lease 136822 was amended in January 2021 to extend the term for an additional five years, through December 31, 2025, with two one-year renewal options. The amendment included a provision for an additional five-year extension if CAP made a \$1 million minimum capital investment to expand the hangar facility.

CAP recently received a \$4.9 million grant from the State of Arizona for hangar facilities improvements. Given the significance of the proposed capital investment, CAP requested the Aviation Department exercise both remaining one-year renewal options and extend the lease term for an additional 10 years, with one five-year renewal option, to complete a remodel to expand the hangar facility by approximately 16,400 square feet. The expansion will accommodate an additional aircraft and increase the size of the classroom and office space.

Contract Term

If approved, the lease term will be extended for 10 years, effective January 1, 2028, with one five-year renewal option at the sole discretion of the Aviation Director,

contingent upon CAP investing a minimum of \$4.9 million in hangar expansion and improvements.

Financial Impact

Rent for the lease will remain at one dollar per year.

Concurrence/Previous Council Action

City Council previously approved:

Corporate Hangar Lease Agreement 136822 (Ordinance S-39339) on November 7, 2012;

Extension of Corporate Hangar Lease Agreement 136822 (Ordinance S-46174) on November 20, 2019;

Extension of Corporate Hangar Lease Agreement 136822 (Ordinance S-49625) on April 19, 2023;

The Phoenix Aviation Advisory Board Business and Development Subcommittee recommended approval of this item on August 7, 2025, by a vote of 3-0; and

The Phoenix Aviation Advisory Board recommended approval of this item on August 21, 2025, by a vote of 9-0.

Location

Phoenix Deer Valley Airport: 702 W. Deer Valley Road

Council District: 1

Responsible Department

This item is submitted by Interim Deputy City Manager Amber Williamson and the Aviation Department.



Fleet Management Technology for Heavy-Duty Vehicles - COOP 23-042 - Amendment (Ordinance S-52290) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158354 with Wastech Corp. 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-49672.

Summary

This contract provides a specialized solid waste collection software platform and Smart Cities capabilities. Utilizing this technology, the Public Works Department receives confirmation of collections, turn-by-turn routing, route optimization and equipment records compliance (pre-trip and post-trip inspections). It also provides citywide problem log recording capabilities, which eliminate paper driver's logs.

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

Contract Term

Upon approval, the contract will be extended through September 29, 2029.

Financial Impact

The aggregate value of the contract will not exceed \$3,780,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Fleet Management Technology for Heavy-Duty Vehicles Contract 158354 (Ordinance S-49672) on May 3, 2023; and
- Fleet Management Technologies with Related Software Solutions for Heavy-Duty Vehicles Contract 158354 (Ordinance S-51699) on March 5, 2025.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



Electrical Parts and Supplies Contract - IFB-26-FMD-012 - Request for Award (Ordinance S-52261) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Crescent Electric Supply Company, Electric Supply, Incorporated, Elliott Electric Supply, Inc., Lighting Unlimited, Incorporated, and Six Points Hardware, Inc. to provide electrical parts and supplies for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of these contracts will not exceed \$17,500,000.

Summary

The Public Works Department is responsible for maintenance and repair of approximately 879 City-owned facilities. The Facilities Operations Division requires these contracts to purchase necessary electrical parts and supplies from vendors with a local Maricopa County presence. Local availability of electrical parts and supplies is vital to ensure that critical facilities, including those of Fire, Police, and other public-facing facilities, are maintained and in continuous operation. Known General Obligation Bond Program expenditures for upcoming projects, within the next eight months, is approximately \$2,000,000.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

The City received seven offers, and five of them were deemed to be responsive and responsible. The Procurement Officer evaluated the offers based on availability and discounts off published prices, list prices, and catalog prices and recommends award to the following Offerors:

- Crescent Electric Supply Company
- Electric Supply, Incorporated
- Elliott Electric Supply, Inc.
- Lighting Unlimited, Incorporated
- Six Points Hardware, Inc.

Contract Term

These contracts will begin on or about October 1, 2025, for a three-year term with two one-year options to extend.

Financial Impact

The contracts' combined aggregate value will not exceed \$17,500,000. Funding is available in the Public Works Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



Generac Generators Maintenance and Repair Services Contract - RFA 26-FSD-018 - Request for Award (Ordinance S-52262) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Energy Systems Holdings, Inc. dba West Coast Energy Systems, LLC to provide maintenance and repair services for Generac generators. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$163,950.

Summary

The Public Works Department is responsible for the maintenance and repair of generators located at facilities citywide, including 77 Generac generators. These generators provide backup, a power source, at critical locations such as wastewater lift stations, fueling stations, and 911 dispatch centers. The repair of this equipment requires calibration that only the Original Equipment Manufacturer (OEM) dealer can provide. It is necessary to have repairs completed by the OEM dealership to ensure the proper operation of the generators in the event of a power failure. Generators that are not functioning properly can result in loss of power that can affect public health and safety.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstance, Alternative Competition. Energy Systems Holdings, Inc. dba West Coast Energy Systems, LLC is the sole source provider of OEM Generac maintenance and repair services in Maricopa County.

Contract Term

The contract will begin on or about September 18, 2025 for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$163,950 for the five-year aggregate term.

Funding is available in the Public Works Department budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



**Geosynthetic Material Contract - IFB 26-SWDD-015 - Request for Award
(Ordinance S-52269) - Out of City**

Request to authorize the City Manager, or his designee, to enter into an agreement with PBR, Inc. dba SKAPS Industries, to provide geosynthetic liners for the State Route 85 (SR85) Landfill, cell two phases three and four. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate value of the agreement will not exceed \$3,000,000.

Summary

The Agreement will provide geosynthetic liners at the SR85 Landfill design and construction project for cell two phases three and four. The geosynthetic liners are layered to protect the groundwater from landfill leachate. The layers conform to all industry standards and meet federal and state requirements for groundwater monitoring. The geosynthetic liners cover up to 3.4 million square feet in the new cell and ensures the landfill leachate does not contaminate the groundwater.

Procurement Information

Invitation for Bid (IFB) 26-SWDD-015 was conducted in accordance with Administrative Regulation 3.10. Four bids were received and evaluated based on the price of the estimated square footage of the project, responsiveness to all specifications, terms and conditions, and responsibility to provide the required goods. The offer submitted by PBR, Inc. dba SKAPS Industries was the lowest responsible and responsive bid.

Contract Term

The initial contract term is for three years beginning on or about October 1, 2025. This contract includes an option to extend the term up to two years, in one-year increments.

Financial Impact

The aggregate value of the agreement will not exceed \$3,000,000. Funds are available in the Public Works Department's Capital Improvement Program budget.

Location

SR85 Landfill, 28361 W. Patterson Road, Buckeye, AZ.

Council District: Out of City

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



Arizona Department of Environmental Quality Recycling Grant Opportunity for Fiscal Year 2025-26 (Ordinance S-52276) - Citywide

Request to authorize the City Manager, or his designee, to retroactively apply for, and if awarded, accept and enter into related agreements for disbursement of grant funding from the Arizona Department of Environmental Quality (ADEQ) through its Recycling Grant Program's Waste Reduction Assistance Grant (WRA). If awarded, grant funding will be used to install a camera system at the 27th Avenue Materials Recovery Facility, pilot an initiative that will help Green Business Leaders design and carry out customized waste reduction projects, and pilot an education, outreach, and collection program for lithium-ion batteries. Further request authorization from the City Treasurer to accept, and the City Controller to disburse, all funds related to this item, including sub-recipients associated with the projects. The total grant funds applied for will not exceed \$185,000.

Summary

The ADEQ Recycling Grant Program promotes recycling and source reduction through public education and information on proper solid waste disposal and includes the WRA category. The WRA supports community initiatives aimed at significantly reducing solid waste output. Funding received is available through the Arizona Solid Waste Recycling Act of 1990 and is derived from landfill disposal fees. More than one project application per applicant may be submitted. Applications will be submitted under the WRA category.

Project 1 - 27th Avenue Materials Recovery Facility Residue Belt Camera Application

The Public Works Department oversees the 27th Avenue Materials Recovery Facility (MRF) which processes and sorts recyclables from the City's recycling program. Phoenix continually seeks to improve its sorting efficiency, with one key focus being the identification of recyclable materials that are not being captured by the MRF system. Currently, the residue belt carries non-recyclables out of the MRF to be disposed of as trash at the landfill. If the system misses capturing a good recyclable, that also ends up on the residue belt. To better understand and reduce this loss, the Public Works Department is requesting grant funding to add a camera over the residue belt to determine what recyclable materials are not being captured. The information will provide data on the quantity and type of recyclables, which will provide insight and

justification for additional fine tuning or improvements to the MRF system. The total grant funds applied for in this application is approximately \$55,000.

Project 2 - Local First Arizona Green Business Boot Camp Application

The City of Phoenix Green Business Leader (GBL) program certifies and recognizes businesses within City limits that implement sustainable practices to support Phoenix's 2050 sustainability goals. Certified businesses gain access to benefits like water efficiency audits, sustainability training, and promotional exposure through the City. Currently, the GBL Program does not provide technical project assistance or project-based incubation support to certified GBLs. To assess whether adding this assistance can drive measurable waste diversion impacts, the Public Works Department is requesting grant funding to launch a pilot program in collaboration with Local First Arizona that will help 10 Phoenix businesses build customized waste reduction project models. Recruitment for the boot camp will prioritize GBL-certified businesses to enhance the existing GBL Program, however, non-certified businesses will also be eligible to participate, creating an opportunity to expand the GBL Program. Participants will leave with actionable waste reduction projects and access to City of Phoenix or Local First Arizona resources to support implementation following the grant period. The total grant funds requested for this application is approximately \$40,000.

Project 3 - Lithium-Ion Battery Collection Application

The increasing prevalence of lithium-ion batteries in the solid waste stream poses a fire risk to the City's solid waste collection trucks, transfer stations, material recovery facilities, and landfill when individuals improperly dispose of them. To extend outreach on the proper disposal of lithium-ion batteries, the Public Works Department is requesting grant funding to launch a six-month pilot program which aims to educate residents about responsible battery disposal and provide safe drop-off options for lithium-ion batteries. The total grant funds applied for in this application is approximately \$90,000.

The Public Works Department is requesting retroactive authorization to submit grant applications for ADEQ's Recycling Grant Program's WRA category due to the short application timeline. If not authorized, the grant applications will be withdrawn. If awarded, funds would be available by early 2026 and would need to be expended by June 30, 2026. The Public Works Department is also requesting authorization to enter into agreements to accept the funding if awarded.

Financial Impact

The Public Works Department is requesting grant funds up to \$185,000 and the City's cost would be \$0 for the local match.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



SR85 Landfill Labor Services Contract - 26-SWDD-014 - Request for Award (Ordinance S-52263) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Arizona Labor Force Incorporated, dba Labor Systems to perform essential landfill services at the Arizona State Route 85 (SR85) Landfill. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of this contract will not exceed \$900,000.

Summary

This contract provides essential services at the SR85 Landfill, including litter removal, tarp maintenance, landscaping and custodial services. Due to regulatory requirements from the Arizona Department of Environmental Quality and commitments with the City of Buckeye through an Intergovernmental Agreement, these services are critical to ensure that compliance is maintained.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

The City received six offers, all of them were deemed to be responsible and responsive. Following an evaluation based on price, the procurement officer recommends awarding to the following bidder:

Selected Bidder:

Labor Systems - \$26.99/hour

Other Bidders:

Bio-Janitorial Service, Inc. - \$27.50/hour

Bunney's Inc. - \$78.51/ hour

C Jenkins & Associates LLC. - \$56/hour

Kary Environmental Services Inc. - \$40/hour

Plan B Facility Services - \$28/hour

Contract Term

This contract will begin on or about January 1, 2026, for a three-year term with two one-year options to extend.

Financial Impact

The aggregate value will not exceed \$900,000. Funding is available in the Public Works Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.



Southwest Gas Facilities Extension Agreement WR4538108 for City Project FD57100020 Fire Station 74 (Ordinance S-52274) - District 6

Request to authorize the City Manager, or his designee, to enter into a Facilities Extension Agreement with Southwest Gas (SWG) for new gas services to serve Fire Station 74. Further request 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. Further request authorization for the City Controller to disburse all funds related to this item in an amount not to exceed \$95,356.

Summary

The City is constructing Fire Station 74 located at 15800 S. 19th Avenue, Phoenix, AZ 85045. This agreement represents the cost for SWG to install new services to provide commercial heating and backup generators for the new fire station.

Contract Term

The term of the agreement will begin on or about September 17, 2025 and will expire when the project is complete and accepted.

Financial Impact

Funding in the amount of \$95,356 is available through the Fire Department's operating budget.

Location

15800 S. 19th Avenue
Council District 6

Responsible Department

This item is submitted by Assistant City Managers Lori Bays and Inger Erickson, the Phoenix Fire and Street Transportation departments and the City Engineer.



Innovation 27 Workforce Training and Education Collaborative - 2-Step Construction Manager at Risk Services Amendment - ED20000008 (Ordinance S-52293) - District 5

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 161777 with Chasse Building Team, Inc. to provide additional Construction Manager at Risk Construction Services for the Innovation 27 Workforce Training and Education Collaborative project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$27 million.

Summary

The purpose of this project is to renovate an existing former big-box department store into a workforce and training facility. The structure will provide a new vocational/trade school with classrooms, multipurpose room, workforce training space, conference rooms, huddle rooms, office space, and back of house support space.

The amendment is necessary as all funding for the project has been secured and is ready to advance to the construction phase.

Chasse Building Team, Inc.'s additional services include, but are not limited to: arranging procurement of materials and equipment; scheduling and managing site operations; providing quality controls, bid, award, and manage all construction related contracts while meeting City bid requirements; and maintaining a safe work site for all project participants.

Contract Term

The term of the agreement remains unchanged. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Construction Manager at Risk Services was approved for an amount not to exceed \$4,942,428, including all subcontractor and reimbursable costs.

Funding in the amount of \$2 million is available through the City's allocation of Housing and Urban Development funding. The remaining funds in the amount of \$25 million is available in the Community and Economic Development Department Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

- Construction Manager at Risk Services Agreement 161777 (Ordinance S-51327) on October 16, 2024; and
- Ordinance S-51502 authorizing the acceptance and disbursement of Community Project Funding from the United States Department of Housing and Urban Development on December 18, 2024.

Location

2526 W. Northern Avenue

Council District: 5

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager John Chan, the Community and Economic Development Department and the City Engineer.



Neighborhood Services Department Broadway Heritage Streetlights and North Central Streetlights Community Development Block Grant - Design-Bid-Build Services - ST85160021 (ND30070322) and ST87250010 (ND30010037) (Ordinance S-52266) - Districts 4 & 8

Request to authorize the City Manager, or his designee, to accept BPG Designs, LLC as the lowest-priced, responsive and responsible bidder and to enter into an agreement with BPG Designs, LLC for Design-Bid-Build Services for the Neighborhood Services Department Broadway Heritage Streetlights and North Central Streetlights Community Development Block Grant project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$679,625.

Summary

The purpose of this project is to provide all equipment, materials, transportation, managerial, administrative, and direct labor personnel to install 35 new streetlights and the replacement of three luminaires on existing poles at multiple locations within the Broadway Heritage neighborhood and 10 new streetlights at North Central neighborhood.

BPG Designs, LLC's services include, but are not limited to:

- Trenching and surveying for installation of 25 37W LED Fixtures with photoelectric controls on existing mast arm.
- Installation of 10 68W LED Fixtures with photoelectric controls on 38 feet by 6 inch direct-bury poles, each with 6 foot mast arm.
- Removal of an existing luminaire and installation of three 68W LED fixtures with photoelectric controls on existing mast arms.
- Removal and salvage of streetlight poles, mast arms, and luminaires, as specified.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Two bids were received on June 24, 2025 and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements. A DBE goal has not been established for this project.

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

- Opinion of Probable Cost: \$482,100
- BPG Designs, LLC \$679,625
- AJP Electric, Inc.: \$1,080,730

Although the bid exceeds the Engineer's Opinion of Probable Cost by more than 10 percent, it has been determined the bid represents a fair and reasonable price for the required work scope. Additionally, the bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 300 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for BPG Designs, LLC will not exceed \$679,625, including all subcontractor and reimbursable costs.

Funding is available in the Neighborhood Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Area Bounded by 31st Street to 24th Street, north of Roeser Road to south of East Illini Street.

Area bounded by 11th Avenue to 7th Avenue, south of Osborn Road to south of Indian School Road.

Council Districts: 4 and 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Alan Stephenson, the Neighborhood Services Department and the City Engineer.



Mill and Overlay Pavement Maintenance Program - 2-Step Job Order Contracting Services - JOC242 (Ordinance S-52282) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with three contractors listed below, to provide Mill and Overlay Pavement Maintenance Program Job Order Contracting (JOC) services for the Street Transportation 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 \$375 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The JOC contractors' services will be used on an as-needed basis to provide Mill and Overlay Pavement Maintenance Program for the removal and replacement or restoration of existing deteriorated or damaged pavements in the right-of-way for Arterial, Major Collector, Minor Collector, and Residential Pavement Overlay on streets within Phoenix city limits. The program includes Crack Seal, Slurry Seal, Microseal, Sealcoating, Fractured Aggregate Surface Treatment, Scrub Sealing, and Fog Sealing. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a two-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: Primavera Grading & Paving, LLC

Rank 2: M. R. Tanner Development and Construction, LLC

Rank 3: Talis Construction Corporation

Additional Proposers

Rank 4: Nesbitt Contracting Co., Inc.

Rank 5: ViaSun Corporation

Contract Term

The term of each master agreement is for up to five years, or up to \$125 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 \$125 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$375 million.

Request to authorize the City Manager, or his 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 Street Transportation 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 Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



Authorization to Apply for and Accept Transportation Funding for Traffic Signal Optimization Through Maricopa Association of Governments for Fiscal Year 2025-26 (Ordinance S-52294) - Districts 7 & 8

Request to retroactively authorize the City Manager, or designee, to apply for, accept, and if awarded, enter into agreements, if necessary, for transportation funding through the Maricopa Association of Governments Traffic Signal Optimization Program (TSOP). Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20. The total value of the requested grant funding will not exceed \$24,420 and there is no financial impact to the City.

Summary

On July 28, 2025, the Maricopa Association of Governments (MAG) announced a regional competitive grant opportunity through a Call for Projects for TSOP funded with Surface Transportation Block Grant Program funds. The purpose of the program is to provide technical assistance to MAG member agencies for improving traffic signal coordination, and traffic operations, with the goal of reducing traffic delays and crashes along major travel corridors.

There are three eligible TSOP project types:

- Traffic signal retiming
- Data collection (turning movement counts)
- Offset Optimization

Eligible projects funded with TSOP should be focused on, adjusting signal timing to account for changes in traffic patterns due to new developments and traffic growth, reduce motorist frustration and unsafe driving by cutting down stops and delays, improve traffic flow through a group of signals, which reduces emissions and fuel consumption, and postpone or eliminate the need for a costly capital improvement project. The City has identified a traffic signal re-optimization project directly related to the Interstate 10 Broadway Curve Project. The City will look to improve signal timing in and around the area bounded by Broadway Road to the north, Baseline Road to the south, 7th Street to the west and 48th Street to the east. The project area has not been re-timed in the last five years.

The deadline for the grant is Monday, August 25, 2025.

Financial Impact

The City requested \$24,420 in TSOP funding. There is no financial impact to the City of Phoenix as a local agency match is not required.

Location

Council Districts: 7 and 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Interim Deputy City Manager Amber Williamson and the Street Transportation Department.



Anchor Point Inspection, Testing and Repair - IFB-2021-WST-385 - Amendment (Ordinance S-52260) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to consent to assignment of Anchor Point Inspection, Testing and Repair Contract 155480 with PK Industries LLC to State 48 Safety LLC. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The purpose of this amendment is to consent to assignment of the agreement with PK Industries LLC to State 48 Safety LLC. This amendment would allow for the project and project duties to move forward unhindered.

This contract provides anchor point load-testing inspections and repair of the sockets and surrounding matrix located throughout Water Services Department buildings. All parts, control systems and safety requirements must be inspected annually to ensure they are in safe operating condition, in accordance with Occupational Safety and Health Administration (OSHA) requirements. OSHA mandates that acceptable anchor points be in safe operating condition with the capability of supporting 5,000 pounds of force per person tied to the device.

Contract Term

The contract term remains unchanged, ending on November 30, 2026.

Financial Impact

There is no requested change to the existing spending authorization, as part of this amendment.

Concurrence/Previous Council Action

The City Council previously approved Anchor Point Inspection, Testing and Repair Contract 155480 (Ordinance S-48084) on November 3, 2021.

Responsible Department

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



**Amend City Code - Official Supplementary Zoning Map 1292 (Ordinance G-7417)
- District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1292. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-135-04-2 and the entitlements are fully vested.

Summary

To rezone parcels located at the southwest corner of the 19th Avenue and Dynamite Mountain Road alignments.

Application No.: Z-135-04-2

Zoning: R1-10 PCD NBCOD, R-2 PCD NBCOD, and R-3A PCD NBCOD

Owner: Fireside at Norterra Community Association, et al.

Acreage: 51.13 (R1-10 PCD NBCOD); 28.94 (R-2 PCD NBCOD); 11.57 (R-3A PCD NBCOD)

Location

Located at the southwest corner of the 19th Avenue and Dynamite Mountain Road alignments

Address: N/A

Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson 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 1292.**

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 1292, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 17th day of September,
2025.

MAYOR

ATTEST:

City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI:arm:LF25-1755:09-17-2025

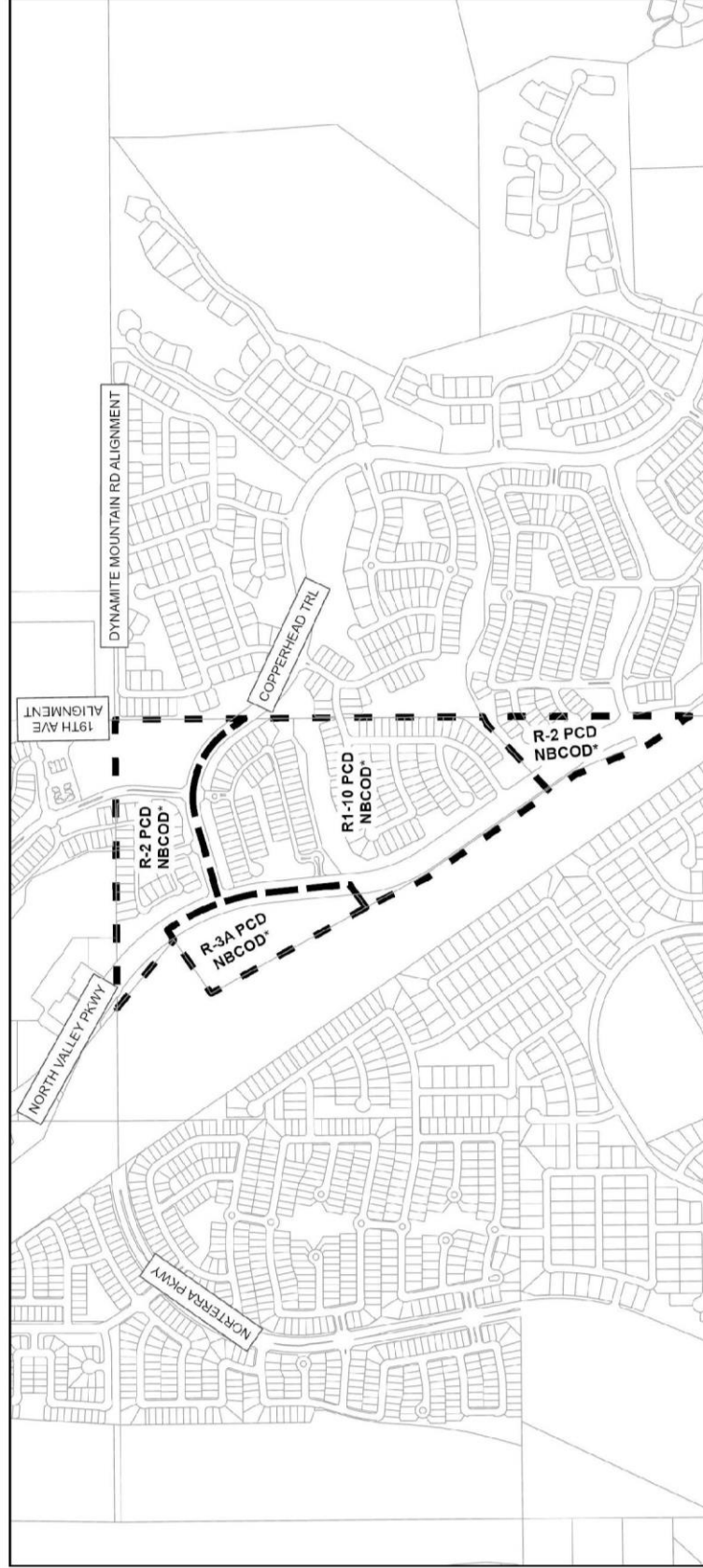
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1292

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 17th day of September 2025.



Z-135-04



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

Drawn by: KS _____



Agenda Date: 9/17/2025, Item No. 79

Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-58-24-8 - Approximately 710 Feet North and 305 Feet West of the Northwest Corner of 20th Avenue and South Mountain Avenue (Ordinance G-7418) - District 8

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 August 20, 2025. This ratification requires formal action only.

Summary

Application: PHO-1-25--Z-58-24-8

Existing Zoning: R1-10

Acreage: 4.54

Owner: Dorothy Hallock

Applicant / Representative: John Fox

Proposal:

1. Legislative review and approval of conceptual site plan and landscape plan by the Planning Hearing Officer per Stipulation 1.
2. Legislative review and approval of conceptual elevations by the Planning Hearing Officer per Stipulation 2.

VPC Action: The South Mountain Village Planning Committee heard this request on August 12, 2025, and recommended denial by a vote of 12-0.

PHO Action: The Planning Hearing Officer recommended approval with a modification.

Location

Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue

Council District: 8

Parcel Address: N/A

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson 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-58-24-8
PREVIOUSLY APPROVED BY ORDINANCE G-7386.

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

SECTION 1. The zoning stipulations applicable to the site located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue in a portion of Section 1, 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:

1.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED JUNE 2, 2025 AND THE LANDSCAPE PLAN DATE STAMPED JUNE 24, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. The conceptual site plan and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

2.	BUILDING ELEVATIONS SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE PRIOR TO PRELIMINARY SITE PLAN APPROVAL. The conceptual elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
3.	Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
4.	A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
5.	Only landscape materials listed in the Phoenix Active Management Area Low- Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
6.	Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department.
7.	Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8.	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
9.	Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval
10.	Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

11.	A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12.	A minimum 50-foot radius easement shall be dedicated, and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn-round design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.
13.	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.
14.	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.
15.	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.
16.	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.
17.	The development shall be limited to a maximum of 16 units.
18.	A minimum of 50% of building elevations shall include covered porches in the front yard and rear yard at a minimum of 60 feet each and at a depth of at least 6 feet, as approved by the Planning and Development Department.
19.	The maximum building height for 80% of the lots shall be limited to one story and 26 feet, as approved by the Planning and Development Department. Two- story lots shall be south of lots 5 and 14, as shown on the site plan date stamped February 21, 2025.
20.	A minimum of 8% of the gross project area shall be retained as common area, as approved by the Planning and Development Department.

21.	Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
22.	All street-facing garage doors lengths shall be less than 50% of the total width of the facade, as approved by the Planning and Development Department.
23.	Front setbacks for covered building elements shall be staggered by a minimum of 5 feet, as approved by the Planning and Development Department.
24.	The lot widths shall be a minimum of 55 feet.
25.	The southern end of the street shall have landscaping and wrought iron view fencing to enhance the view of South Mountain, until 20th Lane is constructed to the south of the property, as approved by the Planning and Development Department.
26.	A retaining wall shall be provided along the northern boundary of Tract A and Tract B, as depicted on the site plan date stamped February 21, 2025, as approved or modified by the Planning and Development Department.
27.	The development shall be in general conformance with the site plan date stamped February 21, 2025, as modified by the above stipulations and as approved by the Planning and Development Department.
28.	Tract C, as depicted on the site plan date stamped February 21, 2025, shall include seating features with a minimum of 50 percent shading through the use of trees or a structure, as approved by the Planning and Development Department.
29.	All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
30.	Rural style fencing, such as a split rail fencing, shall be provided along the east side of Tract A and the west side of Tract B, as depicted on the site plan date stamped February 21, 2025, to provide a decorative and aesthetic treatment consistent with the building elevations, as approved by the Planning and Development Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7386, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7386 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 17th day of September 2025.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-58-24-8

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

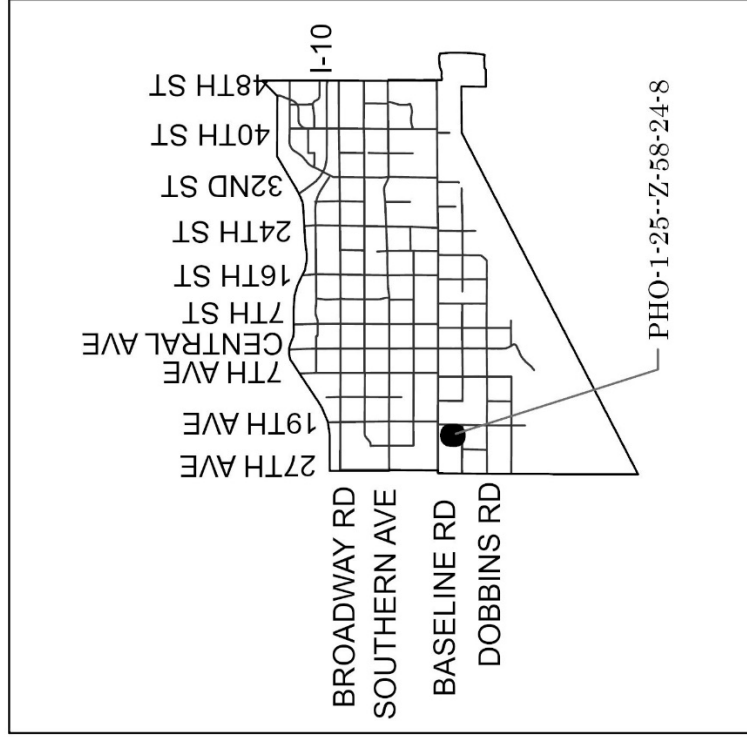
THE NORTH 595.00 FEET OF THE WEST HALF OF THE WEST HALF OF FARM UNIT H, MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

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



NOT TO SCALE

Drawn Date: 8/21/2025

\\onejpd\Shared\Department\Share\Information Systems\PL GIS\US_Team\Core_Functions\Zoning\SuppMaps_Ord\19-17-2025\9-17-2025.aprx



**(CONTINUED FROM SEPTEMBER 3, 2025) - Public Hearing - Abandonment
Appeal of Hearing Officer Decision - ABND 250004 - 817 W. Madison Street -
District 7**

Abandonment: 250004 (**Attachment A**)

Project: 05-205

Abandonment Applicant: Greenman Law/Jordan Greenman

Date of Abandonment Hearing Officer's Decision: May 15, 2025

Appellant: Greenman Law/Jordan Greenman

Summary

Rationale: Appellant is the original Applicant for abandonment, and is appealing the Hearing Officer's DENIAL of the request to abandon the east 20 feet of the 45-foot right-of-way lying westerly of lot 19, APN 112-05-016A. The Appellant's narrative, the hearing summary, and the original staff report have been attached (**Attachments B and C**) for consideration by City Council.

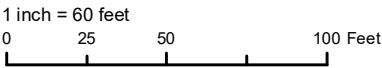
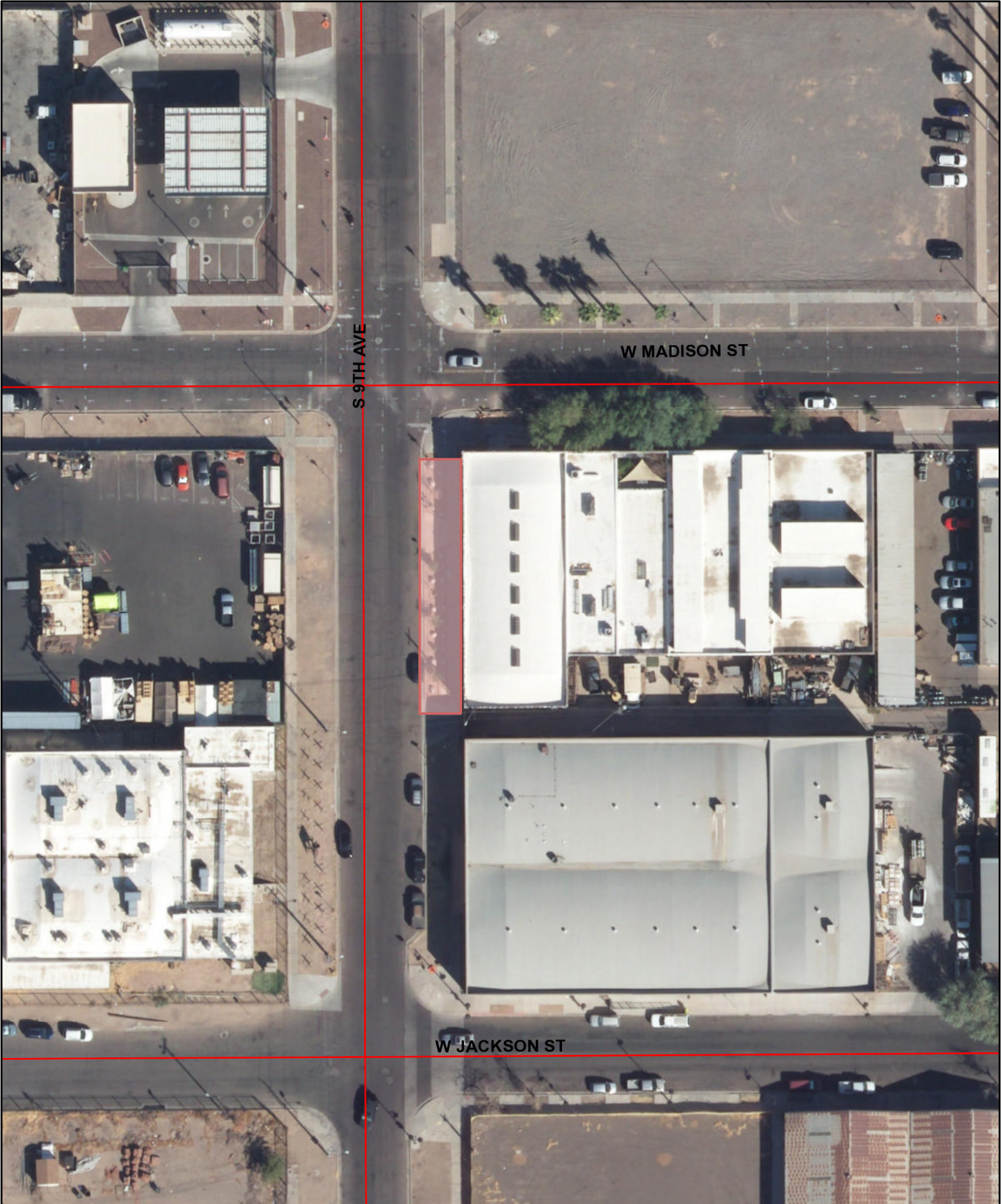
Location

Generally located at 817 W. Madison Street

Council District: 7

Responsible Department

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



ATTACHMENT B



City of Phoenix

Planning and Development Department

DENIAL – ABND 250004

Your abandonment request was **DENIED** by **Craig Messer, Abandonment Hearing Officer.**

A summary of the hearing, and the Hearing Officer's findings and rationale, are included in this letter.

You have the right to appeal this decision to City Council if an appeal application is received by the Planning and Development Department within 15 calendar days of this decision (latest appeal date: May 30 2025). Please contact the Abandonment Coordinator, Dru Maynus, at (602) 262-7403, or abandonments@phoenix.gov, for questions regarding appeals.

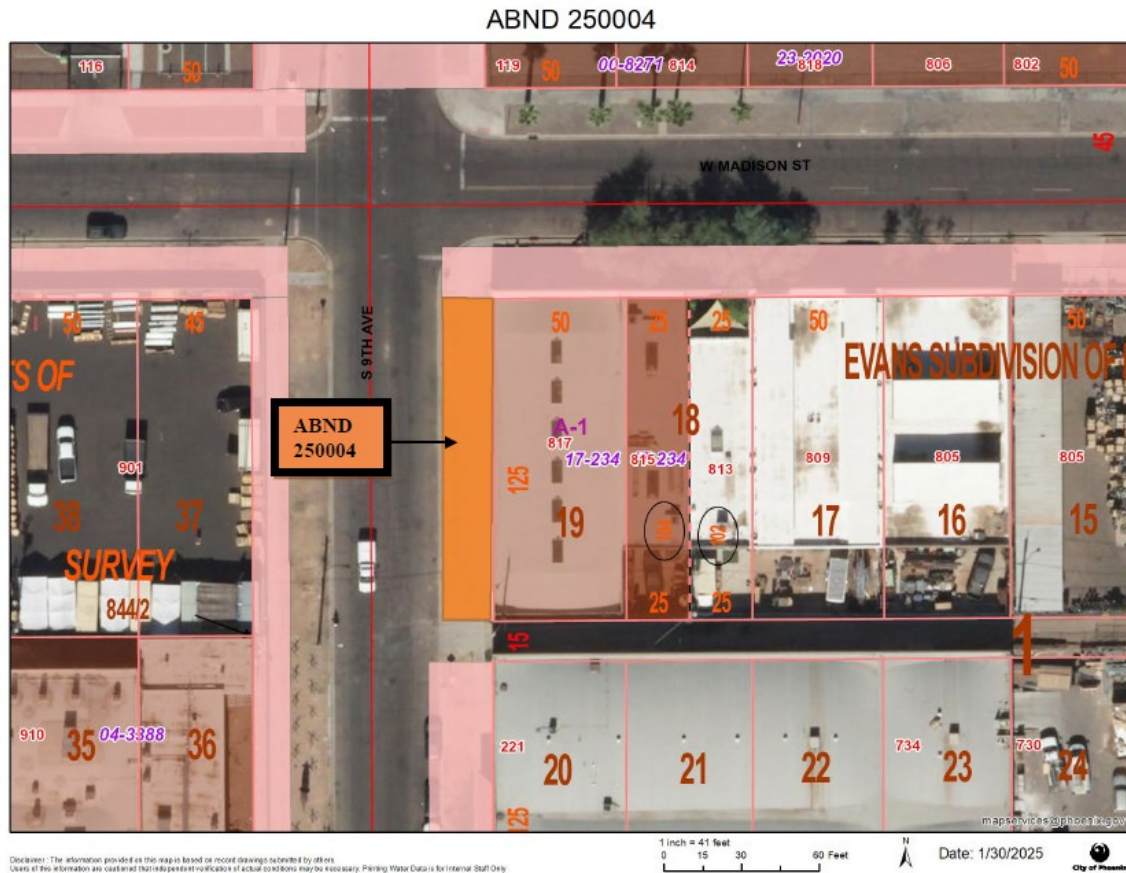


City of Phoenix

Planning and Development Department

May 15, 2025
Preliminary Abandonment Staff Report: **ABND 250004**
Project# **05-205**
Quarter Section: **10-26**
District#: **7**

<u>Location:</u>	The east 20 feet of right-of-way lying westerly of 817 West Madison Street
<u>Applicant:</u>	Greenman Law / Jordan Greenman
<u>Request:</u>	Request to the east 20-feet of the 45-feet right-of-way lying westerly of lot 19, Block 1, Neahr's Addition APN 112-05-016A.
<u>Purpose of request:</u>	Applicant states the right-of-way abandonment will allow for the redevelopment of the abutting parcel.
<u>Hearing date:</u>	March 13, 2025 TAKEN OUT FROM UNDER ADVISEMENT AND DENIED ON May 15, 2025



City Staff Research

City Staff research shows that the 9th Avenue 90-foot right-of-way was dedicated on January 25, 1900 by the Evans Subdivision of Block 29 Nearh's Addition Subdivision Plat under Book 2, Page 77 of the Maricopa County Recorder. If abandoned, the 9th Avenue 20-foot-wide right-of-way would be conveyed back to the abutting property owner.

City Staff Comments

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

Street Transportation Department – Josh Rogers

The Street Transportation Department has reviewed the attached abandonment application and has the following:

Comments:

The Capitol Mall is a distinct area within the City of Phoenix. Under the planning oversight of the State of Arizona, the area serves multiple purposes including housing the State Capitol, governmental offices, industrial and commercial businesses, and historic residences. As is typical in urban settings, the open space within the Capitol Mall consists of both private and public properties. Enhanced streetscapes along the public street network play a vital role in the urban open space environment, improving its functionality and accessibility for the public.

Originally platted as one of Phoenix's first subdivisions during Arizona's territorial period, the Capitol Mall features rights-of-way's historically wider than typical city street cross-sections. Like other urban districts near downtown, local roadways are designed to accommodate a diversity of public and pedestrian uses, necessitating a broader streetscape than what is typical for local roads.

Furthermore, modifications to the streetscape within the Capitol Mall District must be part of a coordinated planning effort with the State of Arizona, City of Phoenix, and area stakeholders. As such, the City of Phoenix Street Transportation Department does not support standalone modifications.

Given the historic nature of the district's street cross-sections, their intended function within an urban area, and the absence of a unified streetscape modification plan, the Street Transportation Department **does not support** the proposed abandonment of the 9th Avenue right-of-way.

Should you have any questions regarding these comments, please contact me at Joshua.rogers@phoenix.gov.

Street Transportation Utility Coordination Department– Andrea Diaz

The Street Transportation Department Utility Coordination section has no comments

PDD Traffic Department – Derek Fancon

Recommend denial of the 20-foot right-of-way. 9th avenue is offset to the east, so abandoning 20-feet will bring the right-of-way to the back of curb, leaving no room for the sidewalk. However, Traffic would recommend approval of the abandonment of 10-foot right-of-way so long as the sidewalk is relocated.

PDD Planning Department – Dru Maynus

Capitol Mall Overlay District - The abandonment request is located within the Capitol Mall Overlay District per Section 646 of the City of Phoenix Zoning Ordinance. The purpose of Capitol Mall is prevent a concentration of certain uses which can restrict businesses and residences from functioning normally and contributes to the deterioration of the business and living environment the downgrading of property values, and the diminishment of health, safety and general welfare conditions in the area. Further the intent of the district is to protect existing residential and non residential uses from negative impacts caused by a concentration of specified uses and to prohibit the addition of certain uses and restrict the addition of certain other uses which have negative impacts on the area. Please be sure that the intended use of your development is consistent with the permitted uses of Section 646.

Governmental Mall Notification Area - To add, the abandonment site is located within the Governmental Mall Notification Area, thus, meaning is part of the Arizona Government Mall Master Plan. The Master plan was adopted by the State Legislature; therefore, indicating that the site is governed by the State of Arizona. Because of this all-development activity within the area must first obtain approval from the Arizona Department of Administration (AZDOA). Please contact Ruben Duran with AZDOA to start this process. Ruben can be contacted at 602-397-1350 or ruben.duran@azdoa.gov.

Railroad - Please note that if you plan on obtaining any building permits a "Notice of Railroad

Proximity Disclosure” is required. This document will be provided during Site and Civil reviews or when building plans are logged in.

Federal/State Superfund - This property is located in a Federal Superfund or State Superfund site. The customer can obtain information by going to the Arizona Department of Environmental Quality (ADEQ) website located at https://www.azdeq.gov/NPL_Sites [azdeq.gov] for Federal Superfund sites or <https://www.azdeq.gov/WQARF> [azdeq.gov] for State Superfund sites. ADEQ can also be reached by phone at 602-771-4410 for Superfund or State Superfund sites. The City of Phoenix Office of Environmental Programs can be reached at 602-256-5669.

Future Light Rail - The abandonment area is located within a future light rail corridor. Please contact the office of Customer Advocacy (OCA) at 602-534-7344 for more information.

Since the abandonment request has not received approval from AZDOA, the Site Planning Division currently **does not recommend approval** of the abandonment request.

ADOA – General Services Division – Joel Carrasco

Prior to approval of ABND 250004 the applicant needs to contact Ruben Duran with AZDOA to obtain approval of the abandonment request.

Office of Customer Advocacy – Renee Blakley

Although the property is near future expansion, it is more than a block away. The requested area of ABND 250004 is not located on a street directly adjacent to a planned light rail extension and will not have a negative impact to future light rail expansion.

Streetlights – Jason Fernandez

Recommend approval with the following comment:

1. Page 2 of ABND narrative paragraph 1, line 2 thru 4, sentence 2, references "The proposed abandonment will enable the property owner to relocate existing sidewalks and re purpose the land to better serve the community." Future sidewalk relocate and re-purpose will require new streetlight / pedestrian lighting review and construction at owners expense.

Solid Waste – Megan Sheets

Approved.

Water Services – Don Reynolds

WSD has NO stipulations for this Abandonment.

PDD Village Planner – Samuel Rogers

1. Staff has concerns regarding the request.
2. The Capital District Development Guidelines state: "For the safety and comfort of pedestrians, sidewalks should be separated from traffic by an 8-foot width. This 8-foot buffer may include landscaping, a bicycle lane, and/or on-street parking." The proposed abandonment would eliminate this buffer, reducing walkability and compromising pedestrian safety.
3. The Government Mall Master Plan identifies Madison Street as a proposed secondary bike route. The proposed abandonment would negatively impact bicycle infrastructure and pedestrian accessibility in the area.
4. The Government Mall Master Plan includes the following goals:
 - a. "Preserve, revitalize, and enhance the iconic and historical character of the area

- through design guidance and enhanced public infrastructure; and"
- b. "Foster an implementable approach to the development of iconic, vibrant, day-and-night mixed-use activity centers serving residents and visitors to the area."

The proposed abandonment does not support these goals, as it would not enhance public infrastructure nor preserve the historic character of the area. Furthermore, reducing pedestrian and bicycle accessibility would create a less comfortable streetscape for residents and visitors

PDD Civil Department – Rachel LaMesa

Civil Division recommends approval without stipulations.

Public Transit Department – Skitch Kitchen

The Public Transit Department has no comment on this project.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson

I have reviewed the abandonment request at **ABND 250004 APN 112-05-016A 817 W MADISON ST**, in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easement and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

Southwest Gas – Susan R. Mulanax

After reviewing your request, it has been noted that we have a main gas line running in the area proposed. Please contact Conflict Review at (480) 730-3843 to discuss and review your request further.

Arizona Public Service – Darianna Arias

Not within APS's service territory.

CenturyLink – Bill Paul

Quest Corporation d/b/a CENTURYLINK CQ ("CenturyLink") has reviewed the request for the subject abandonment request and has determined that in order to protect its facilities, CenturyLink must deny the request at this time.

If you would like to discuss possible alternative resolutions to this abandonment request, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com..

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the east 20 feet Right-of-Way as shown in the abandonment package. This is in an Arizona Public Service serving area.

Hearing Officer Decision and Findings

I have concluded that the ROW requested for abandonment is still necessary for public use and therefore have DENIED this request.

Additional details are provided below.

1. Requirements for Disposition of Public Rights-of-Way (ROW). In considering this request, this Hearing Officer has had to examine whether the ROW requested for abandonment is, in fact, no longer necessary for public use as roadways. The following two definitions in Section 31-63 of the City Code are important to this analysis:

• **Abandon, abandoning, and abandonment:** Any one of the methods set forth in Section 31-64 whereby the City Council may dispose of roadways or portions of roadways ***no longer necessary for public use as roadways***.

• **Roadway:** All or ***part*** of any platted or designated public street, highway, alley, lane, parkway, avenue, road, ***sidewalk, public utility easement, or other public way***, whether or not it has been used as such. (italics added for emphasis)

Any interested party has the right to appeal this decision to City Council. An appeal application must be received by the Planning and Development Department within 15 calendar days of this decision (latest appeal date: May 30, 2025).

Please contact the Abandonment Coordinator, Dru Maynus, at (602) 262-7403, or abandonments@phoenix.gov, for questions regarding appeals.



Hearing Officer Signature: _____ **Date:** May 15, 2025

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Greenman Law, Jordan Greenman, Applicant
Craig Messer, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S. §36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.


City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Abandonment Decision Appeal

In accordance with Section 31-70, Article V of the City Code, the decision of the Abandonment Hearing Officer regarding the abandonment of public rights-of way may be appealed. Any decision of the Abandonment Hearing Officer shall be considered final unless a person aggrieved thereby, files a written Notice of Abandonment Appeal with the Planning & Development Department within fifteen calendar days after the decision is made. The completed abandonment appeal form and filing fee* must be submitted to the Planning & Development Department, Check-In/Information Counter, located at 200 West Washington Street, 2nd floor, Phoenix, Arizona 85003.

***All fees are pursuant to the current Fee Schedule contained in Appendix A.2. of the Phoenix City Code.**

Appellant's Name: Jordan Greenman - Greenman Law Firm
 Address: 1621 W Willetta St City: Phoenix State: AZ Zip: 85007
 Phone: 248-225-0428 Email: _____
 Affiliation: Attorney - Applicant

Appeal to City Council

Be specific as to what you are appealing. Include the rationale for your appeal. Attachments may be included.

Abandonment # **ABND** 250004 Date Heard: March 13, 2025

Located at approximately: Immediately west of 817 West Madison St

Abandonment Hearing Officer: ☐ Approved ☒ Denied

Appealing Decision: Appealing denial of ABND 250004 - See attached narrative

Appealing Stipulation: _____

Appealing Stipulation: _____

Appealing Stipulation: _____

----- Staff Use Only -----

Received By: _____ Receipt #: _____ Date: _____
 Reviewed By: _____ Receipt #: _____ Date: _____

Page 1 of 1

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 602-262-7811 or visit our website at [Licensing Time Frames | City of Phoenix](#). This publication can be made available in alternate formats (Braille, large print, or digital media) upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.



Jordan Evan Greenman
1621 West Willetta Street
Phoenix, AZ 85007
Phone: 248.225.0428
jordan@greenmanlawfirm.com

May 30, 2025

Phoenix City Council
200 West Jefferson Street
Phoenix, Arizona 85003

Formal Appeal of Denial of Abandonment Request – ABND 250004

Dear Phoenix City Council,

On behalf of Ian Likwarz, Greenman Law respectfully submits this appeal of the denial of ABND 250004, which concerns the proposed abandonment of the eastern 20 feet of South 9th Avenue right-of-way adjacent to 817 West Madison Street, Phoenix, Arizona (Lot 19, Block 1, Neahr's Addition; APN 112-05-016A). The matter was originally heard on March 13, 2025, and taken under advisement, but the decision was not issued until May 15, 2025—63 days later, well beyond the typical 30-day timeframe provided for such determinations. This substantial delay created uncertainty and slowed momentum on an adaptive reuse project that aligns directly with the City's revitalization objectives for the Capitol Mall area.

Functional Basis for the Abandonment Request

The project in question seeks to reactivate a pre-WWII industrial warehouse by converting it into a banquet hall and community event venue, with outdoor dining and gathering space along the 9th Avenue frontage. To support this, the applicant requested the abandonment of a 20-foot-wide strip of underutilized right-of-way. This portion of 9th Avenue is significantly oversized, measuring 90 feet in total width—far beyond the 50-foot standard for local streets established in the City's 2018 Street Classification Map. The eastern half-street alone spans 45 feet, when only 25 feet is required for public functionality. Approving the abandonment would still preserve a 70-foot-wide right-of-way, which is more than sufficient to accommodate vehicular travel, public utilities, and pedestrian infrastructure.

The need for abandonment is also driven by practical site constraints. The existing building is a 1940s bow truss structure that currently lacks HVAC. Due to its age and construction type, the roof cannot support the weight of rooftop HVAC units. As a result, the project requires a dedicated structure to house the HVAC equipment on the west side of the building. The 14 feet of right-of-way proposed for abandonment would be necessary to accommodate and support this mechanical structure, which is essential to bringing the building up to modern functional standards.

ROW Dimensions and Sidewalk Relocation Feasibility

The purpose of the requested abandonment is not speculative. The project requires at least 15 feet of the subject area for construction of the outdoor patio space that fronts 9th Avenue. If the full 20-foot abandonment is approved, it would allow us to dedicate and build out five feet on the western portion

to reconstruct the sidewalk farther west, preserving pedestrian access while also improving public safety. The existing curb lies approximately 20 feet from the edge of the building, making sidewalk relocation feasible without affecting traffic flow or curb alignment. No vehicular lanes or curb lines would be altered in any way as a result of the abandonment. Preliminary approval for the abandonment of the eastern 28 feet of South 9th Avenue, adjacent to 817 West Madison Street, was previously granted in 2018 under case number ABND 170026. Unfortunately, the project was delayed and the approval lapsed.

Alignment with City Policy and Light Rail Objectives

This adaptive reuse effort directly supports the goals of the Capitol Mall Overlay District, which calls for coordinated redevelopment that respects the area’s historic character while fostering mixed-use investment and pedestrian activity. The surrounding neighborhood has long suffered from vacancy, disinvestment, and persistent social challenges. This project would introduce regular foot traffic, community events, new employment opportunities, and high-quality streetscape enhancements to a corridor that has seen little improvement in decades. The site is also located within one block of the future light rail expansion, making it an ideal location for transit-oriented development. The City has repeatedly emphasized the importance of placing walkable, mixed-use projects near the light rail line, and this proposal would contribute directly to that effort.

Agency and Utility Review Summary

Importantly, this request was not rejected due to a technical deficiency or a safety concern. In fact, most City departments either supported the abandonment or had no objections. The Civil Division, Water Services, Solid Waste, Streetlights, and Public Transit all approved the request outright. The Traffic Department recommended partial approval—specifically 10 feet—conditioned on sidewalk relocation, confirming the basic viability of shifting pedestrian access westward. The Office of Customer Advocacy confirmed that the abandonment area is more than a block away from any planned light rail expansion and would not interfere with any future transit development. CenturyLink and Southwest Gas noted the presence of existing facilities but indicated a willingness to work through utility coordination processes, as is standard for abandonment cases. Cox and SRP approved without objection.

ADOA Approval and Planning Staff Concerns

Further, Greenman Law has already obtained formal written approval from the Arizona Department of Administration (ADOA), which oversees the Governmental Mall area. In a letter dated March 27, 2025, ADOA confirmed that it reviewed and approved the proposed abandonment of the subject 20-foot strip and deferred to the City of Phoenix for implementation. This directly contradicts the Planning Department’s assertion that the abandonment should not proceed absent ADOA support, and eliminates any ambiguity as to state-level approval of the proposal.

Despite this overwhelming technical support, the abandonment was denied based on generalized planning theories and speculative concerns about future streetscape design, rather than any practical or site-specific rationale. The City's own transportation and planning maps confirm that the right-of-way is substantially oversized. There is no identifiable or realistic public use for the subject strip, and its retention serves only to obstruct meaningful and needed redevelopment. Phoenix City Code Section 31-64 authorizes abandonment of public rights-of-way when they are no longer necessary for public use, and that standard is unquestionably met here.

Conclusion and Request for Reversal

This neighborhood needs reinvestment. The City should be encouraging catalytic projects like this—especially those that preserve historic buildings and convert them into vibrant community-serving spaces. This proposal is consistent with Phoenix's Adaptive Reuse Program, with the City's General Plan, with Capitol Mall overlay goals, and with the City's long-term light rail vision. The applicant has done everything possible to coordinate with City and State staff and has responded constructively to agency feedback at every stage.

We respectfully ask that the City Council reverse the Hearing Officer's decision and approve the abandonment as requested. This project deserves the opportunity to move forward and help breathe life back into a part of the city that has waited far too long for meaningful investment. Please contact me at any time with questions or for further information.

Thank you for your time and consideration.

Sincerely,



Jordan Evan Greenman
Greenman Law





City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: August 29, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 56 ON THE SEPTEMBER 3, 2025, PUBLIC
HEARING - ABANDONMENT APPEAL OF HEARING OFFICER DECISION -
ABND 250004 - 817 W. MADISON STREET

Item 56 is a Public Hearing - Abandonment Appeal of Hearing Officer Decision - ABND 250004 - 817 W. Madison Street, the appellant is the original applicant for abandonment and is appealing the Hearing Officer's denial of the request to abandon the east 20 feet of the 45-foot right-of-way lying westerly of lot 19, APN 112-05-016A.

The applicant is requesting a continuance to allow for additional time to explore design alternatives for the frontage and streetscape along 9th Avenue.

Staff recommends continuing this item to the September 17, 2025, City Council Formal meeting.

Approved:


Alan Stephenson
Deputy City Manager



(CONTINUED FROM SEPTEMBER 3, 2025) - Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-1-25-8 - Approximately 1,130 Feet East of the Northeast Corner of 23rd Avenue and Baseline Road (Resolution 22329) - District 8

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 14.37 acres from Residential one to two dwelling units per acre, Residential two to three-and-a-half dwelling units per acre, and Residential three-and-a-half to five dwelling units per acre to Residential 10 to 15 dwelling units per acre. This item is a companion case to Z-31-25-8 and must be heard first, followed by Z-31-25-8.

Summary

Application: GPA-SM-1-25-8

Current Designation: Residential one to two dwelling units per acre (5.29 acres), Residential two to three-and-a-half dwelling units per acre (8.90 acres), and Residential three-and-a-half to five dwelling units per acre (0.18 acres)

Proposed Plan Designation: Residential 10 to 15 dwelling units per acre

Acreage: 14.37

Proposal: Minor General Plan Amendment to allow for multifamily residential.

Owner: Mundall Family Revocable Trust c/o Danny Mundall and Georgia Mundall

Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval.

VPC Action: The South Mountain Village Planning Committee heard this item on June 10, 2025, and recommended approval, per the staff recommendation, by a vote of 7-4.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the South Mountain Village Planning Committee recommendation, by a vote of 8-0.

Appeal: The Planning Commission recommendation was appealed by a community member on August 13, 2025.

Location

Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road

Council District: 8

Parcel Address: 2102 and 2150 W. Baseline Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson 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-SM-1-25-8,
CHANGING THE LAND USE CLASSIFICATION FOR THE
PARCEL DESCRIBED HEREIN.



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

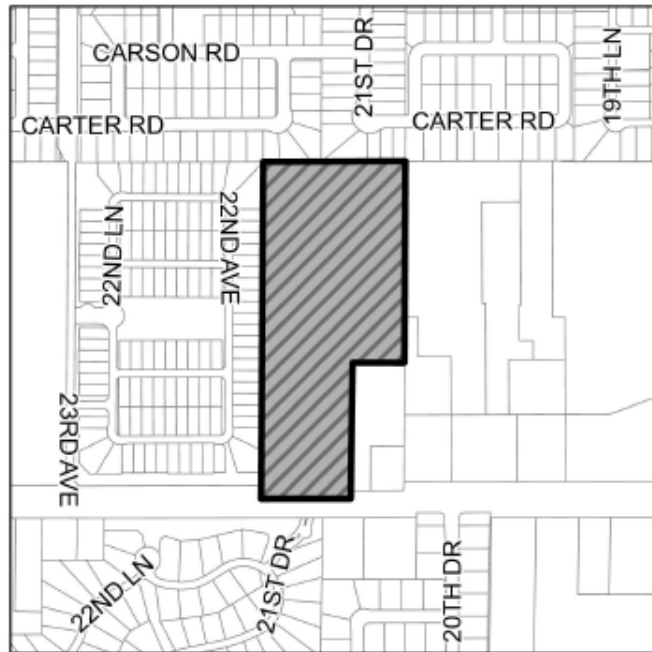
SECTION 1. The 2025 Phoenix General Plan, which was adopted by
Resolution 22191, is hereby amended by adopting GPA-SM-1-25-8. The 14.37 acres
located approximately 1,130 feet east of the northeast corner of 23rd Avenue and
Baseline Road is designated as Residential 10 to 15 dwelling units per acre.

SECTION 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:

PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37+/- Acres)

-  Proposed Change Area
 Residential 10 to 15 du/ac



PASSED by the Council of the City of Phoenix this 3rd day of September 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DRAFT



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

June 2, 2025

<u>Application:</u>	GPA-SM-1-25-8
<u>Owner:</u>	Mundall Fam. Revocable Trust c/o Danny Mundall and Georgia Mundall
<u>Applicant/Representative:</u>	Brian Greathouse, Burch & Cracchiolo, P.A.
<u>Location:</u>	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
<u>Acreage:</u>	14.37 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (5.29 acres), Residential 2 to 3.5 dwelling units per acre (8.90 acres), and Residential 3.5 to 5 dwelling units per acre (0.18 acres)
<u>Requested Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (14.37 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow for multifamily residential.
South Mountain Village Planning Committee Date Meeting Date:	June 10, 2025
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed Residential 10 to 15 dwelling units per acre land use designation is a compatible transition between the single-family residential development to the west and the commercial development to the east.
- 2) The proposed multifamily residential land use designation is appropriate for the site as it is located on an arterial street, Baseline Road.

- 3) The companion Rezoning Case Z-31-25-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent area.

BACKGROUND

The subject site is 14.37 acres located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road and is currently agricultural land. The companion rezoning case Z-31-25-8 is requesting to rezone the subject site from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) to allow multifamily residential.

The General Plan Land Use Map designation of the subject site is Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Residential 10 to 15 dwelling units per acre.

SURROUNDING LAND USES

NORTH

North of the subject site are single-family residential subdivisions zoned R1-10 (Single-Family Residence District) and R1-8 (Single-Family Residence District). This area is designated as Commercial and Residential 2 to 3.5 dwelling units acre on the General Plan Land Use map.

SOUTH

South of the subject site, across Baseline Road, is a single-family subdivision zoned S-1 (Approved R1-10) (Ranch or Farm Residence, Approved Single-Family Residence District) and single-family homes zoned S-1 (Ranch or Farm Residence). This area is designated as Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

EAST





East of the subject site are single-family homes zoned S-1 (Ranch or Farm Residence) and a commercial development zoned C-2 (Intermediate Commercial). This area is designated as Commercial and Residential 1 to 2 dwelling units per acre on the General Plan Land Use map.

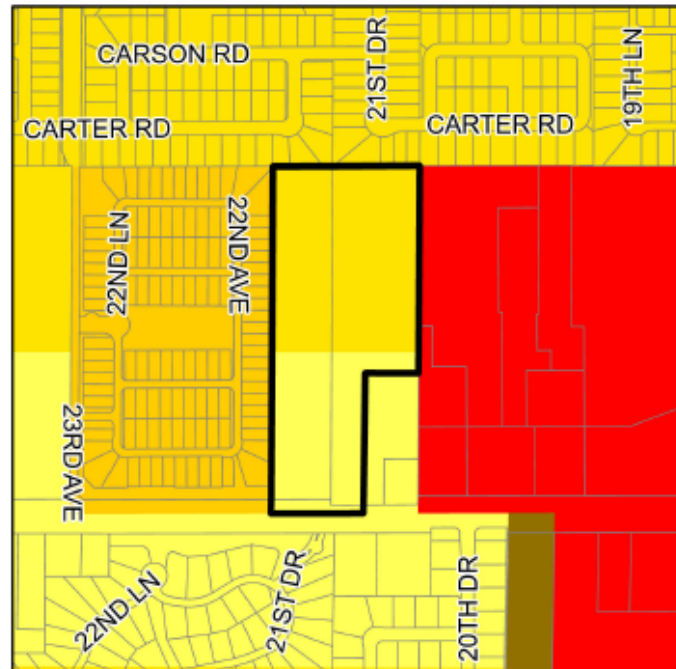
WEST

West of the subject site is a single-family subdivision zoned R1-8 (Single-Family Residence District). This area is designated as Residential 3.5 to 5 dwelling units acre on the General Plan Land Use map.

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
Residential 2 to 3.5 du/ac (8.90 +/- Acres)
Residential 3.5 to 5 du/ac (0.18 +/- Acres)

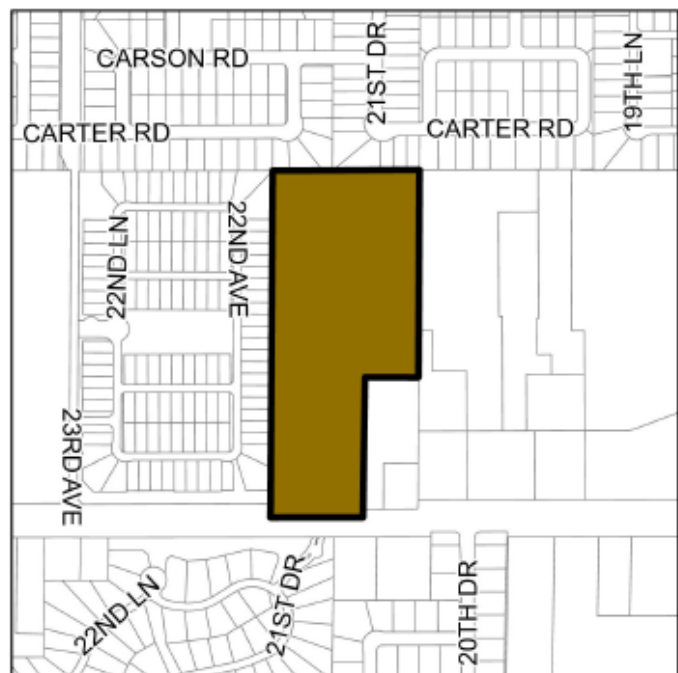
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac



Existing and Proposed General Plan Land Use Map, Source: City of Phoenix

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE:** Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

As stipulated in the companion Rezoning Case Z-31-25-8, the proposal includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, shade throughout the development, and a multi-use trail along Baseline Road.

CONNECT PEOPLE AND PLACES CORE VALUE

- **BICYCLES; DESIGN PRINCIPLE:** Development should include convenient bicycle parking.

As stipulated in Rezoning Case Z-31-25-8, the proposal will encourage bicycling and transit use and leverage its proximity to the adjacent commercial development by including enhanced bicycle parking and infrastructure.

BUILD THE SUSTAINABLE DESERT CITY

- **DESIGN PRINCIPLE:** *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal, as stipulated in Rezoning Case Z-31-25-8, includes enhanced landscape setbacks, shaded parking, shaded pedestrian pathways, and a wide landscape detachment for the public sidewalk that will be planted with shade trees that will shade the public and private sidewalks to 75 percent. These improvements will create a comfortable pedestrian environment along Baseline Road and make the walk to nearby destinations more safe and comfortable.

COMMUNITY INPUT SUMMARY

As of the writing of this report three letters of opposition have been received. Concerns raised were regarding traffic impacts, prioritization of corporate profit, impacts on electric grid and water supply, lack of sustainability measures, rental properties vs. homeownership, the property management company, impacts on property values, safety, infrastructure, and the long-term stability of the area.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-1-25-8. The proposed General Plan Land Use

map designation of Residential 10 to 15 dwelling units per acre is consistent in character with existing land uses in the surrounding area. The land use map designation, as requested, will provide an appropriate transition between the adjacent commercial and single-family residential uses.

As stipulated, the concurrent case Z-31-25-8 will enhance the compatibility with the land use pattern in the surrounding area. Approval of the request, with concurrent case Z-31-25-8, will support the development of this underutilized property and provide additional housing options that are compatible with the land use designations and zoning districts in the general area.

Writer

Samuel Rogers
June 2, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Correspondence (13 pages)







GENERAL PLAN AMENDMENT

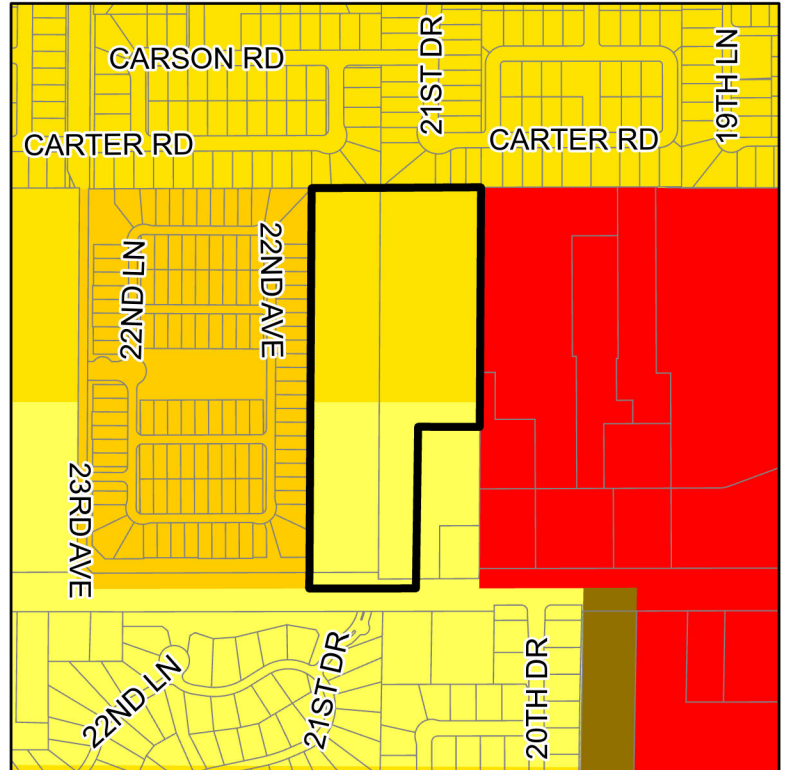
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-25-8	ACRES: 14.37 +/-	REVISION DATE:
VILLAGE: South Mountain	COUNCIL DISTRICT: 8	
APPLICANT: Burch & Cracchiolo, P.A.		

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
 Residential 2 to 3.5 du/ac (8.90 +/- Acres)
 Residential 3.5 to 5 du/ac (0.18 +/- Acres)

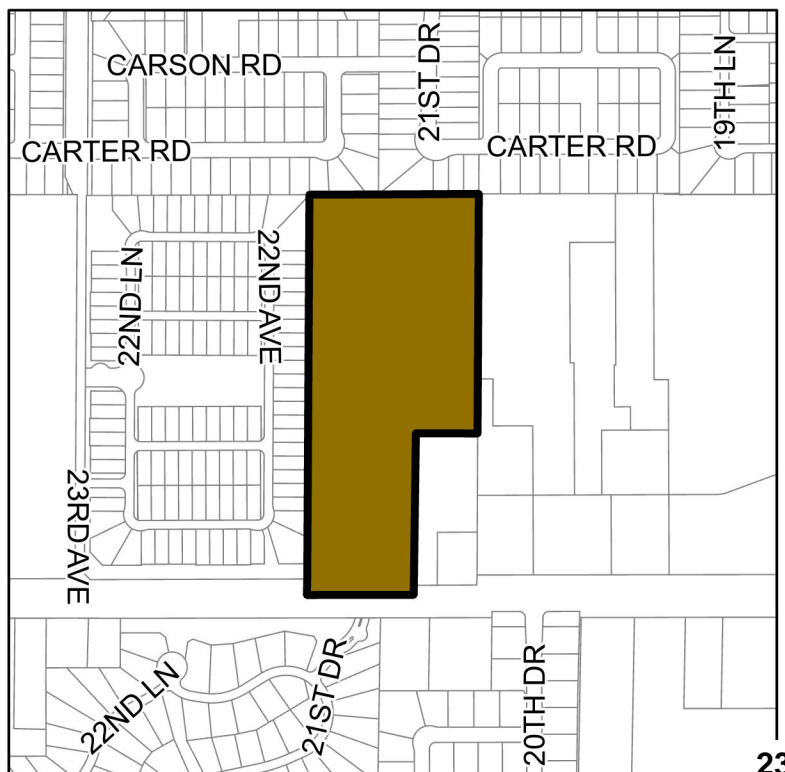
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac









GENERAL PLAN AMENDMENT

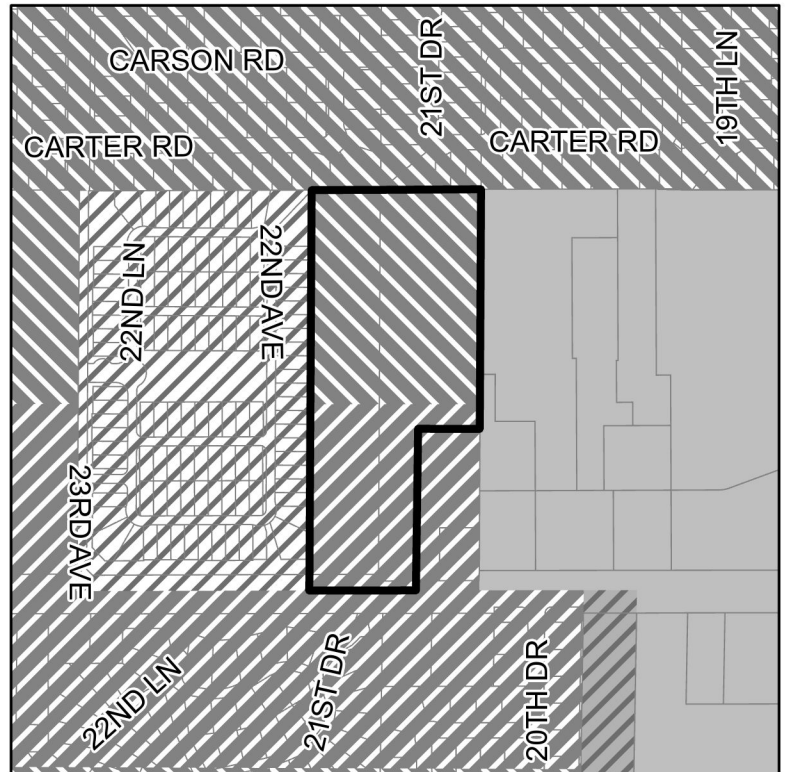
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-25-8	ACRES: 14.37 +/-	REVISION DATE:
VILLAGE: South Mountain	COUNCIL DISTRICT: 8	
APPLICANT: Burch & Cracchiolo, P.A.		

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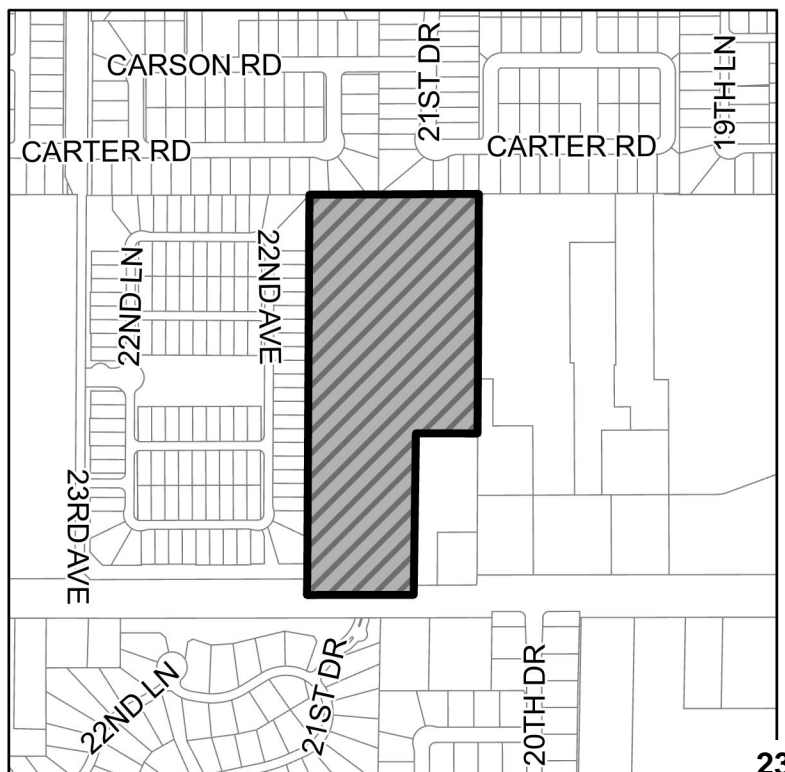
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac





Outlook

May 6th 2025 mtg - Case Nos GPA-SM-8-25 and Z-31-25

From joanna garcia <joretiring2006@yahoo.com>**Date** Mon 5/5/2025 2:00 PM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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](#)

On the northeast corner of 23rd Avenue/Baseline is the site they are proposing to build these homes. And also the property 11,130 feet from corner of 23rd avenue is also proposed to build multifamily homes? That is also alot housing on those properties. We need family homes built not rental homes. What is to be considered for them to be approved? How do we stop this from happening/ or do we? There is soooo much traffic on Baseline Road now - its like a mini freeway and you propose to add even more traffic. Is there a proposal to add a street light on 23rd Avenue for that growth. This is insane that that much housing can be built when the road system is the same.

I live just down the street from 23rd Avenue and across the street the other proposal. Who benefits from this - because we do not!!!!

Josepha M Garcia



Case Nos GPA-SM-8-25 and Z-31-25

From Joseph Melton <meltjoe@aol.com>

Date Thu 5/8/2025 9:53 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

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 Samuel Rogers,

I am writing to express my opposition to the proposed zoning changes; case numbers GPA-SM-8-25 and Z-31-25. As a property owner adjacent to the proposed development, I have significant concerns regarding the impact on property values, personal enjoyment, and safety. After attending the neighborhood meeting my concerns have been amplified. It appears Taylor Morrison has more interest in their own profits than the long-term benefits to our community.

The proposed change from the current residential zoning to 10-15 dwelling units per acre appears to prioritize corporate profit over community welfare. The addition of 188 dwelling units will likely exacerbate traffic congestion, strain our already limited electric grid and water supply, and negatively affect surrounding property values.

Taylor Morrison's plan to develop the Yardly rental units rather than homes for sale raises further concerns with their commitment to our community's well-being. I understand the logic behind rental units vs individual homes backing up to retail/commercial space, however the number of dwellings is concerning. Homeowners typically have a greater vested interest in their communities compared to renters, and rental communities often experience higher crime rates. In South Phoenix, this could lead to increased crime and reduced property values, issues we are already facing.

The development will also add over 200 vehicles to the already congested Baseline Road and potentially obstruct views of South Mountain. As an HOA board member in Addison Park, I have witnessed the negative impact of rental properties on our community, including increased damage and crime. The property manager they have chosen, GreyStar has horrible reviews and reputation per online research and the Better Business Bureau.

Per the meeting, Taylor Morrison is anticipating to charge between \$1800-\$2300 per month for 750 sq foot 1-2 bedroom homes. My neighbors property is a 3 bedroom 2 bath 1392 sq ft single family residence and they're struggling to find tenants for \$2100 per month. The previous tenants were destructive and disrespectful to the community and have lead the owner to now trying to sell the property.

It does not sound like Taylor Morrison is realistic to the demographic of who their tenants will be in this South Mountain area and it concerns me that the long term impact will be reduced rental prices and/or Taylor Morrison selling out to a large conglomerate from out of state who will let the property go to the way-side.

I urge you to decline this zoning change request. If Taylor Morrison is willing to put their money where their mouth is and can guarantee that property values will not decrease while offering compensation for any devaluation, I would reconsider my stance.

Please feel free to reach out to me with any questions. Thank you greatly for considering my concerns.

Sincerely,

Joe Melton

Meltjoe@AOL.com

(414) 737-3921

7265 S. 22nd Ave, PHX AZ




Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25

From Melissa Campos <mccampos19@gmail.com>

Date Tue 5/13/2025 7:10 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc Melissa Campos <mccampos19@gmail.com>

 2 attachments (7 MB)

Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25.docx; Article PDF.pdf;

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 Samuel,
I hope this email finds you well.

Attached are my concerns/opposition regarding this rezoning case and supporting research - please feel free to reach out to me with any questions or concerns.

Thank you,

--

Melissa Campos

Dear Samuel Rogers -

I am writing to express my strong opposition to the proposed zoning changes identified as GPA-SM-8-25 and Z-31-25. As a property owner in Addison Park, a neighboring community, I have significant concerns about the potential negative impact on property values, safety, infrastructure, and the long-term stability of the area—particularly if the proposed Yardly by Taylor Morrison development fails to meet its projected profitability.

After attending the recent neighborhood meeting, I left with the distinct impression that Taylor Morrison is prioritizing short-term profit over the long-term health and cohesion of the surrounding community. Many of the concerns voiced by residents, including myself, were not meaningfully addressed during the meeting. I raised the following key issues, which remain unresolved:

1. Traffic and Infrastructure Concerns

- There are no concrete plans to mitigate increased traffic, such as installing a traffic signal between 19th and 27th Avenue on Baseline.
- The proposed single entry and exit point for the community will create bottlenecks, especially with turning lanes, similar to the current congestion we experience at Addison Park's entrance at 23rd Avenue.

2. Lack of Sustainability Measures

- The proposed homes lack energy-efficient features such as solar panels or commitments to energy-saving materials.
- With the proposed density, this development will place additional strain on local utilities and contribute to pollution and resource depletion in an already stressed area.

3. Target Renter Profile and Market Mismatch

- The projected rent range (\$1,800–\$2,300/month for 750 sq ft units) is aimed at young professionals with white-collar jobs. As someone who fits that demographic, I can attest that the location lacks proximity to major employment hubs, entertainment, and essential amenities.
- This misalignment suggests the development may struggle to attract and retain its intended audience. When profitability declines, what happens next? Will Taylor Morrison sell off the property to the highest bidder—potentially resulting in unregulated, lower-quality ownership or management?

4. Transparency and Accountability

- Yardly, a two-year-old offshoot of Taylor Morrison, has no established track record and is outsourcing property management to Greystar—a third-party entity that is not BBB accredited.
- A recent article in *Builder* magazine highlights the industry’s financial challenges, referencing “temporarily dampened rent growth” and increasing operating expenses. These trends raise red flags about the long-term viability of this project.

5. Density and Misuse of Zoning Flexibility

- Previous re-zoning efforts proposed approximately 50 fewer units than this plan. The current unit-per-acre density appears excessive and profit-driven, not community-centered.

6. Comparative Site Selection

- When I asked about other Yardly projects in the Phoenix market, representatives were unprepared to respond. Upon reviewing the data myself during the meeting, I noted that other Yardly communities:
 1. Were not situated between existing, established residential communities; and
 2. Were located in areas without the significant traffic congestion we currently experience.
 3. Multi-point entrance and exit for each community vs the proposed only have one entry/exit – further raising safety concerns
(Screenshots and comparisons of lot access and layout are attached for reference.)

Requested Follow-Up from Taylor Morrison

In preparation for the next community meeting, I respectfully request Taylor Morrison provide written responses and supporting documentation for the following:

1. 2024 and year-to-date 2025 occupancy rates for all Phoenix Yardly properties
2. Default rates and percentage of missed rent payments
3. Average duration of vacant units
4. Written guarantees or commitments to neighboring communities regarding ownership stability, specifically in the event of a sale within the next 20 years

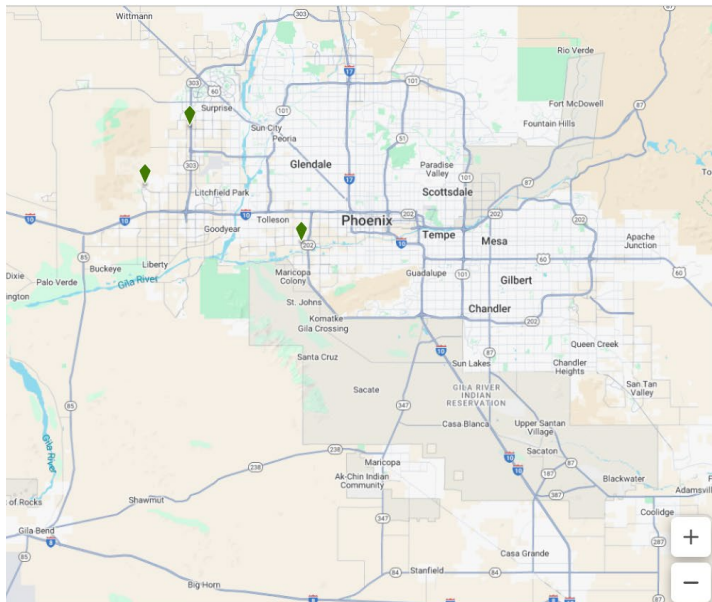
I urge you to decline the zoning change request based on the unresolved issues, lack of transparency, and the disproportionate impact this project could have on our community.

Please feel free to contact me directly should you have any questions or require further information. Thank you for your time and for considering the concerns of the residents most affected by this proposal.

Sincerely,

Melissa Campos

602 377 5603 / mccampos19@gmail.com



A map of the Phoenix metropolitan area showing various cities and highways. Three locations are marked with green diamond icons: Yardly Paradisi in Surprise, Yardly Broadway in Phoenix, and Yardly at Verrado in Buckeye.

Apartment listings for rent - 380 Rentals

Yardly Paradisi
12065 N 168th Ln, Surprise, AZ 85388

\$1,549 - \$2,024
1-2 Beds

SPECIALS
Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528

Yardly Broadway
4550 S 67th Ave, Phoenix, AZ 85043

\$1,595 - \$2,070
1-2 Beds

SPECIALS
Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...
(833) 854-7592

Yardly at Verrado
20907 W Indian School Rd, Buckeye, AZ 85396

\$1,655 - \$2,170
1-2 Beds

SPECIALS



Apartments for Rent - 158 Rentals

Yardly Broadway

4550 S 67th Ave, Phoenix, AZ 85043

GREYSTAR
THE FINEST LIVING IN THE PHOENIX



\$1,595 - \$2,070

1-2 Beds

SPECIALS

Pets Allowed, Fitness Center, Pool, In Unit Washer
Dryer, Clubhouse, Maintenance on site, Stainless
(833) 854-7592

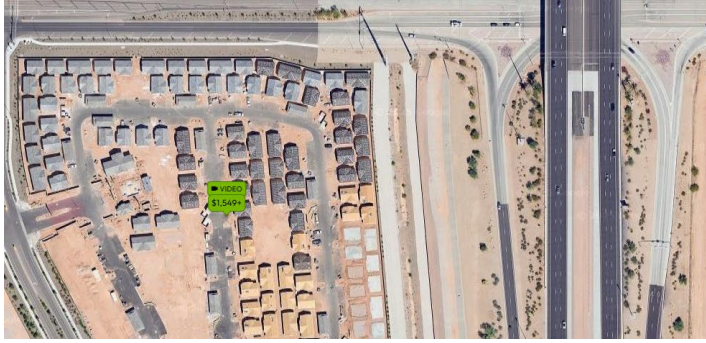
Email



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Yardly Paradisi
12065 N 168th Ln, Surprise, AZ 85388

GREYSTAR



\$1,549 - \$2,024
1-2 Beds


SPECIALS

Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528

Videos | Matterport 3D Tours

Email








Apartments for Rent - 204 Rentals

Yardly at Verrado

20807 W Indian School Rd, Buckeye, AZ 85396




\$1,655 - \$2,170
1-2 Beds

SPECIALS

Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...


(833) 856-7771



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Posted on: January 22, 2025

BUILDER

TWO YEARS OF YARDLY: HOW TAYLOR MORRISON'S BUILD-TO-RENT BRAND HAS EVOLVED

Yardly president Darin Rowe shares key BTR markets, successful strategies, lessons learned, and more.

By Symone Strong



Courtesy Yardly

Darin Rowe, president of Yardly For-Rent Brand

Two years after launching Yardly, Taylor Morrison's build-to-rent brand is making waves in the housing industry. Combining private backyard living with the flexibility of renting, Yardly has carved out a unique niche in the competitive rental market. With nearly three dozen project sites underway, key lessons learned, and ambitious plans for 2025, the brand is poised to redefine what renters can expect from their housing experience.

Ahead of his appearance at Zonda's Build-to-Rent event, BUILDER spoke with Yardly president Darin Rowe to dive into Yardly's journey, market strategies, and vision for the future. Read some of his introductory insights

below and hear more from him in person in Arlington, Texas, on Feb. 3.

It's been a little over two years since the launch of Yardly. Where does the built-to-rent brand stand today?

Five years ago, Taylor Morrison added this new and dynamic build-to-rent segment to its overall builder strategy including the last two years with our associated brand Yardly, whose name is a tip-of-the-cap to the private backyard that comes with each Yardly home; a key differentiator from traditional apartment living. Yardly helps Taylor Morrison fill a need serving consumers along their near and long-term housing journey. Almost three dozen project sites are owned with a majority of those ranging from having broken ground to actively being leased. In Q4 of last year, we sold our first two stabilized Yardly communities. If 2024 overall was the year of increased vertical construction at our Yardly neighborhoods then 2025 will be the year of lease-up activity, although we continue to source new land for future rental projects.

Want More BTR Insights?

Yardly's Darin Rowe will join NexMetro Communities CEO Josh Hartmann and Mandrake Capital Partners president Ed Oprindick to provide key BTR perspectives at Zonda's Build-to-Rent Conference, Feb. 3 to 4, in Arlington, Texas. Kimberly Byrum, managing principal of multifamily for Zonda Advisory, will moderate the "Perspective from the Leading Developers" session, where the panelists will share insight into their portfolio, discuss current capital market conditions, deal flows, absorptions, renter demand, and other key lessons for the future of this evolving sector. [Click here for more information or to register.](#)

What markets do you have projects in? Which are doing the best and which are you eyeing for expansion?

To date, Yardly has targeted select markets where Taylor Morrison has for-sale home building operations. Aligning rental and for-sale housing operations allows Yardly to leverage the best of Taylor Morrison as it relates to land sourcing, trade relationships, and other synergies that give Yardly a competitive advantage in this real estate space. Active Yardly markets include Sunbelt geographies Phoenix, Dallas, Houston, Austin, Tampa, Sarasota, Orlando, Charlotte, and Raleigh. Each market has its own characteristics and we will naturally gravitate towards those where we experience the highest company returns with diversity across multiple markets, helping to smooth any specific single-market swings.

What has been your most successful strategy for maintaining competitive advantage in an increasingly crowded market?

A proven brand reputation matters. Yardly is proud to be strategically aligned with parent company Taylor Morrison's legacy of quality construction and priority of loving the customer, including recent recognition as America's Most Trusted Home Builder for a 10th consecutive year by Lifestory Research. Most of the "me too" BTR entities that surfaced three to four years ago have moved on, leaving those like Yardly, with a long-term commitment to real estate development and experienced industry professionals helping to improve an undersupplied national landscape. A reputation for "doing what you say," including when acquiring land, partnering with trades, or keeping promises with customers, sets leaders apart from all others.

What lessons have you learned about achieving absorption targets in today's market, and how do you navigate slower lease-ups?

"Rinse and repeat" consistency in sourcing, construction, and leasing is great in concept but a more challenged reality. Each market, micro-market, and street corner location is unique and requires creative expertise to manage absorptions that help maximize returns for each community. Understanding who your target consumer is, demographically, helps steer local marketing and overall execution. Getting reps within a multitude of municipalities across several states allows us to better educate industry partners and city staff to lessen pain points associated with zoning, entitlements, and vertical construction which precede the lease-up phase. Ultimately, each community is tactically managed on a weekly basis via lean-ins from corporate and field teams to effect the best leasing outcomes while considering the elasticity of rents and surrounding competitive influences.

How is changing renter demand influencing the design and amenities of your BTR developments?

The consumer demand equation is ever-changing based on macro- and market-specific factors including jobs, immigration, state legislation, weather events, and yes pandemics. There's a search for balance by developers to give renters the product and related home features they want while at the same time achieving acceptable financial metrics considering site plan density, input costs, efficiencies that save time and understanding what renters will pay for. The impact from evolving amenity offerings such as pools, fitness, pickleball, and gathering spaces is more nuanced and somewhat less impactful overall.

With the sector's rapid expansion, what challenges are you facing in maintaining operational efficiency and delivering consistent renter experiences?

BTR segment expansion may feel rapid in some respects, but the numbers confirm its infancy in most geographic markets. BTR generally comprises 10% to 20% or less of new multifamily starts, depending on market and a mere 1% of existing national multifamily inventory. More saturated BTR markets Phoenix and Dallas tend to understand the product yet want diversification for residents. Markets with little of the same require more education regarding the product and its impact on local jurisdictions but afford developers like Yardly less immediate competition. Operational efficiency is critical and achieved with consistency across markets, where available, and a mix of centralized service oversight and local market execution. The near-term spike in new multifamily projects has temporarily dampened rent growth, and higher operating expenses directly correlate with inflated everyday costs for consumers. These headwinds require efficiencies such as a consistent renter experience with a product offering that consumers want, good communication throughout the project life-cycle, and local project experts who are creative problem solvers. These experts include front line leasing agents who welcome prospects in, are knowledgeable about how their specific build-to-rent community make renters' lives better, and are dedicated to loving the customer.

ABOUT THE AUTHOR



SYMONE STRONG



Village Planning Committee Meeting Summary

GPA-SM-1-25-8

Date of VPC Meeting	June 10, 2025
Request From	Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
Request To	Residential 10 to 15 dwelling units per acre
Proposal	Multifamily residential
Location	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-4

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item Nos. 6 (GPA-SM-1-25-8) and 7 (Z-31-25-8) are companion cases and were heard concurrently.

Five members of the public registered to speak on this item, one in support, and four in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, displayed the location of the subject site and noted the acreage and proposal. Mr. Rogers stated that the applicant was proposing a multifamily development, provided an overview of the proposed General Plan Land Use amendment, summarized the surrounding land uses, and explained the site would act as a transition between the adjacent commercial and single-family developments. Mr. Rogers displayed the site plan and elevations and concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Committee Member George Brooks asked where the subject site is located. **Mr. Rogers** displayed the subject site's location.

APPLICANT PRESENTATION

Brian Greathouse, representing the applicant, introduced the development team, explained that the development would be a transition between commercial and single-family residential, explained the site would be gated, stated that the development would be primarily single-story units, explained access would be from Baseline Road, and

described the amenities, open space, and units. Mr. Greathouse described the request, discussed land use transitions, traffic generation, the traffic study, and the demand for the housing type.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked the applicant team to speak to the public outreach conducted for the project. **Mr. Greathouse** described the outreach process and efforts made to inform nearby residents.

Committee Member Brooks inquired about the square footage of the proposed homes. **Mr. Greathouse** stated that the homes would range in size from approximately 700 to 1,400 square feet.

Committee Member Kassandra Alvarez asked if the amenities would facilitate a sense of community and expressed concern about the lack of sustainability measures and potential traffic impacts. **Mr. Greathouse** explained that many of the traffic concerns are related to 23rd Avenue and existing half-street conditions and explained that a different rezoning case in the area includes stipulations to expand 23rd Avenue and incorporate traffic mitigation. Mr. Greathouse explained that current conditions do not warrant a traffic signal, stated that Baseline Road's capacity had been studied, and explained that the traffic study had been approved by the City. Mr. Greathouse stated that the project team is evaluating features such as solar panels and stated that the applicant is providing energy-efficient pavement seal and EV charging. Mr. Greathouse explained the rezoning request includes stipulations related to the plant palette, shade, bike parking, and a bike fix-it station. **Chris Williams**, with the applicant team, stated that a right-turn deceleration lane was the only mitigation measure identified in the traffic study, stated that a warrant analysis showed a signal is not currently justified, and explained a signal may be warranted if additional development occurs on 23rd Avenue.

Chair Greathouse stated that a large rezoning case at 19th Avenue and Baseline Road will increase density in the area and may eventually warrant a traffic signal. **Committee Member Mark Beehler** echoed Chair Greathouse's comments and asked whether the applicant team had reviewed the two recent rezonings in the area. **Mr. Williams** stated that the team always considers growth factors when analyzing traffic. Committee Member Beehler commented that the Committee is receiving many development proposals in the area. Mr. Williams responded that the goal is to space signals approximately every half mile and explained that it is a balancing act to avoid excessive signals that slow down traffic while ensuring placement at key intersections.

Committee Member Ralph Thompson II asked for confirmation that the proposed rents would be in the range of \$1,600 to \$2,100. **Mr. Greathouse** confirmed that the projected rents fall within that range.

Committee Member Fred Daniels asked whether the City evaluates nearby developments collectively when reviewing traffic impacts. **Mr. Rogers** stated that the City requires applicants to submit traffic studies and that those studies must be approved by the City. Mr. Rogers explained that the City is aware of other rezonings in the area and considers them during the review process. **Chair Greathouse** asked about the review process by the Street Transportation Department. **Mr. Rogers** stated that he would follow up with more information. **Mr. Williams** stated that there are sometimes unknowns in the process and not all future developments are visible during traffic evaluations.

Committee Member Alvarez asked what solutions are available to address traffic issues on Baseline Road. **Mr. Greathouse** stated that developers will add improvements over time as the area continues to develop.

Committee Member Brooks asked whether fire and water studies had been conducted and requested elaboration on the sustainability measures. **Cholla Susini**, with the applicant team, described planned features including dual-pane windows and high-efficiency materials, stated that the energy efficiency rating of the homes would exceed that of typical new construction, and offered to provide additional information.

Committee Member Beehler asked whether dedicated left-turn and right-turn lanes could be added. **Mr. Greathouse** stated that approximately 60 trips were anticipated during peak hours, averaging about one car per minute. **Mr. Williams** stated that the lane widths should accommodate two cars and offered to follow up with additional detail.

Committee Member Lee Coleman asked whether the community would be gated. **Mark Reddie**, with the applicant team, stated that the entry gate is set back 200 feet to allow for vehicle queuing.

Committee Member Coleman asked whether there was a landscape plan. **Mr. Greathouse** displayed and described the landscape plan for the project.

Committee Member Brooks asked where the fire exit would be located. **Mr. Greathouse** stated that the development is not required to have secondary access. **Mr. Reddie** explained that secondary fire access is not required because all units will be equipped with fire sprinklers.

Committee Member Brooks asked whether applicants are advised to review the South Mountain Village Food Action Plan. **Mr. Rogers** stated that during the pre-application process he informs all applicants of the 2025 Food Action Plan and recommends that they review it. **Mr. Greathouse** stated that the project team had not yet reviewed the Food Action Plan.

Committee Member Alvarez asked how the applicant could guarantee the proposed unit prices. **Mr. Greathouse** stated that the units would be market-rate, explained that pricing would be determined by market conditions, and stated that the development is not intended to be either “attainable” or “luxury” housing.

Committee Member Alvarez asked whether there had been difficulty in attracting tenants or if there was interest in the product. **Ms. Susini** stated that there has been high demand and that people are excited about the project.

Chair Greathouse asked for details regarding parking, including whether garages would be provided and whether the overall parking count meets City requirements. **Mr. Reddie** stated that some of the townhomes would include garages, stated that the project exceeds the minimum parking requirements, and explained that the development model has been successful in 50 similar projects over the past 12 years without parking issues. Mr. Reddie stated that each unit would have one designated space, with additional shared and visitor parking available.

PUBLIC COMMENT

Thomas Kelly stated that he is with Valley Leadership, stated that he is in favor of the request, and explained that Valley Leadership supports promoting quality projects within the community. Mr. Kelly acknowledged that all development places stress on a community but stated that the project represents a good approach. Mr. Kelly stated that the proposed buffers between the single-family neighborhood and commercial areas are appropriate.

Tawee Phattarak expressed concern about cumulative traffic impacts, stated that additional subdivisions in the area will also contribute to congestion, and asked about the traffic generation. **Mr. Williams** stated that the traffic study predicted 31 left turns and 31 right turns out of the development during the morning peak hour, with approximately 600 total trips anticipated over the course of the day. Mr. Williams stated that post-COVID traffic patterns have shifted and that changes in travel behavior were considered in the study. Ms. Phattarak stated that there are already traffic issues in the area and that this development would worsen them.

Joe Melton expressed concern with the proposed density and the target market for the development, stated that he would not have chosen to live in the area if he had not had the opportunity to purchase a home, and stated that while he understands the need for a land use transition this project should offer something different. Mr. Melton expressed doubt that a \$5,000 incentive would make a significant difference for a home buyer and stated that a mix of condominiums and for-sale homes would be more appropriate.

Melissa Campos echoed the comments made by Mr. Melton, stated that she had reviewed other Yardly communities and found that they generally have two to three

points of access and greater spacing between access points, expressed concern about traffic, and stated that a previous rezoning proposal for the site included 50 to 60 fewer units. Ms. Campos stated that her written comments focused more on concerns about water and electricity availability in the area, rather than the energy efficiency of the proposed homes.

Josepha Garcia stated concerns about traffic impacts and that the development would create additional congestion.

APPLICANT RESPONSE

Brian Greathouse stated that the property is going to be developed and that all development generates traffic. Mr. Greathouse stated that the proposed residential project would generate less traffic than a commercial use, stated that the development team has worked with the City to confirm water and sewer availability, and explained that the proposal represents a reasonable compromise for the area.

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

Committee Member Brooks stated that having only one point of ingress and egress is a concern, expressed concern that the applicant team did not review the 2025 Food Action Plan, and asked for a list of the proposed sustainability features.

Committee Member Beehler asked how the density of the project compares to other Yardly developments. **Mr. Reddie** stated that density depends on the unit mix, explained that the inclusion of four-plex units allows for higher density without creating overcrowding, stated that the average for Yardly developments is 11.5 to 12 units per acre, and explained that the proposal includes 13 units per acre.

Committee Member Beehler asked about the size of typical Yardly developments. **Mr. Reddie** stated that the minimum size is typically 100 to 120 units.

Chair Greathouse stated that he is familiar with Taylor Morrison products and asked for the Committee's thoughts on 700-square-foot attached units. **Committee Member Beehler** stated that there is a good example of a similar development in the area and that he has not seen any issues with the product. Chair Greathouse stated that he has seen similar projects from other developers that did not maintain quality but expressed confidence in Taylor Morrison as a reputable builder.

Committee Member Brooks asked whether the proposed price range would be considered common or affordable. **Chair Greathouse** stated that the units are market rate. **Mr. Greathouse** stated that the homes are intended to be more attainably priced than single-family homes for purchase.

Vice Chair Dr. Emma Viera stated that an individual would need to earn between \$60,000 and \$90,000 annually to afford the proposed rent levels. **Committee Member Brooks** asked what the median income in South Phoenix is. Vice Chair Viera stated that the median household income in South Phoenix is approximately \$45,000. **Committee Member Brooks** stated that the project appears to be targeted toward individuals outside the South Phoenix community.

Chair Greathouse asked about the target demographic. **Mr. Reddie** stated that this is a popular product across the Valley and the state and explained that typical residents include young professionals, divorced women, and older empty nesters who do not want to deal with home maintenance but still value privacy. Mr. Reddie stated that the homes are designed for smaller families, explained the homes are positioned as an alternative to renting apartments or purchasing a home, and stated that the development offers strong amenities.

Chair Greathouse expressed concern that the project may attract residents from outside the community and asked whether current South Mountain renters would be able to afford living in the development. **Mr. Greathouse** stated that the development would likely include both groups and could serve as a transitional step before homeownership.

Committee Member Beehler stated that he supports the project and that the area around 19th Avenue is being considered for future development as a center. Committee Member Beehler stated that apartments are already being built in the vicinity and that this proposal fills a missing housing option.

Committee Member Marcia Busching expressed concern that the staff report did not address the Rio Moñtana Area Plan, explained that she has difficulty supporting a jump to a higher-density land use designation, and stated that the project does not represent a land use transition.

Chair Greathouse asked the applicant team to speak to open space and the single access point. **Mr. Reddie** stated that the entry drive is designed with two travel lanes and a center median, explained that there are two internal loops within the community that allow for circulation in the event of an obstruction, and stated that these loops meet Fire Department access standards. Mr. Reddie stated that the development includes 44 percent open space. **Mr. Greathouse** added that each unit includes a private backyard.

Committee Member Brooks asked about the project's water detention and retention systems. **Mr. Reddie** stated that the project will utilize underground retention, explained that the site plan will need to demonstrate adequate retention, and stated that underground retention tanks will be located beneath the drive aisle.

Motion:

Committee Member Kay Shepard made a motion to recommend approval of GPA-SM-1-25-8. **Committee Member Mark Beehler** seconded the motion.

Vote:

7-4, motion to recommend approval of GPA-SM-1-25-8 passed with Committee Members Alvarez, Beehler, F. Daniels, Falcon, Shepard, Viera, and Greathouse in favor and Committee Member Brooks, Busching, Coleman, and Thompson, opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-25-8 (Companion Case Z-31-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15 dwelling units per acre
Acreage:	14.37
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Approval, per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation:

Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A.

Motion details: Commissioner Matthews made a MOTION to approve GPA-SM-1-25-8, per the South Mountain Village Planning Committee recommendation.

Maker: Matthews
Second: Hu
Vote: 8-0
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposed Residential 10 to 15 dwelling units per acre land use designation is a compatible transition between the single-family residential development to the west and the commercial development to the east.
2. The proposed multifamily residential land use designation is appropriate for the site as it is located on an arterial street, Baseline Road.
3. The companion Rezoning Case Z-31-25-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent 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.

ATTACHMENT E

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED – 8/13/2025**

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	* GPA-SM-1-25-8 and Z-31-25-8	(SIGNATURE ON ORIGINAL IN FILE)	
	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road	opposition	X
APPEALED FROM:	PC 8/7/2025	7724 South 22nd Lane Phoenix, AZ 85041	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	Brittany Conklin 602-463-4799 Brittany.e.conklin@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Community and nearby residents not properly informed of project and need opportunity to review and comment. South Mountain Planning reportedly rejected and needs review. Full community feedback is vital.			
RECEIVED BY:	8/13/2025	RECEIVED ON:	Dom Amodio

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



AUG 13 2025

Planning & Development
Department

The **PLANNING COMMISSION** agenda for August 7, 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. August 14, 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., August 14, 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. August 14, 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. August 21, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

* GPA-SM-1-25-8

APPLICATION NO.

1,130 ft E. of NE corner 23rd Ave
& Baseline

LOCATION OF APPLICATION SITE

Aug. 13th 2025

DATE APPEALED FROM

& Z-31-25-8

☒ OPPOSITION
☐ APPLICANT

DM AMOPIO

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Brittany Conklin

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

7724 S. 22nd Lane

STREET ADDRESS

8/13/2025

DATE OF SIGNATURE

Phoenix, AZ 85041

CITY, STATE & ZIP CODE

602 463 4799

TELEPHONE NO.

brittany.e.conklin@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Community & nearby residents not properly informed of project & need opportunity to review & comment. Southern planning reportedly rejected & needs review. full community feedback is vital.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT F

From: [Tom Kelly](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8. 23rd Ave and Baseline Road
Date: Tuesday, August 5, 2025 12:25:10 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](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

I disagree with the South Mountain Village Planning Committee's decision to deny this project due to the overall density. This project is unique and provides a new type of housing for the area. Providing more options for families and individuals who rent near jobs, schools, and nature is critical to addressing the needs of Phoenix residents.

As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Tom Kelly
30 E Saint Anne Ave, Phoenix 85042

Sent from my iPad

From: [Sarah Amaral CFRE](#)
To: [PDD Planning Commission](#)
Cc: [Amanda Straight](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 12:57:08 PM
Attachments: [firstplaceicon-emailgreenbackground_9f09191c-9984-4267-bbcb-169b7026a193.png](#)
[1_9cd01675-c4ea-4a80-9732-ddffb230bb07.png](#)
[5_07e5fbfe-80bb-41d0-af98-e074ed5778da.png](#)
[2_70a09438-1177-4cfd-8796-b9aa72a050b6.png](#)
[4_cba3eafa-56b6-4be6-a987-46cafead6cd4.png](#)
[firstplaceemailsignaturebanner_16af16b4-2a44-4916-8bf2-0d993d4f3ca9.png](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Sarah Amaral

1941 E El Parque Dr.

Tempe, AZ 85282

Sarah Amaral CFRE

Director of Development, First Place AZ

p: 602-464-6630 c: [602-697-5352](tel:602-697-5352)

e: samaral@firstplaceaz.org | [\[yourdomain.url\]firstplaceaz.org](#)

[\[firstplaceaz.org\]](#)

3001 N. Third St., Phoenix, AZ 85012



[\[firstplaceaz.org\]](https://firstplaceaz.org)



[\[facebook.com\]](https://facebook.com)



[\[linkedin.com\]](https://linkedin.com)



[\[instagram.com\]](https://instagram.com)



[\[youtube.com\]](https://youtube.com)

Drive support for autism!

Order the new Arizona autism specialty license plate and help fund the work of First Place AZ and SARRC.

An image of an Arizona specialty license plate. The top of the plate says "ARIZONA" and the bottom says "SUPPORT AUTISM". The main text in the center is "1PLACE". To the left of the text is a colorful graphic of a person's head and shoulders, composed of various geometric shapes and colors.

ORDER NOW

[\[azmvdnow.gov\]](https://azmvdnow.gov)

First Place AZ is a qualified Arizona Charitable Tax Credit Organization. Your gift may qualify for a dollar-for-dollar credit on your Arizona state taxes—up to \$495 for individuals and \$987 for married couples filing jointly. Learn more at firstplaceglobal.org/donate [\[firstplaceglobal.org\]](https://firstplaceglobal.org).

From: [Atlas Hopkins](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 2:11:57 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](#)

To whom it may concern,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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Atlas Hopkins
3522 N Flower st.

Thank you,
M. Architectural Studies
Arizona State University' 25
S.E.E.D Philanthropy Founder
SOULJAISM DESIGN HOUSE
602-577-0517 | atlasehopkins@gmail.com

From: [Bruce Weber](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 5:56:49 PM
Attachments: [image003\[61\].png](#)
[image004\[26\].png](#)

CAUTION: This email originated outside of the City of Phoenix.

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[Report Suspicious](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,
Bruce Weber
4628 E Berneil Dr
Phoenix, AZ 85028

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Jocelyn Ramos

Business Name AZ family kids dental

Address 2410 W. Baseline Rd #120 phoenix AZ 85041

Date 7/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

**AZ FAMILY & KID'S
DENTAL**

www.azfamilykidsdental.com

Daniel Levi Haught, DMD
Richard Smith, DDS
Sirel McRae, DMD

2610 W. Baseline Rd.
Suite #120
Phoenix, AZ 85041

602.675.2732

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Nuemi Corral

Business Name Cash Time Loan centers

Address 2030 W Baseline Rd #185 Phoenix AZ 85041

Date 07/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



account manager

2030 West Baseline Road, Suite 185 • Phoenix, Arizona 85041
ph. 602.268.2100 • fax. 602.268.9271
www.cashtime.com

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Tristin Carlo

Business Name Chipotle

Address 1838 W baseline Rd

Date July, 23, 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

ALONDRA LINARES
GENERAL MANAGER

AZ.4086.BASELINE19TH@CHIPOTLE.COM
D 480 520.4470

CHIPOTLE MEXICAN GRILL
1838 W BASELINE RD
PHOENIX, ARIZONA 85041

— TELL US HOW YOU FEEL —
CHIPOTLEFEEDBACK.COM

270

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Parris Smith

Business Name Dunkin Donuts

Address 1909 W Baseline Rd

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Thunder Guerrero

Business Name EOS Fitness

Address 1812 W Baseline RD, Phoenix

Date 8/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

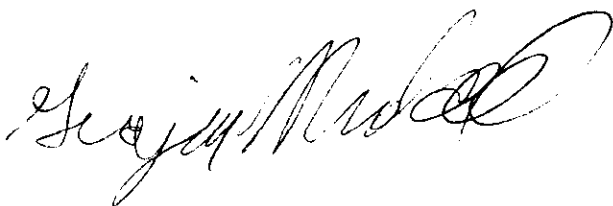
City of Phoenix Planning Commission and City Council,

I write to you as the owner of the 15+ acres of property on the north side of Baseline Rd at 21st Ave urging you to support the rezoning of our family's land with Z-31-25-8 and GPA SM 1-25-8-VPC. For context about the site, my husband Danny was a farmer, Vietnam Vet and then opened his trucking business in 1968 that operated from this site. We have been trying to sell this land for the last 5 years and were in escrow with a different developer prior to Taylor Morrison, but that deal fell out of escrow in 2023. Sadly, Danny passed away last month.

Putting all of our personal information aside, I think it was a positive that the previous deal fell through because this developer has a plan that will integrate even better into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,



Georgia Mundall
2102 W. Baseline Rd.
Phoenix, AZ 85041

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Carmen Brumby

Business Name Good will

Address 1980 W Baseline

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ombal Gangi

Business Name INDIA SPICES

Address 2640 W Baseline Road, Phoenix

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

India Spices



India Spices, 2640 A west baseline road suite
101, Phoenix 85041 Arizona
Please visit us again

Order Number: 1753733000507321

Order Name: N/A

Date: 07/28/2025 10:00

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Victor Rojas

Business Name McDonald's

Address 188 W. Baseline Rd 85041

Date 07/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Name Aiden Ortiz

Business Name Mobily - ATT

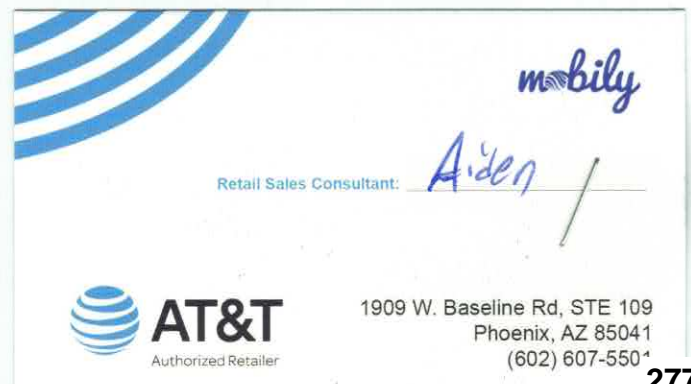
Address 1909 W Baseline Rd Suite 109, Phoenix, Az,
85041

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ezequiel Ruiz

Business Name PizzaHut

Address 1909 W baseline rd

Date 7/23

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Alex Mender

Business Name Starbucks

Address 2020 W. Baseline Rd.

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



Matthew Pickard

district coffeehouse leader
Coffee Master

MAIN 800-782-7282

MOBILE 602-556-5099

EMAIL mpickard@starbucks.com

Starbucks Coffee Company
2401 Utah Ave South, Suite 800
Seattle, Washington 98134

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Jessica Silvius

Business Name StorAmerica

Address 1935 W. Baseline Rd

Date 7.23.25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Danetta Facio

Business Name Subway

Address 2020 W. Baseline Rd. C166 Phoenix

Date 1-23-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Mamie

Business Name Taco bell

Address 1919 Baseline R Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Tina Arizez

Address 2024 W. Carter Rd

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Lupita Ramirez

Address 2200 W. Dunbar

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single-family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Ryan Hernandez

Address 2208 W MINTON ST

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Kaethlyn L. Blair

Address 2244 W. Minton

Date 30 July 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Brian Babalini

Address 7126 S 24th Dr

Date 7-28-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Maria Negrete

Address 2115 W. Carter Rd. Phoenix, AZ 85041

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

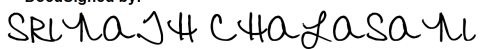
City of Phoenix Planning Commission and City Council,

I write to you as the owner of approximately 0.4 acres of commercial property on the northeast side of Broadway Rd at 24th St urging you to support the rezoning of land with Z-31-25-8 and GPA SM 1-25-8-VPC.

The builder has a plan that will integrate very well into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

DocuSigned by:

B728B056C385454...

Sid Chalasani 7/24/2025

Twenty Peaks, LLC
2424 E. Broadway Rd
Phoenix, AZ 85040

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Lucy Huereque

Business Name The ups store

Address 2030 W Baseline Rd #182- Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Lucy Huereque
Owner



THE UPS STORE

2030 W Baseline Rd Ste 182
Phoenix Az 85041
Mon-Fri 08:00AM-06:00PM
Sat 09:00AM-05:00PM
Sun 10:00AM-03:00PM

P: 602 268 9399
F: 602 268 9499
store5910@theupsstore.com
theupsstore.com/5910



(CONTINUED FROM SEPTEMBER 3, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-31-25-8 - Approximately 1,130 Feet East of the Northeast Corner of 23rd Avenue and Baseline Road (Ordinance G-7416) - District 8

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-31-25-8, and rezone the site from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) to allow multifamily residential. This is a companion case to GPA-SM-1-25-8 and must be heard following GPA-SM-1-25-8.

Summary

Current Zoning: S-1

Proposed Zoning: R-3

Acreage: 14.37

Proposal: Multifamily residential

Owner: Mundall Family Revocable Trust c/o Danny Mundall and Georgia Mundall

Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this item on June 10, 2025, and recommended denial as filed and approval of R-2 with a deleted stipulation and a modified stipulation, by a vote of 6-5.

PC Action: The Planning Commission heard this item on August 7, 2025, and recommended approval, per the staff recommendation, by a vote of 7-1.

Appeal: The Planning Commission recommendation was appealed by a community member on August 13, 2025.

Location

Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road

Council District: 8

Parcel Address: 2102 and 2150 W. Baseline Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson 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-31-25-8) FROM S-1 (RANCH OR FARM RESIDENCE) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 14.37-acre site located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road in a portion of Section 36, Township 1 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence) to “R-3” (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;

- iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- 6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
- 7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
- 8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
- 9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
- 10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
- 11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- 12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- 13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- 14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
- 15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This

includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

21. A minimum of 55 feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.

22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. 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.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
27. 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.
28. 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.
29. 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.
30. 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 3rd day of September, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description

B – Ordinance Location Map

EXHIBIT A

LEGAL DESCRIPTION FOR Z-31-25-8

Real property in the City of Phoenix, County of Maricopa, State of Arizona, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID POINT BEARS SOUTH 89°51'15" WEST, A DISTANCE OF 2647.63 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 89°51'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 763.58 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'41" EAST, A DISTANCE OF 55.00 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°20'41" EAST, A DISTANCE OF 1263.65 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°51'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 556.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°10'34" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 789.72 FEET TO A POINT;

THENCE NORTH 89°49'26" WEST, A DISTANCE OF 203.10 FEET;

THENCE SOUTH 00°53'47" WEST, A DISTANCE OF 475.13 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.00 FEET TO THE POINT OF BEGINNING.

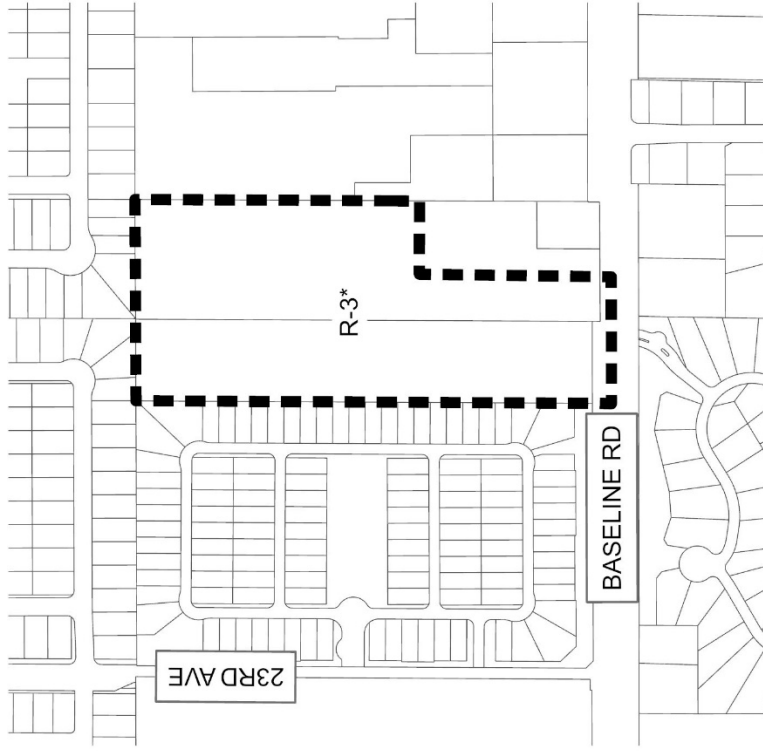
APN: 105-86-017M

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

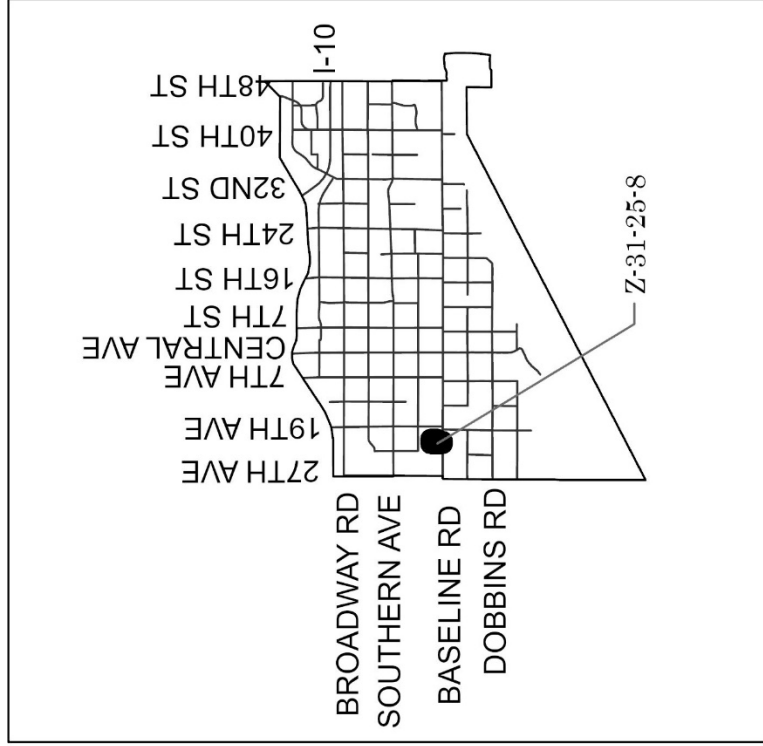
SUBJECT AREA: - - - - -



0 212.5 425 850 Feet



NOT TO SCALE



Drawn Date: 8/4/2025

\\none\pdd\Shared\Department Share\Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\SupplMaps_Ord\8-3-2025\9-3-2025.aprx

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-31-25-8
June 2, 2025

South Mountain [Village Planning Committee](#) Meeting Date: June 10, 2025
[Planning Commission](#) Hearing Date: August 7, 2025
Request From: [S-1](#) (Ranch or Farm Residence)
(14.37 acres)
Request To: [R-3](#) (Multifamily Residence District)
(14.37 acres)
Proposed Use: Multifamily Residential
Location: Approximately 1,130 feet east of the
northeast corner of 23rd Avenue and
Baseline Road
Owner: Mundall Fam. Revocable Trust c/o
Danny Mundall and Georgia Mundall
Applicant/Representative: Brian Greathouse, Burch & Cracchiolo,
P.A.
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 1 to 2 dwelling units per acre (5.29 acres), Residential 2 to 3.5 dwelling units per acre (8.90 acres), and Residential 3.5 to 5 dwelling units per acre (0.18 acres) Pending (GPA-SM-1-25-8): Residential 10 to 15 dwelling units per acre	
Street Map Classification	Baseline Road	Scenic Drive – Major Arterial	33 to 55-foot north half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: *Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.*

The proposal, as stipulated, includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, shade throughout the development, and a multi-use trail along Baseline Road.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The proposal, as stipulated, will encourage bicycling and transit use and leverage its proximity to the adjacent commercial development by including enhanced bicycle parking and infrastructure.

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

The proposal, as stipulated, includes enhanced landscape setbacks, shaded parking, shaded pedestrian pathways, and a wide landscape detachment for the public sidewalk that will be planted with shade trees that will shade the public and private sidewalks to 75 percent. These improvements will create a comfortable pedestrian environment along Baseline Road and make the walk to nearby destinations more safe and comfortable.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): Background Item No. 6.

[Housing Phoenix Plan](#): Background Item No. 7.

[Shade Phoenix Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

[Comprehensive Bicycle Master Plan](#): Background Item No. 12.

[Monarch Butterfly Pledge](#): Background Item No. 13.

[Conservation Measures for New Development](#): Background Item No. 14.

[Phoenix Climate Action Plan](#): Background Item No. 15.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	S-1
North	Single-family residences	R1-8, R1-10
West	Single-family residences	R1-8
East	Commercial and single-family residences	S-1, C-2
South (across Baseline Road)	Single-family residences	S-1, S-1 (Approved R1-10)

R-3 (Multifamily Residence District) Planned Residential Development Option

<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Gross Acres	-	14.37 acres
Maximum Dwelling Units	218, 240 with bonus	188 (Met)
Maximum Density (dwelling units/acre)	15.23, 17.40 with bonus	13.08 (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet and 4 stories	One story, 16 feet and eleven inches to two stories, 33 feet and 3 inches (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street (Baseline Road)	20 feet	20 feet (Met)
East	5 feet	5 feet (Met)
West	5 feet	5 feet (Met)
North	5 feet	5 feet (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Public Street (Baseline Road)	20 feet	Not specified

East	15 feet	15 feet (Met)
West	15 feet	15 feet (Met)
North	15 feet	15 feet (Met)
<i>Lot Standards</i>		
Minimum Open Space	5 percent	5 percent (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures, total 60%	33.8 percent (Met)
Minimum Parking	282 spaces, 1.5 spaces per dwelling unit	376 spaces (Met)

Background/Issues/Analysis




SUBJECT SITE

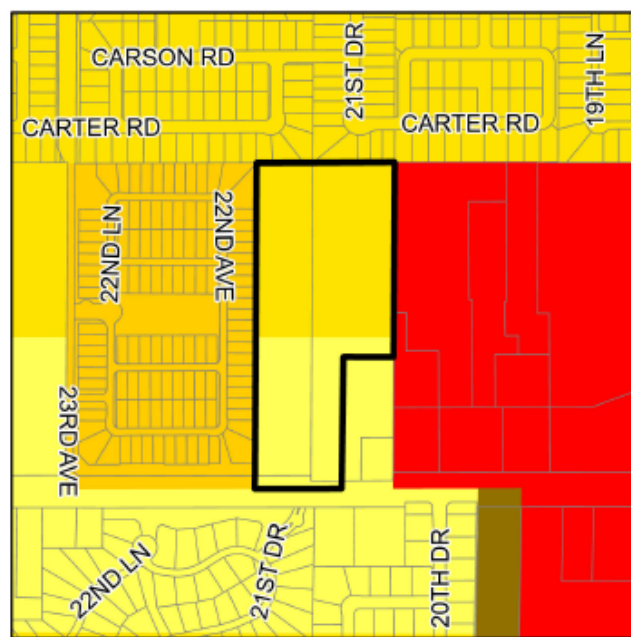
1. This request is to rezone 14.37 acres located approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence) to R-3 (Multifamily Residence District) for multifamily residential. The subject site is largely vacant agricultural land.
2. The northern portion of the subject site is designated as Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map, the southern portion is designated as Residential 1 to 2 dwelling units per acre, and there is a small strip along the west boundary of the subject site that is designated as Residential 3.5 to 5 dwelling units per acre.

The area to the west of the subject site is designated Residential 3.5 to 5 dwelling units acre and the area to the east is designated Commercial and Residential 1 to 2 dwelling units per acre. The area to the south, across Baseline Road, is designated Residential 1 to 2 dwelling units per acre and the area to north is designated Residential 2 to 3.5 dwelling units per acre. The requested R-3 zoning district is not consistent with the General Plan Land Use Map designation. To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-SM-1-25-8, is proposed to change the land use map designation to Residential 10 to 15 dwelling units per acre. The requested R-3 zoning district is consistent with the proposed General Plan Land Use Map designation.

EXISTING:



Residential 1 to 2 du/ac (5.29 +/- Acres)
 Residential 2 to 3.5 du/ac (8.90 +/- Acres)
 Residential 3.5 to 5 du/ac (0.18) +/- Acres)

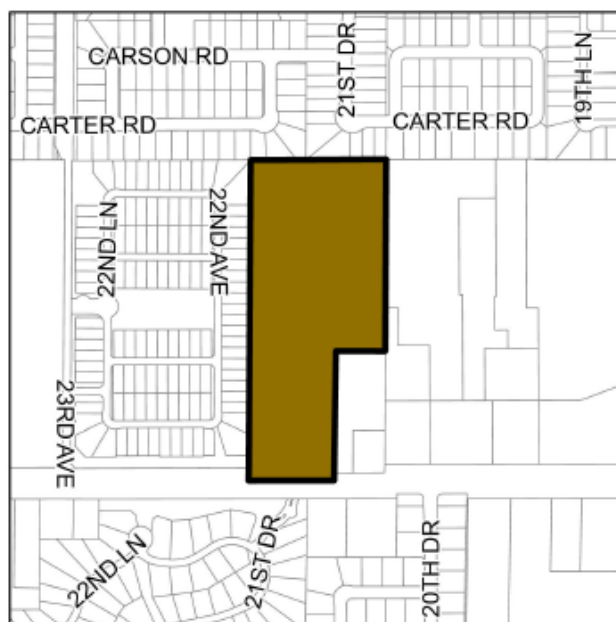
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Commercial



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.37 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac

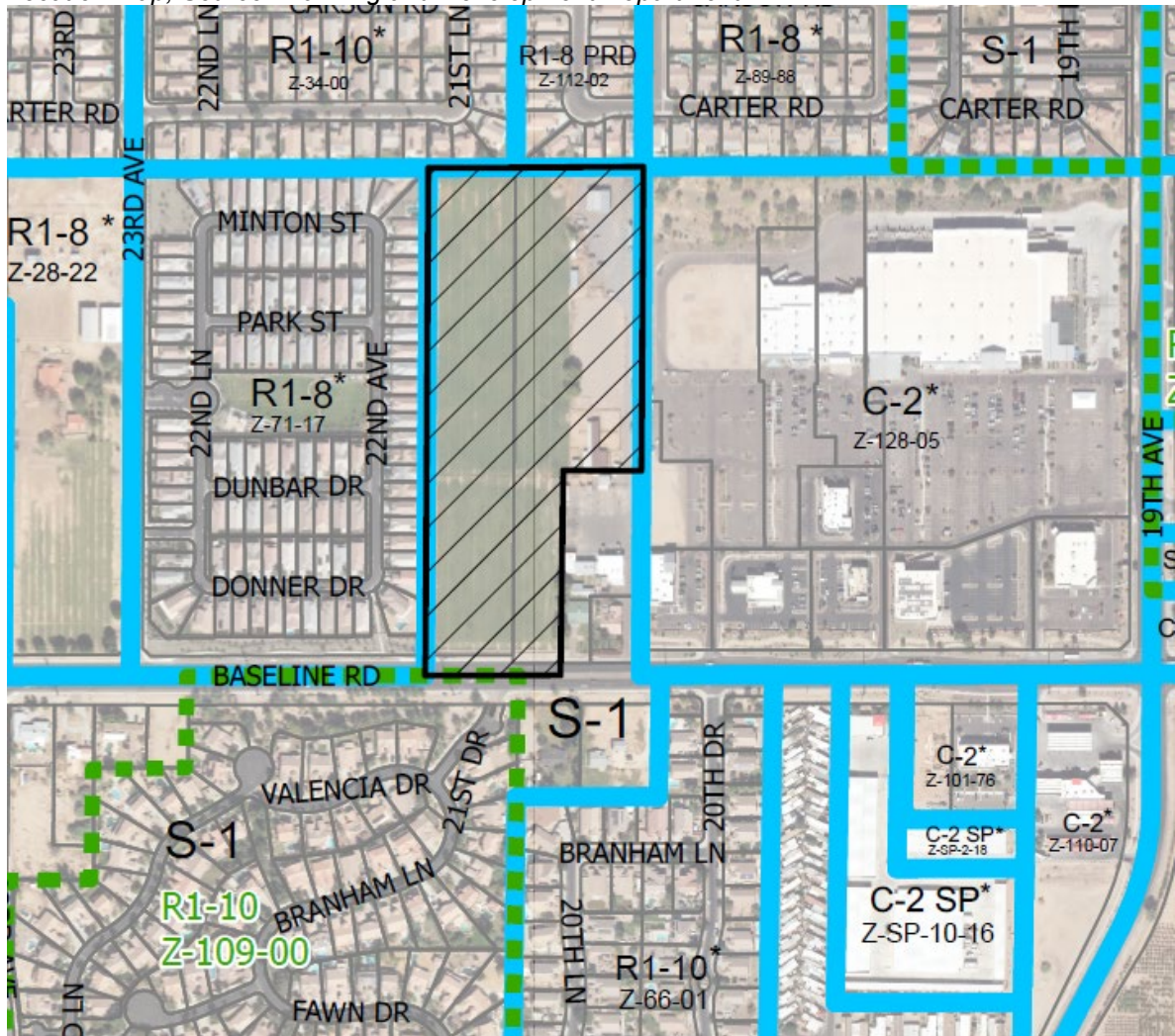


General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north the subject site are single-family residential subdivisions zoned R1-10 and R1-8. To the west is a single-family subdivision zoned R1-8. To the south, across Baseline Road is a single-family subdivision and single-family homes zoned S-1 and S-1 (Approved R1-10). To the east are single-family homes zoned S-1 and a commercial development zoned C-2.

Location Map; Source: Planning and Development Department



PROPOSAL

4. Site Plan

The proposal is for 188 units with a mix of one- and two-bedroom units. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed structures, parking, trash enclosures, leasing office, pool,

and amenity areas. The site will have one point of ingress/egress from Baseline Road.

Staff recommends Stipulation No. 1 to require the site be developed in general conformance to the conceptual site plan, so that the site develops as proposed. To promote enhanced walking, cycling, and transit-use staff recommends Stipulation No. 5 to require shaded guest and secured bicycle parking, receptacles for electric bicycle parking, and a bicycle repair station. Staff recommends Stipulation No. 12 to require that all pedestrian pathways be shaded, Stipulation No. 13 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety, and Stipulation No. 14 to require shaded vehicular parking.

Conceptual Site Plan; Source: RVI Planning + Landscape Architecture



5. Conceptual Building Elevations

The conceptual building elevations, attached as an exhibit, depict varied 4-plex, duplex, and single unit structures, the community building, the mailroom, and detached garage building. Staff recommends Stipulation No. 2, which requires that the elevations be presented to the South Mountain Village Planning Committee prior to preliminary site plan review, and Stipulation No. 3 that the elevations include architectural variation.

Conceptual Building Elevations; Source: Felton Group

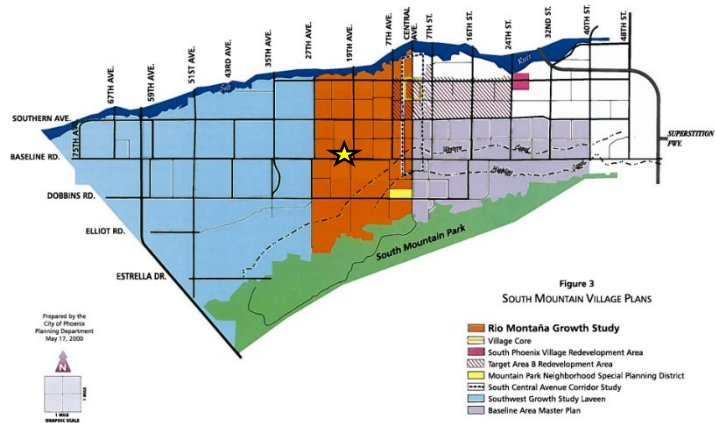


STUDIES AND POLICIES

6. Rio Montaña Area Plan:

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

The Rio Montaña Area Plan intended to accomplish this vision through seven goals that include: promoting balanced, high quality development; protecting and improving neighborhoods through maintenance, rehabilitation and infill projects; keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture; protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project; promoting future business development and economic growth; developing the tourism industry through a wide range of opportunities; and providing a variety of transportation options.



Source: Planning and Development Department

This infill site is located in the western portion of the Rio Montaña Area Plan boundaries in an area with a mix of single-family residential neighborhoods, commercial, and some multifamily. Per Stipulation Nos. 10 and 20, the project site will enhance the connectivity and pedestrian comfort in the area by providing street improvements, including shaded detached sidewalks along Baseline Road and enhanced landscape setback planting standards. Similarly, this development will provide a 30-foot multi-use trail easement and minimum 10-foot multi-use trail along Baseline Road that will connect to a multi-use trail system spanning the northside of Baseline Road. This is addressed in Stipulation No. 19. Additionally, Stipulation No. 8 requires that any perimeter fencing along Baseline Road be view fencing in order to preserve that area's open and rural atmosphere and Stipulation No. 4 requires that a minimum one-third of structures be one-story to preserve the view of South Mountain.

To promote Crime Prevention Through Environmental Design (CPTED) principles and enhance neighborhood safety, staff recommends Stipulation Nos. 7 through 9, which requires site lighting at building entrances and exits, in public assembly areas, and within parking areas, if fencing is provided along Baseline Road it shall be 75 percent open view fencing, and that the landscape setback along Baseline Road be planted with native cacti or similar plants, further contributing to a safe and well-designed environment.

Other design elements of the Rio Montaña Area Plan will be addressed through the design guidelines of the Phoenix Zoning Ordinance in Chapter 5, Section 507.Tab. A. (Guidelines for Design Review).

7. **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 the 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 over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

8. **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 proposal, as stipulated, will create a streetscape environment with a shaded and detached sidewalk, enhanced landscape setbacks, and a multi-use trail. These are addressed in Stipulation Nos. 10, 19, and 20. Additionally, Stipulation No. 14 will require that the parking lot area be shaded a minimum 25 percent and Stipulation No. 12 will require that internal pedestrian pathways be shaded a minimum 75 percent.

9. **Complete Streets Guidelines:**

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. The proposed development, as stipulated, will support walking, bicycling, and transit use by including enhanced bicycle parking and infrastructure on the site, providing a multi-use trail along Baseline Road, and by constructing a shaded and detached sidewalk along Baseline Road. These are addressed in Stipulation Nos. 5, 19, and 20.

10. **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. This is addressed in Stipulation Nos. 5.c and 6 that

requires a minimum of 10 percent of the provided bicycle parking spaces include electrical receptacles for electric bicycle charging, and that minimum 10 percent of the required parking spaces to be EV installed.

11. **Zero Waste Phoenix 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 application materials indicate that recycling services shall be provided.

12. **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. As stipulated, the development will provide enhanced bicycle parking and infrastructure by requiring guest and secured bicycle parking spaces, that all bicycle parking spaces be shaded, that receptacles for electric bicycle parking capabilities be provided, and that a bicycle repair station be provided. This is addressed in Stipulation No. 5.

13. **Monarch Butterfly Pledge:**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 11 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

14. **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 Stipulation Nos. 14 through 17.

15. **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 Stipulation No. 15, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report three letters of opposition have been received. Concerns raised were regarding traffic impacts, prioritization of corporate profit, impacts on electric grid and water supply, lack of sustainability measures, rental properties vs. homeownership, the property management company, impacts on property values, safety, infrastructure, and the long-term stability of the area.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department recommended that a multi-use trail easement be dedicated and that a multi-use trail be constructed in the easement, that a detached sidewalk be provided along Baseline Road, that all existing utilities be undergrounded and SRP facilities be relocated out of the right-of-way, and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These are addressed in Stipulation Nos. 20 through 25.
18. The Public Transit Department recommended the construction of a bus stop pad on westbound Baseline Road. This is addressed in Stipulation No. 18.
19. The City of Phoenix Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor

Airport to future owners or tenants of the property. This is addressed in Stipulation No. 26.

OTHER

20. 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. These are addressed in Stipulation Nos. 27 through 29.
21. 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 preliminary site plan approval. This is addressed in Stipulation No. 30.
22. Development and use of the site are 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 requested R-3 zoning district will provide a transition between the commercial development to the east and the single-family development to the west.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with a shaded detached sidewalk and multi-use trail that will convey residents safely and comfortably along the Baseline Road multi use trail alignment.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

- i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

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

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

- 21. A minimum of 55-feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.
- 22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
- 23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
- 24. 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.
- 25. 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.
- 26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
- 27. 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.

28. 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
29. 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.
30. 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

Samuel Rogers

June 2, 2025

Team Leader

Racelle Escolar

Exhibits

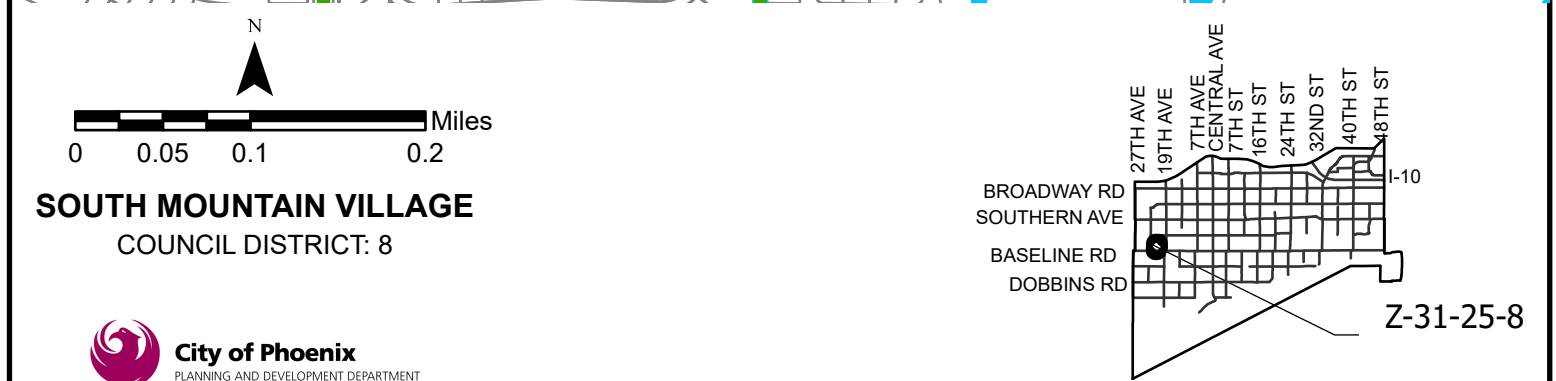
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped April 21, 2025 (2 pages)

Conceptual Building Elevations date stamped April 4 2025 (12 pages)

Correspondence (13 pages)



250

S:\Department Share\Information Systems\PL GIS\IS Team\Core Functions\Zoning\sketch maps\2025\Z-31-25.aprx



NORTH



SCALE: 1" = 50'-0"

YARDLY BASELINE PRE-APPLICATION SITE PLAN PHOENIX, ARIZONA

PROJECT NO:	23006820
DATE:	2023-04-08
DRW:	BD
REV:	JM
REVISIONS:	

ENLARGED SITE
 PLAN

PA-SP

SHEET 2 OF 2

PRE-APPLICATION SITE PLAN

APPROVALS:

SHEET INDEX

SHEET 1 OF 2	PA-C	COVER SHEET/PROJECT DATA
SHEET 2 OF 2	PA-P	ENLARGED SITE PLAN (PA-SP)

CITY TRACKING NUMBERS

Q3-F	Q1-24	ZONING CASE#	ZPA-331-32
PAV	333-276	GPA CASE#	GPA-SH-1-23-8
PAV	246918		

ORCHARDS AT PHOENIX LLC
 105-86-0715

RADI INVESTMENT CO. LLC
 105-86-865

SOUTH MOUNTAIN PAVILION LLC
 105-86-867

GLASSMOUNTAIN LLC
 105-86-861

SOUTH MOUNTAIN PAVILION LLC
 105-86-871A

CAMPUSANO NELSON /
 105-81-787

TROMP HOLDINGS LLC
 105-81-787

MANDALL FAMILY
 REFUGES & RECYCLE TRUST
 105-86-017A

DANNY E AND GEORGIA K
 MANDALL FAMILY
 REFUGES & RECYCLE TRUST
 105-86-017A

QUEVEDO, JUAN A
 105-86-571

SMITH HARVEY CS /
 MOD LAM
 105-86-572
 (R-1-10)

BURDETTE TODD A
 105-86-571

MONTGOMERY ROBERT /
 BYRN ESKA
 105-86-570

BROCK MATTHEW W
 105-86-568

LE TAY / PHAN THANH
 105-86-568

BALESTRERI BRIAN
 105-81-823

JOSE AND ANA
 NEGRETTE FAMILY TRUST
 105-81-824

JACKSON HENDERSON
 105-81-423

STAR 2022-8FED
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15'-0" MIN. BLDG STBK
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ESCORPUS MICHAEL A
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MELTON JOSEPH
 105-87-041

SEVEN HILLS REALTY LLC
 105-87-040

ANSELM RACHEL C
 105-87-039

SAHOO MANASMITA /
 KRISHNENDU /
 PATNAYAK BARUN
 K105-87-038

SULLIVAN DAVID A
 105-87-037

WARDEN APRIL DENISE /
 DAVID LEE
 105-87-036

RODRIGUEZ ROBERT L JR /
 TREJO JACQUELINE R J
 105-87-035

DAO MICHAEL B
 J105-87-034

WORKS NICHOLE L
 J105-87-033

LAU JACLYN
 J105-87-032

LAFFERTY KYLE /
 HOLSEN JAMI
 105-87-031

DUARTE MONIQUE /
 ALVAREZ TRINA M
 105-87-030

BAKER MICHAEL JR
 ESPINO LETITIA RAY JR
 105-87-029

GEORGE REBECCA
 REGINA / MICHAEL RAY JR
 105-87-028

JONES CHRISTINA
 105-87-027

SEVEN HILLS
 REALTY LLC
 105-87-026

SOUTH TOWER
 PROPERTIES LLC
 105-87-025

REYES CESAR HERNANDEZ/
 FIGUEROA BRIDGETTE
 105-87-024

SUBRAMANI
 SATHIYAMOORTHY / KAVITA
 105-87-023

RUIZ RICARDO BORRERAD
 105-87-022

MORTON SHEAREA/
 ROGERS NICHOLAS
 105-87-021

ALCANTAR JULIE ROSE/
 MELISSA THANEA
 105-87-020

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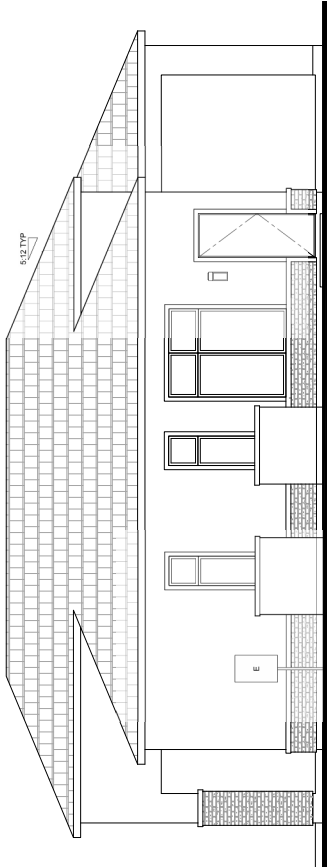
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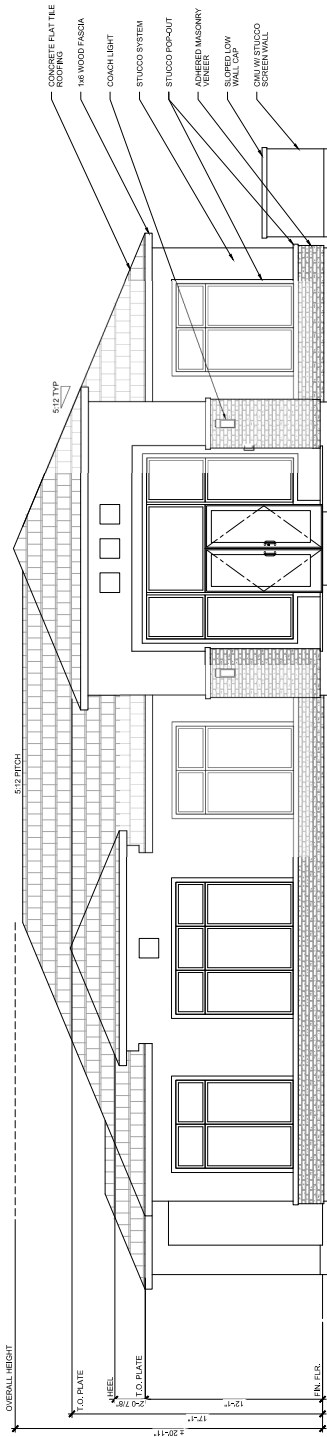
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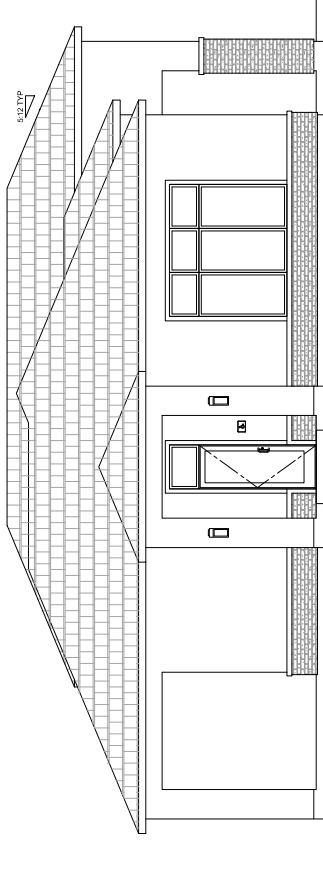
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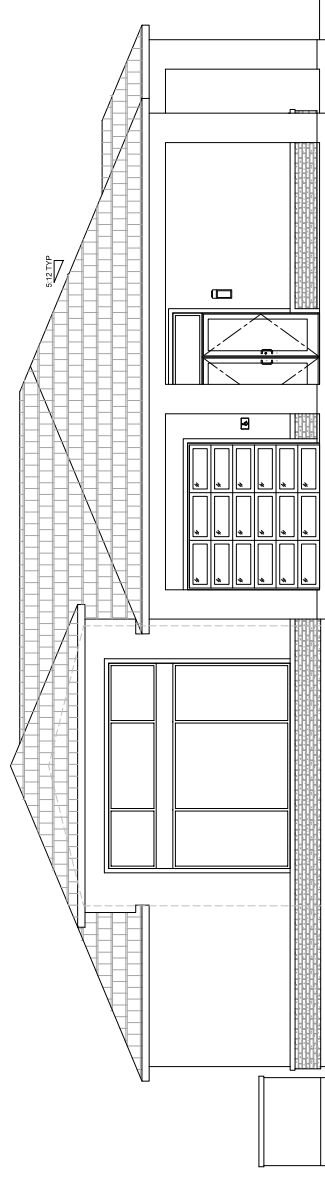
RIGHT ELEVATION
DESERT MODERN
1/4" = 1'-0"



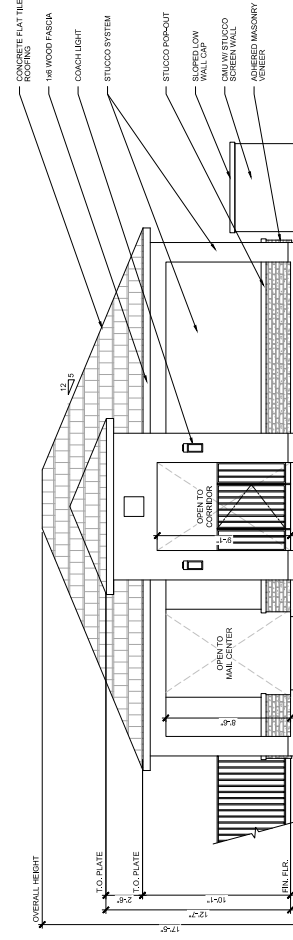
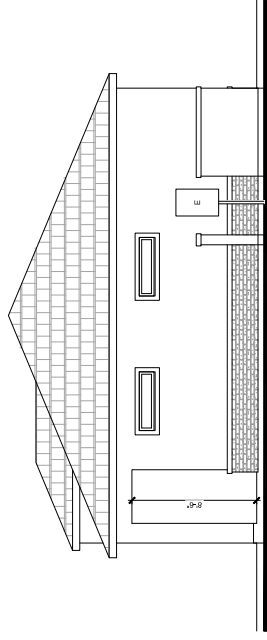
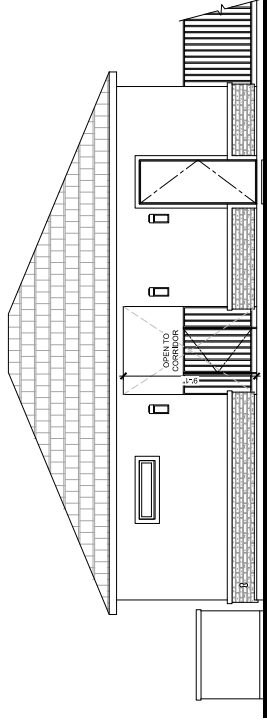
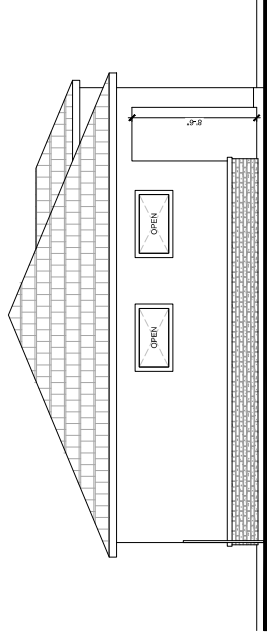
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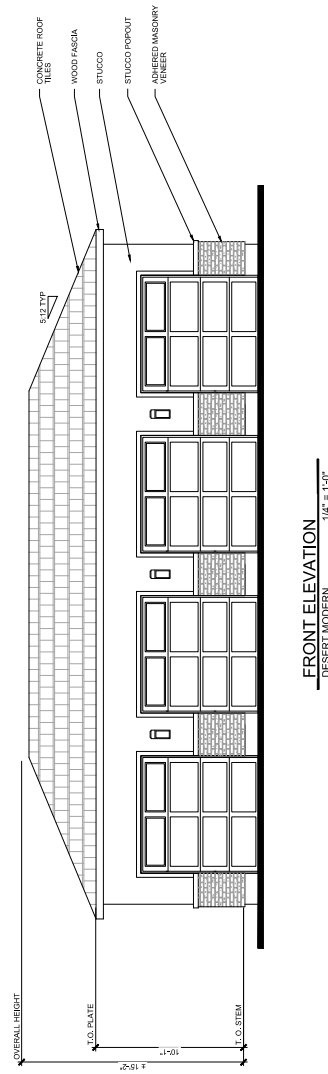
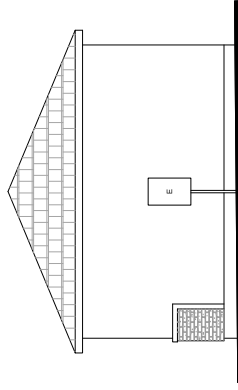
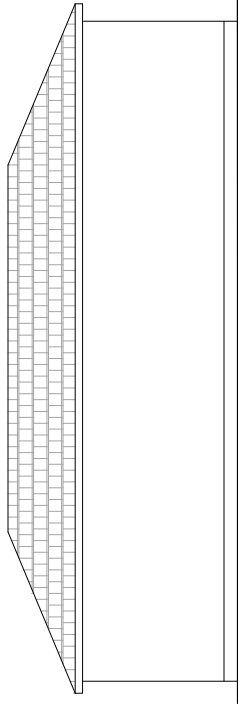
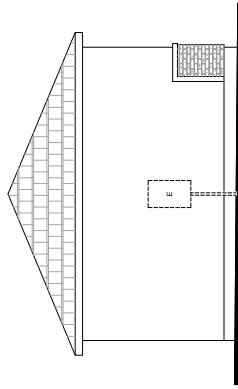


LEFT ELEVATION
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REAR ELEVATION
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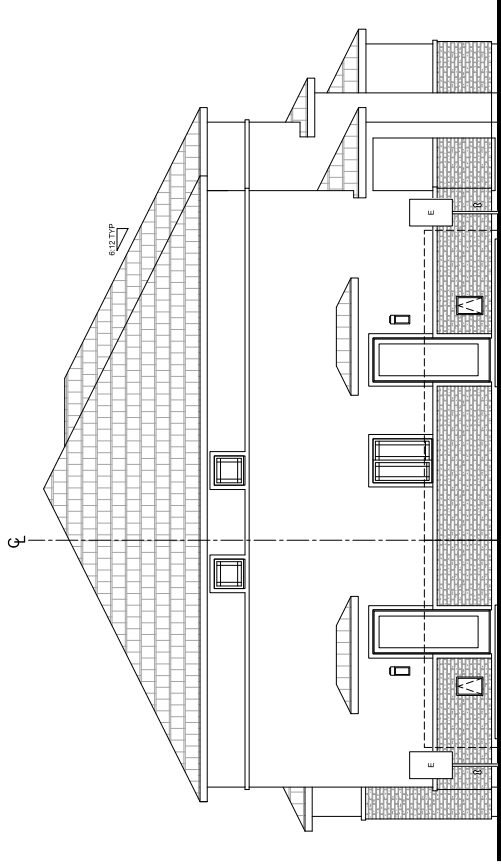




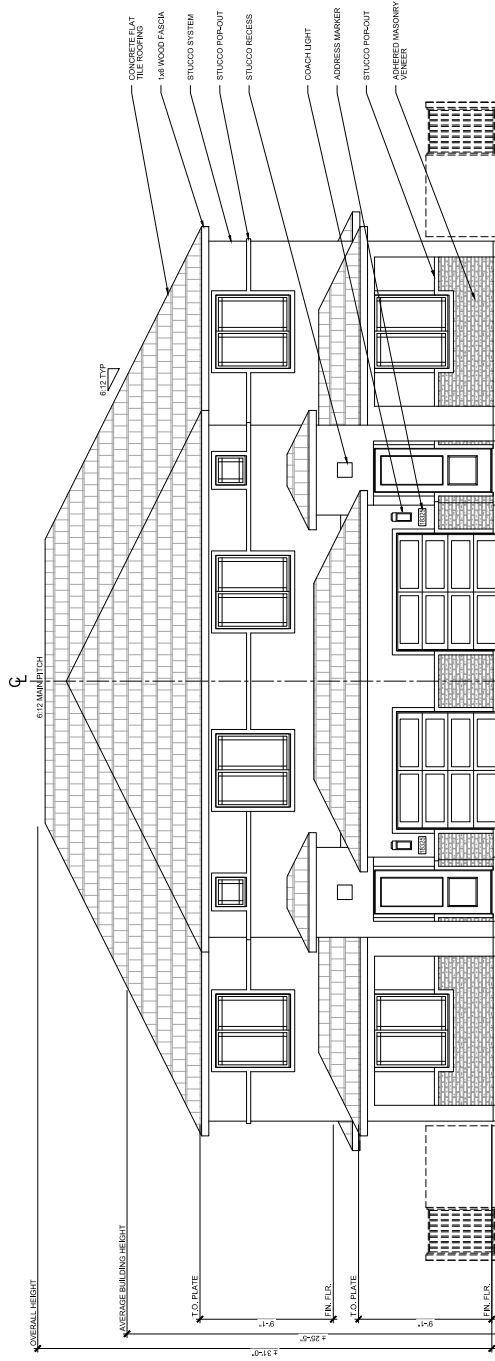
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APR 04 2025

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Department**



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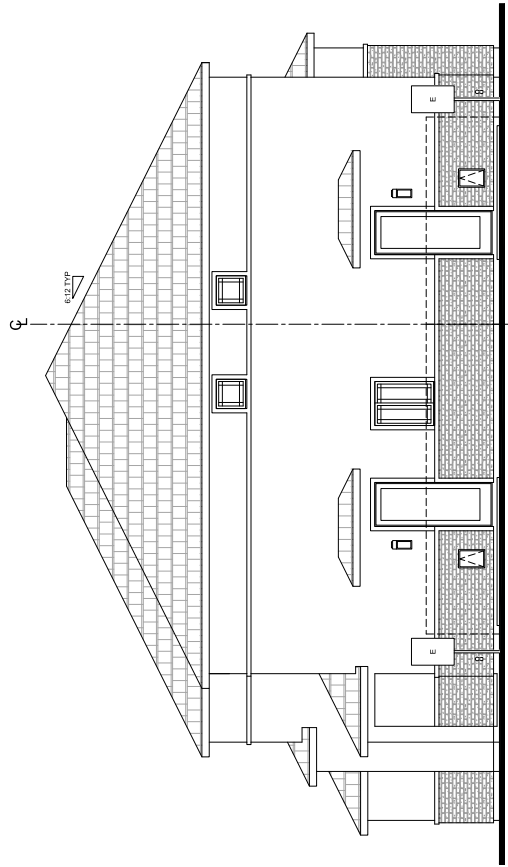


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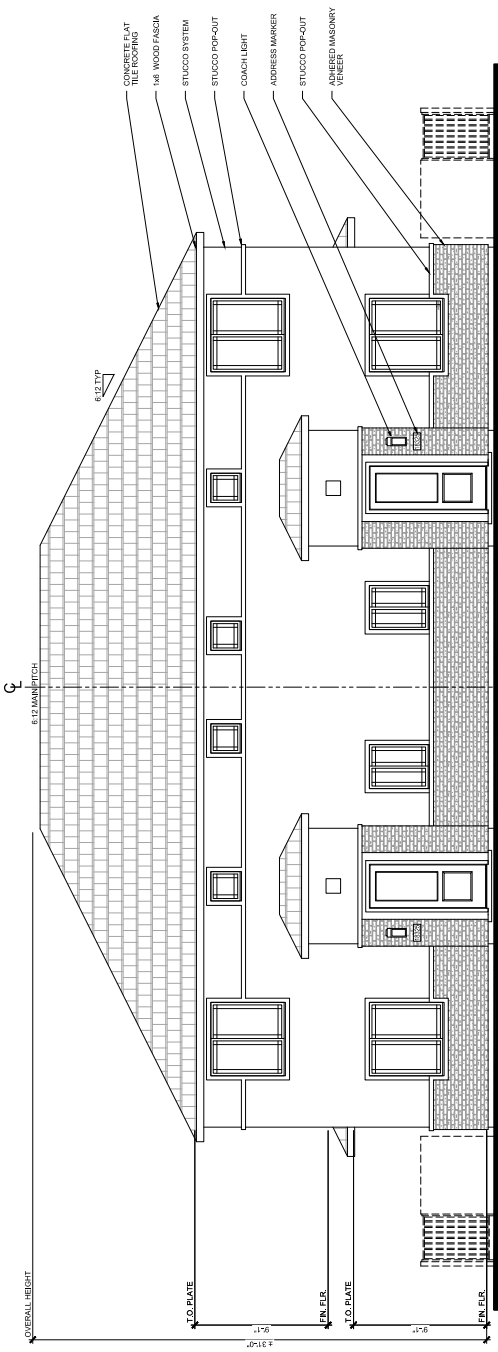
CITY OF PHOENIX

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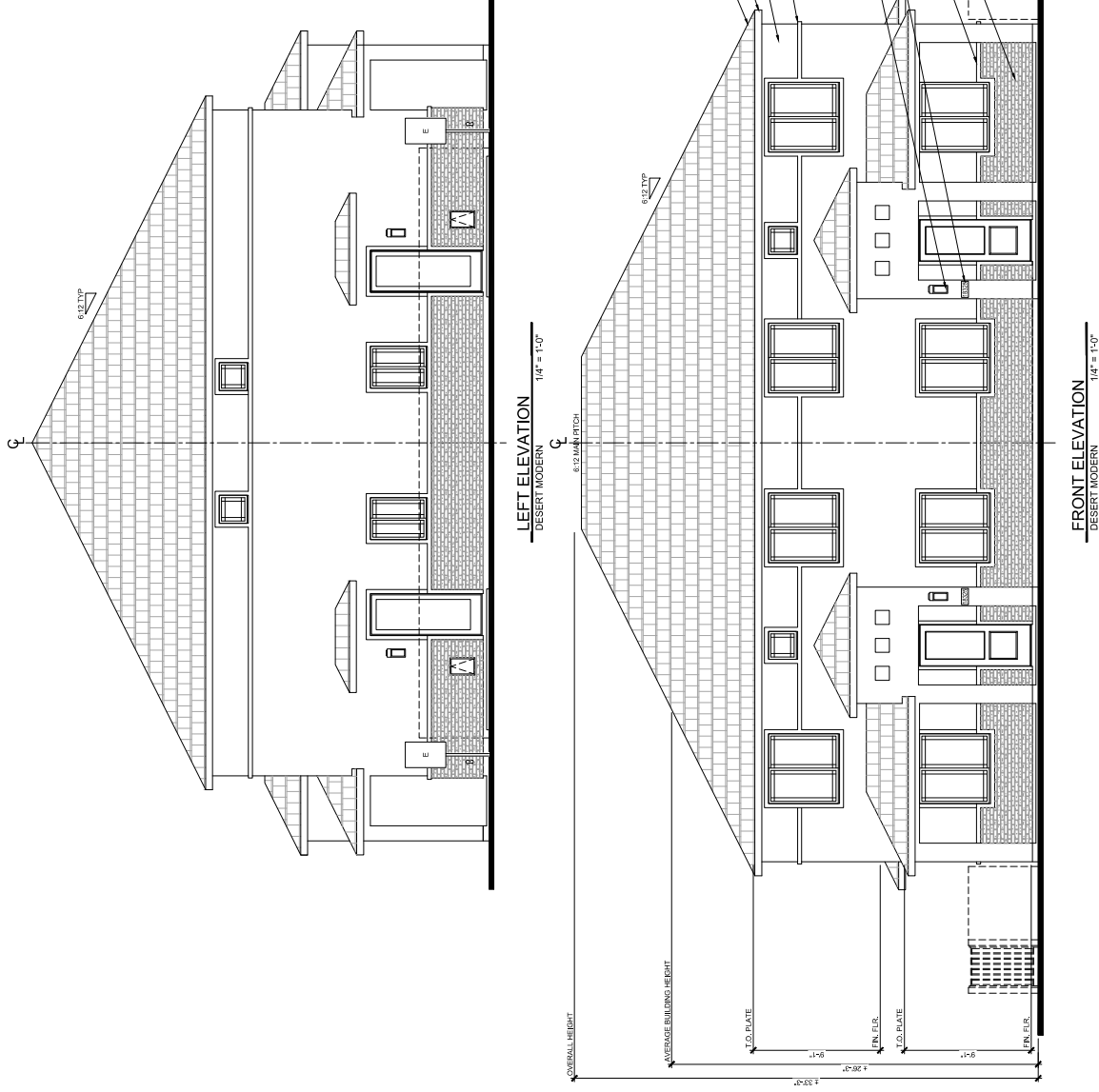
REAR ELEVATION
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1/4" = 1'-0"

A3 Quad Townhome | Yardly Baseline | Phoenix, AZ

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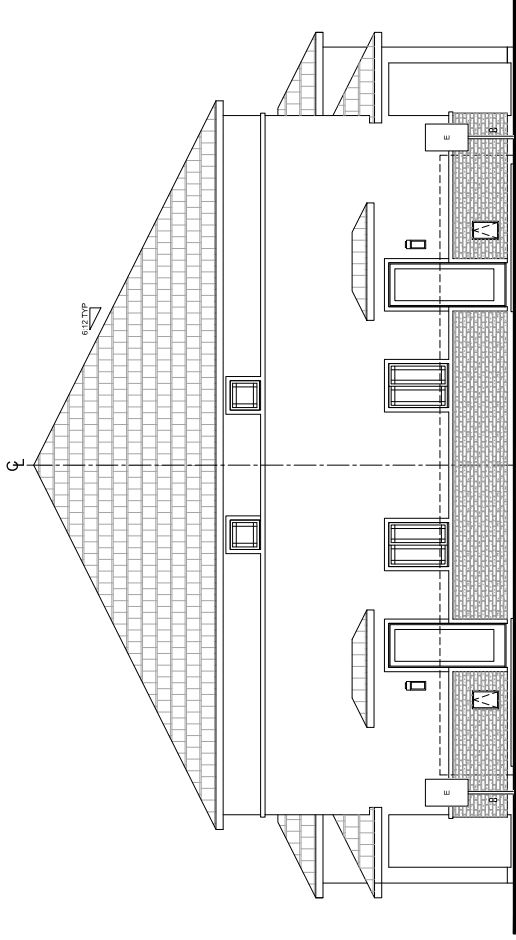


B1 Quad Townhome | Yardly Baseline | Phoenix, AZ

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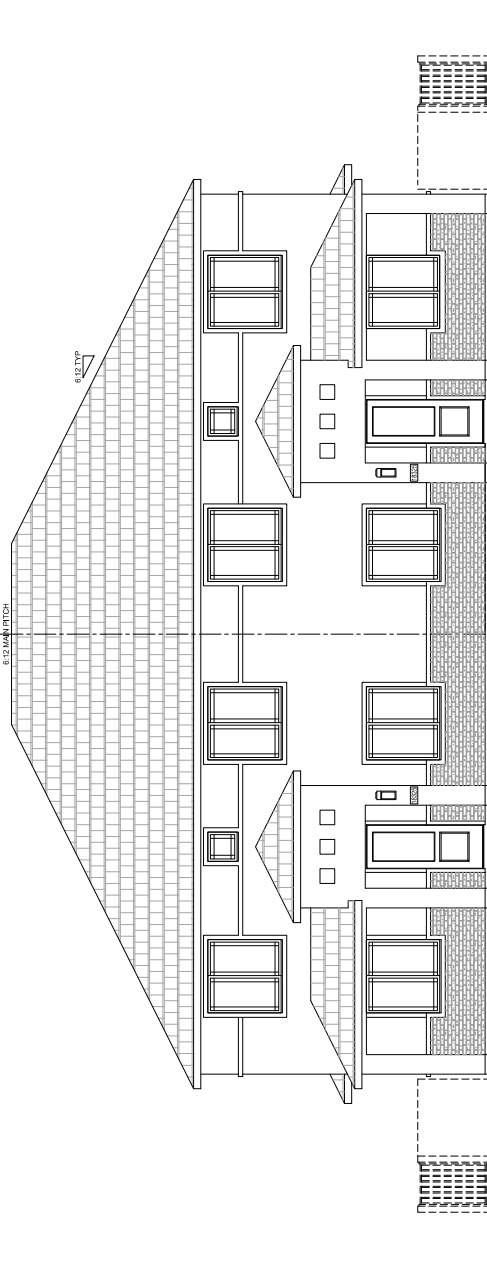
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Planning & Development
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RIGHT ELEVATION
1/4" = 1'-0"

DESERT MODERN



REAR ELEVATION
1/4" = 1'-0"

DESERT MODERN

B1 Quad Townhome | Yardly Baseline | Phoenix, AZ

YARDLY
BY TAYLOR MORRISON

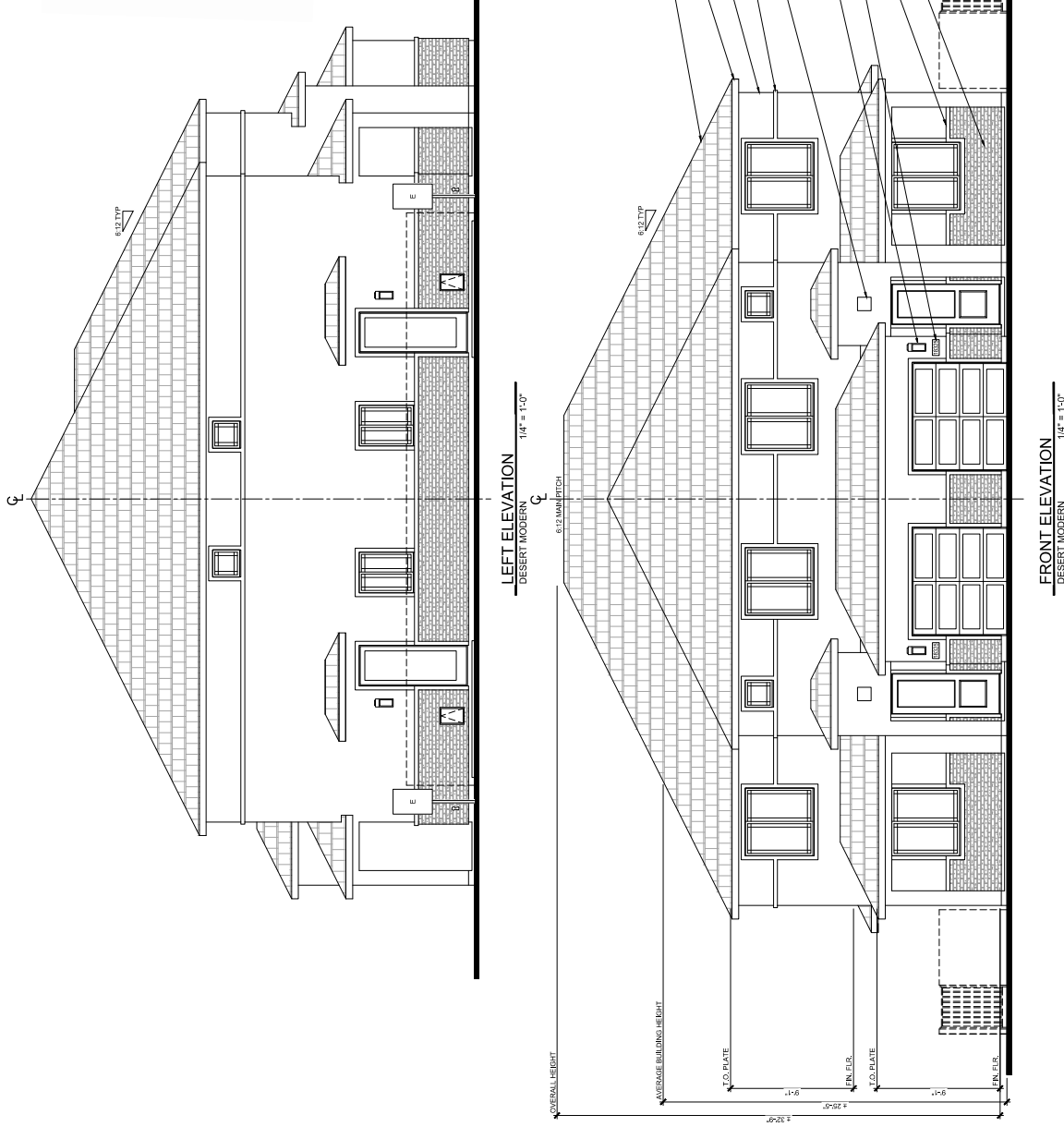
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11-21-2024

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B2 Quad Townhome | Yardly Baseline | Phoenix, AZ

YARDLY
BY TAYLOR MORRISON

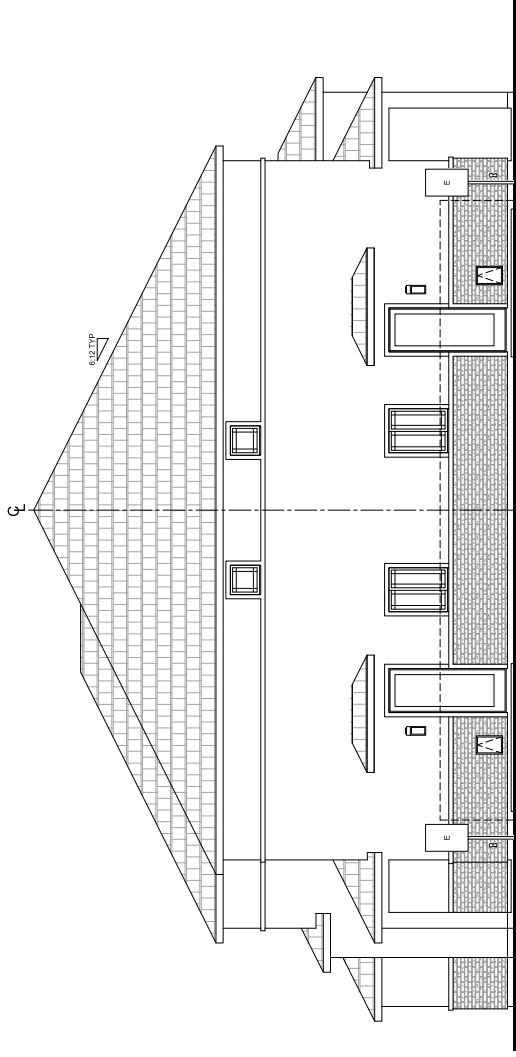
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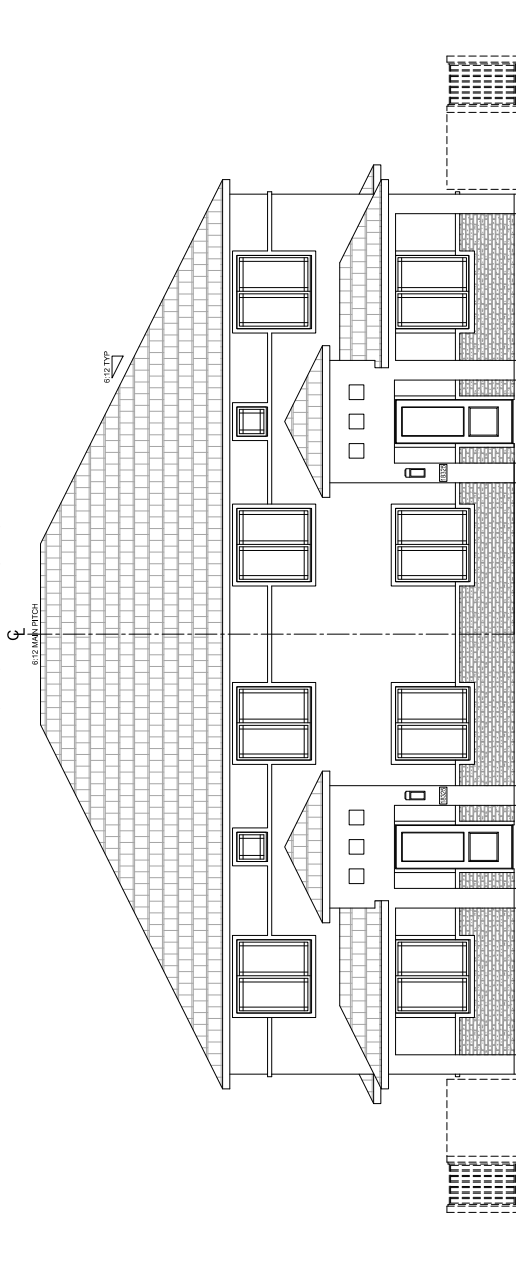
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Planning & Development
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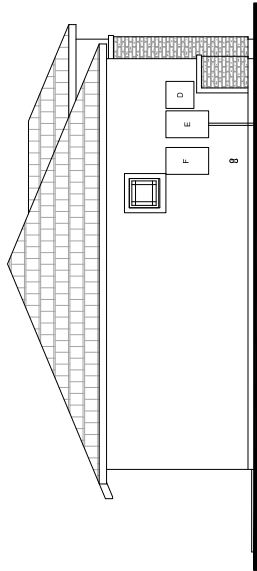


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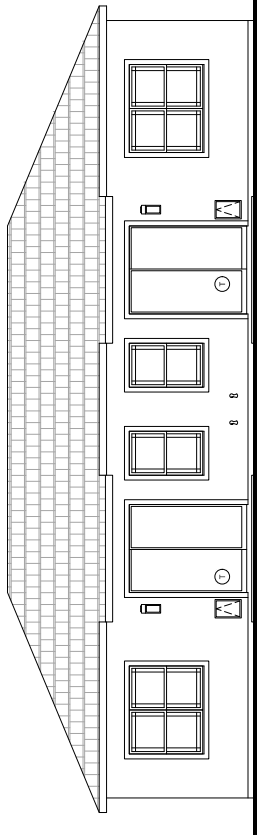


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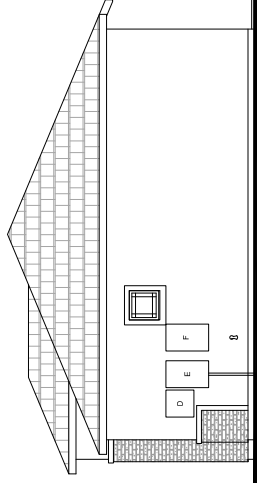
B2 Quad Townhome | Yardly Baseline | Phoenix, AZ



LEFT ELEVATION
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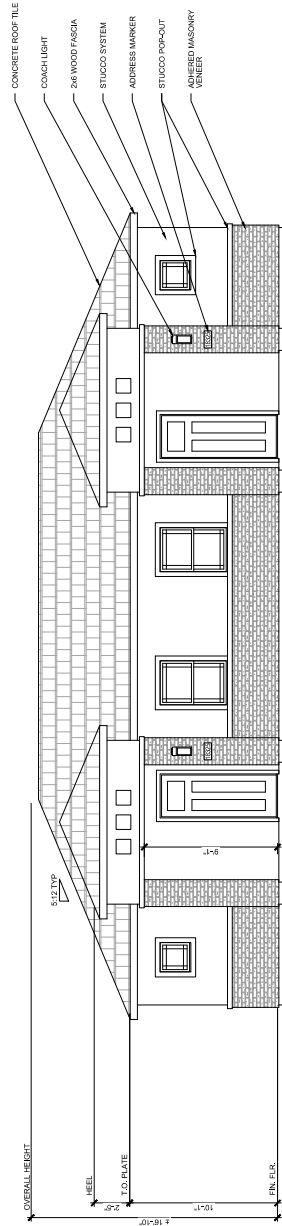


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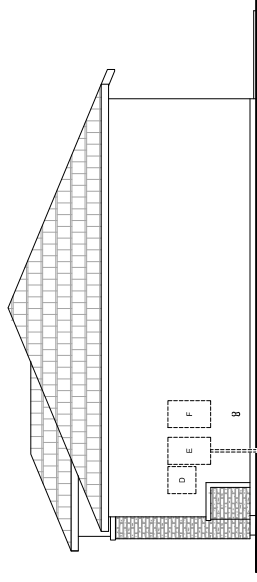
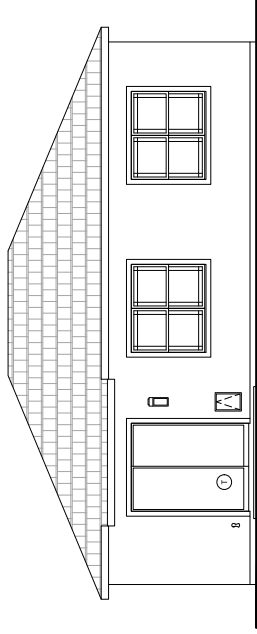
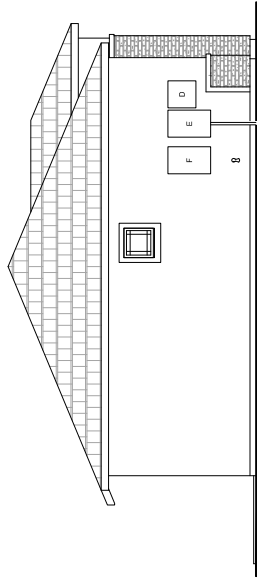
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CITY OF PHOENIX
APR 04 2025
Planning & Development
Department



FRONT ELEVATION
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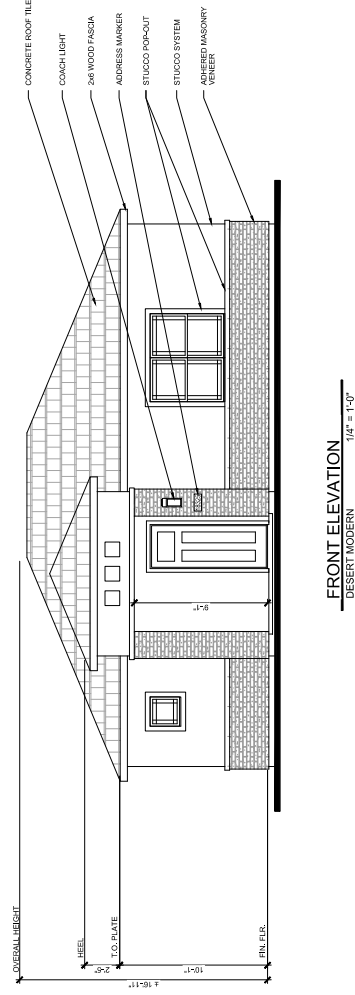
Unit 1 | Yardly Baseline | Phoenix, AZ



CITY OF PHOENIX

APR 04 2025

**Planning & Development
Department**



Unit 2 | Yardly Baseline | Phoenix, AZ



Outlook

May 6th 2025 mtg - Case Nos GPA-SM-8-25 and Z-31-25

From joanna garcia <joretiring2006@yahoo.com>**Date** Mon 5/5/2025 2:00 PM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

CAUTION: This email originated outside of the City of Phoenix.

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[Report Suspicious](#)

On the northeast corner of 23rd Avenue/Baseline is the site they are proposing to build these homes. And also the property 11,130 feet from corner of 23rd avenue is also proposed to build multifamily homes? That is also alot housing on those properties. We need family homes built not rental homes. What is to be considered for them to be approved? How do we stop this from happening/ or do we? There is soooo much traffic on Baseline Road now - its like a mini freeway and you propose to add even more traffic. Is there a proposal to add a street light on 23rd Avenue for that growth. This is insane that that much housing can be built when the road system is the same.

I live just down the street from 23rd Avenue and across the street the other proposal. Who benefits from this - because we do not!!!!

Josepha M Garcia



Case Nos GPA-SM-8-25 and Z-31-25

From Joseph Melton <meltjoe@aol.com>

Date Thu 5/8/2025 9:53 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

CAUTION: This email originated outside of the City of Phoenix.

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Report Suspicious

Dear Samuel Rogers,

I am writing to express my opposition to the proposed zoning changes; case numbers GPA-SM-8-25 and Z-31-25. As a property owner adjacent to the proposed development, I have significant concerns regarding the impact on property values, personal enjoyment, and safety. After attending the neighborhood meeting my concerns have been amplified. It appears Taylor Morrison has more interest in their own profits than the long-term benefits to our community.

The proposed change from the current residential zoning to 10-15 dwelling units per acre appears to prioritize corporate profit over community welfare. The addition of 188 dwelling units will likely exacerbate traffic congestion, strain our already limited electric grid and water supply, and negatively affect surrounding property values.

Taylor Morrison's plan to develop the Yardly rental units rather than homes for sale raises further concerns with their commitment to our community's well-being. I understand the logic behind rental units vs individual homes backing up to retail/commercial space, however the number of dwellings is concerning. Homeowners typically have a greater vested interest in their communities compared to renters, and rental communities often experience higher crime rates. In South Phoenix, this could lead to increased crime and reduced property values, issues we are already facing.

The development will also add over 200 vehicles to the already congested Baseline Road and potentially obstruct views of South Mountain. As an HOA board member in Addison Park, I have witnessed the negative impact of rental properties on our community, including increased damage and crime. The property manager they have chosen, GreyStar has horrible reviews and reputation per online research and the Better Business Bureau.

Per the meeting, Taylor Morrison is anticipating to charge between \$1800-\$2300 per month for 750 sq foot 1-2 bedroom homes. My neighbors property is a 3 bedroom 2 bath 1392 sq ft single family residence and they're struggling to find tenants for \$2100 per month. The previous tenants were destructive and disrespectful to the community and have lead the owner to now trying to sell the property.

It does not sound like Taylor Morrison is realistic to the demographic of who their tenants will be in this South Mountain area and it concerns me that the long term impact will be reduced rental prices and/or Taylor Morrison selling out to a large conglomerate from out of state who will let the property go to the way-side.

I urge you to decline this zoning change request. If Taylor Morrison is willing to put their money where their mouth is and can guarantee that property values will not decrease while offering compensation for any devaluation, I would reconsider my stance.

Please feel free to reach out to me with any questions. Thank you greatly for considering my concerns.

Sincerely,

Joe Melton

Meltjoe@AOL.com

(414) 737-3921

7265 S. 22nd Ave, PHX AZ




Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25

From Melissa Campos <mccampos19@gmail.com>

Date Tue 5/13/2025 7:10 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc Melissa Campos <mccampos19@gmail.com>

 2 attachments (7 MB)

Opposition to Proposed Zoning Changes – Case Numbers GPA-SM-8-25 and Z-31-25.docx; Article PDF.pdf;

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 Samuel,
I hope this email finds you well.

Attached are my concerns/opposition regarding this rezoning case and supporting research - please feel free to reach out to me with any questions or concerns.

Thank you,

--

Melissa Campos

Dear Samuel Rogers -

I am writing to express my strong opposition to the proposed zoning changes identified as GPA-SM-8-25 and Z-31-25. As a property owner in Addison Park, a neighboring community, I have significant concerns about the potential negative impact on property values, safety, infrastructure, and the long-term stability of the area—particularly if the proposed Yardly by Taylor Morrison development fails to meet its projected profitability.

After attending the recent neighborhood meeting, I left with the distinct impression that Taylor Morrison is prioritizing short-term profit over the long-term health and cohesion of the surrounding community. Many of the concerns voiced by residents, including myself, were not meaningfully addressed during the meeting. I raised the following key issues, which remain unresolved:

1. Traffic and Infrastructure Concerns

- There are no concrete plans to mitigate increased traffic, such as installing a traffic signal between 19th and 27th Avenue on Baseline.
- The proposed single entry and exit point for the community will create bottlenecks, especially with turning lanes, similar to the current congestion we experience at Addison Park's entrance at 23rd Avenue.

2. Lack of Sustainability Measures

- The proposed homes lack energy-efficient features such as solar panels or commitments to energy-saving materials.
- With the proposed density, this development will place additional strain on local utilities and contribute to pollution and resource depletion in an already stressed area.

3. Target Renter Profile and Market Mismatch

- The projected rent range (\$1,800–\$2,300/month for 750 sq ft units) is aimed at young professionals with white-collar jobs. As someone who fits that demographic, I can attest that the location lacks proximity to major employment hubs, entertainment, and essential amenities.
- This misalignment suggests the development may struggle to attract and retain its intended audience. When profitability declines, what happens next? Will Taylor Morrison sell off the property to the highest bidder—potentially resulting in unregulated, lower-quality ownership or management?

4. Transparency and Accountability

- Yardly, a two-year-old offshoot of Taylor Morrison, has no established track record and is outsourcing property management to Greystar—a third-party entity that is not BBB accredited.
- A recent article in *Builder* magazine highlights the industry’s financial challenges, referencing “temporarily dampened rent growth” and increasing operating expenses. These trends raise red flags about the long-term viability of this project.

5. Density and Misuse of Zoning Flexibility

- Previous re-zoning efforts proposed approximately 50 fewer units than this plan. The current unit-per-acre density appears excessive and profit-driven, not community-centered.

6. Comparative Site Selection

- When I asked about other Yardly projects in the Phoenix market, representatives were unprepared to respond. Upon reviewing the data myself during the meeting, I noted that other Yardly communities:
 1. Were not situated between existing, established residential communities; and
 2. Were located in areas without the significant traffic congestion we currently experience.
 3. Multi-point entrance and exit for each community vs the proposed only have one entry/exit – further raising safety concerns
(Screenshots and comparisons of lot access and layout are attached for reference.)

Requested Follow-Up from Taylor Morrison

In preparation for the next community meeting, I respectfully request Taylor Morrison provide written responses and supporting documentation for the following:

1. 2024 and year-to-date 2025 occupancy rates for all Phoenix Yardly properties
2. Default rates and percentage of missed rent payments
3. Average duration of vacant units
4. Written guarantees or commitments to neighboring communities regarding ownership stability, specifically in the event of a sale within the next 20 years

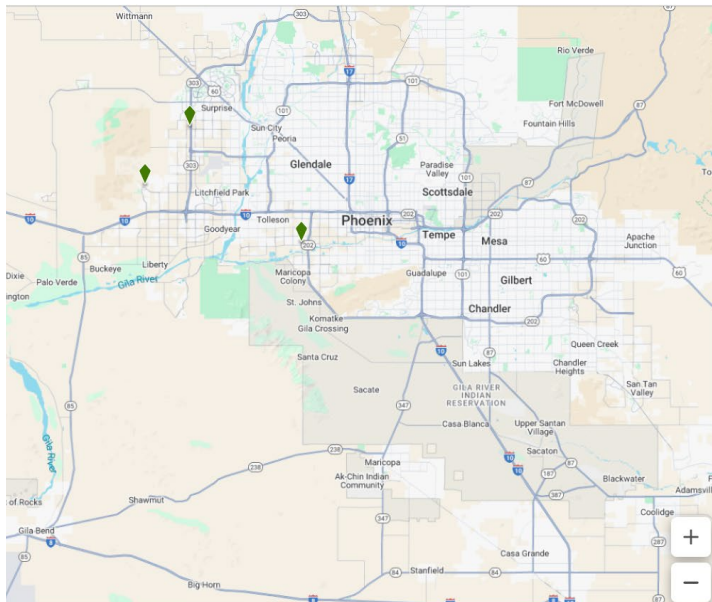
I urge you to decline the zoning change request based on the unresolved issues, lack of transparency, and the disproportionate impact this project could have on our community.

Please feel free to contact me directly should you have any questions or require further information. Thank you for your time and for considering the concerns of the residents most affected by this proposal.

Sincerely,

Melissa Campos

602 377 5603 / mccampos19@gmail.com



A map of the Phoenix metropolitan area with several green location pins. The pins are located in the northern and central parts of the city, near areas like Surprise, Glendale, and Phoenix. The map shows major highways and neighborhood names.

Apartment listings from GREYSTAR:

- Yardly Paradisi**
12065 N 168th Ln, Surprise, AZ 85388
Rent: \$1,549 - \$2,024
1-2 Beds
SPECIALS: Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528
- Yardly Broadway**
4550 S 67th Ave, Phoenix, AZ 85043
Rent: \$1,595 - \$2,070
1-2 Beds
SPECIALS: Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...
- Yardly at Verrado**
20907 W Indian School Rd, Buckeye, AZ 85396
Rent: \$1,655 - \$2,170
1-2 Beds



Apartments for Rent - 158 Rentals

Yardly Broadway

4550 S 67th Ave, Phoenix, AZ 85043

GREYSTAR
THE FINEST QUALITY IN REAL ESTATE



\$1,595 - \$2,070

1-2 Beds

SPECIALS

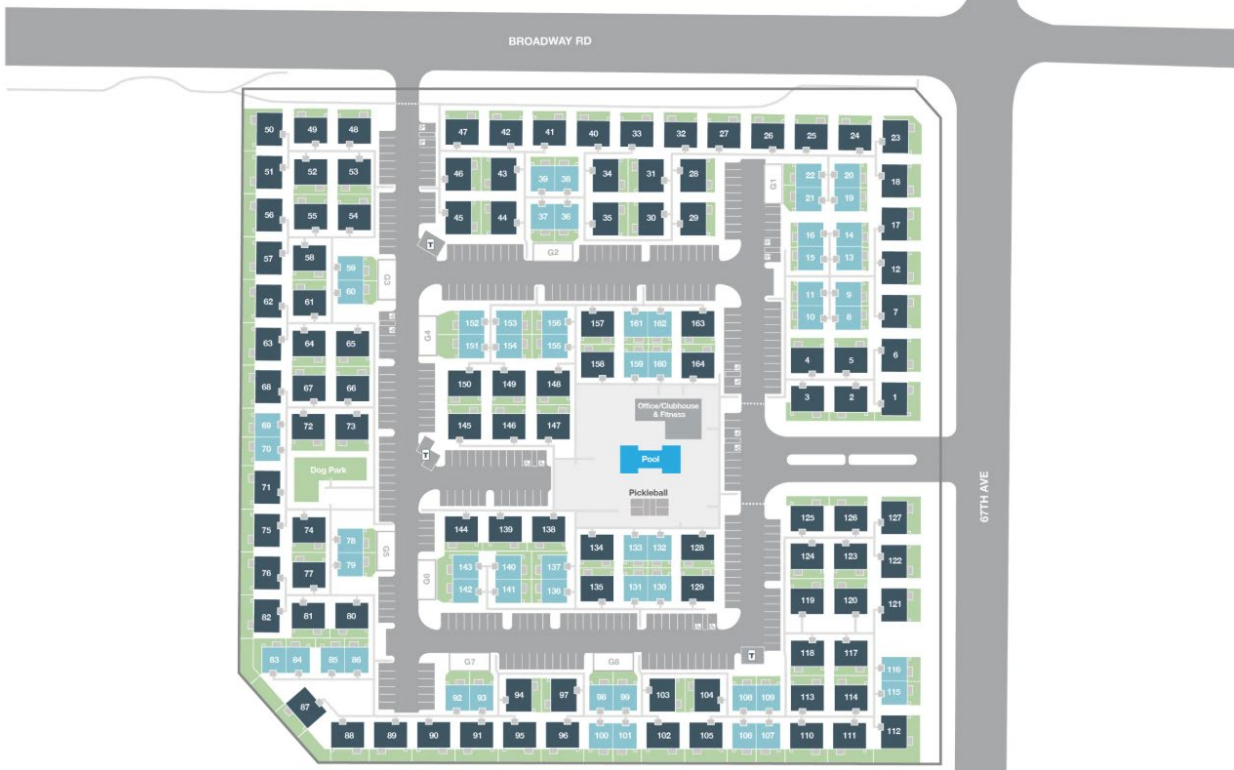
Pets Allowed, Fitness Center, Pool, In Unit Washer
Dryer, Clubhouse, Maintenance on site, Stainless
(833) 854-7592

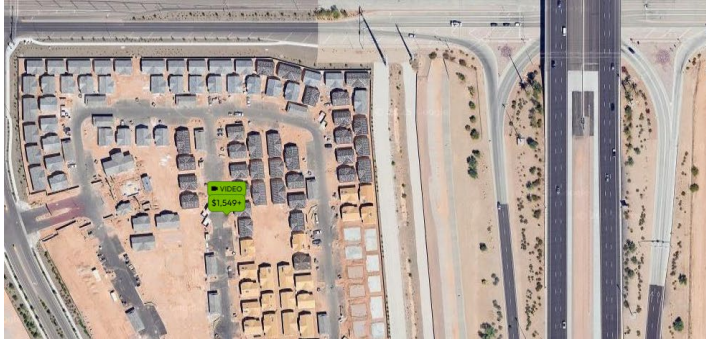
Email



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Yardly Paradisi
12065 N 168th Ln, Surprise, AZ 85388

GREYSTAR



\$1,549 - \$2,024
1-2 Beds

SPECIALS

Pets Allowed, Pool, Dishwasher, In Unit Washer & Dryer, Stainless Steel Appliances, Granite Countertop...
(623) 432-7528

Videos | Matterport 3D Tours

Email



Apartments for Rent - 204 Rentals

Yardly at Verrado

20807 W Indian School Rd, Buckeye, AZ 85396

\$1,655 - \$2,170
1-2 Beds

SPECIALS

Pets Allowed, Fitness Center, Pool, In Unit Washer & Dryer, Clubhouse, Maintenance on site, Stainless Steel...

(833) 856-7771

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Posted on: January 22, 2025

BUILDER

TWO YEARS OF YARDLY: HOW TAYLOR MORRISON'S BUILD-TO-RENT BRAND HAS EVOLVED

Yardly president Darin Rowe shares key BTR markets, successful strategies, lessons learned, and more.

By Symone Strong



Courtesy Yardly

Darin Rowe, president of Yardly For-Rent Brand

Two years after launching Yardly, Taylor Morrison's build-to-rent brand is making waves in the housing industry. Combining private backyard living with the flexibility of renting, Yardly has carved out a unique niche in the competitive rental market. With nearly three dozen project sites underway, key lessons learned, and ambitious plans for 2025, the brand is poised to redefine what renters can expect from their housing experience.

Ahead of his appearance at Zonda's Build-to-Rent event, BUILDER spoke with Yardly president Darin Rowe to dive into Yardly's journey, market strategies, and vision for the future. Read some of his introductory insights

below and hear more from him in person in Arlington, Texas, on Feb. 3.

It's been a little over two years since the launch of Yardly. Where does the built-to-rent brand stand today?

Five years ago, Taylor Morrison added this new and dynamic build-to-rent segment to its overall builder strategy including the last two years with our associated brand Yardly, whose name is a tip-of-the-cap to the private backyard that comes with each Yardly home; a key differentiator from traditional apartment living. Yardly helps Taylor Morrison fill a need serving consumers along their near and long-term housing journey. Almost three dozen project sites are owned with a majority of those ranging from having broken ground to actively being leased. In Q4 of last year, we sold our first two stabilized Yardly communities. If 2024 overall was the year of increased vertical construction at our Yardly neighborhoods then 2025 will be the year of lease-up activity, although we continue to source new land for future rental projects.

Want More BTR Insights?

Yardly's Darin Rowe will join NexMetro Communities CEO Josh Hartmann and Mandrake Capital Partners president Ed Oprindick to provide key BTR perspectives at Zonda's Build-to-Rent Conference, Feb. 3 to 4, in Arlington, Texas. Kimberly Byrum, managing principal of multifamily for Zonda Advisory, will moderate the "Perspective from the Leading Developers" session, where the panelists will share insight into their portfolio, discuss current capital market conditions, deal flows, absorptions, renter demand, and other key lessons for the future of this evolving sector. [Click here for more information or to register.](#)

What markets do you have projects in? Which are doing the best and which are you eyeing for expansion?

To date, Yardly has targeted select markets where Taylor Morrison has for-sale home building operations. Aligning rental and for-sale housing operations allows Yardly to leverage the best of Taylor Morrison as it relates to land sourcing, trade relationships, and other synergies that give Yardly a competitive advantage in this real estate space. Active Yardly markets include Sunbelt geographies Phoenix, Dallas, Houston, Austin, Tampa, Sarasota, Orlando, Charlotte, and Raleigh. Each market has its own characteristics and we will naturally gravitate towards those where we experience the highest company returns with diversity across multiple markets, helping to smooth any specific single-market swings.

What has been your most successful strategy for maintaining competitive advantage in an increasingly crowded market?

A proven brand reputation matters. Yardly is proud to be strategically aligned with parent company Taylor Morrison's legacy of quality construction and priority of loving the customer, including recent recognition as America's Most Trusted Home Builder for a 10th consecutive year by Lifestory Research. Most of the "me too" BTR entities that surfaced three to four years ago have moved on, leaving those like Yardly, with a long-term commitment to real estate development and experienced industry professionals helping to improve an undersupplied national landscape. A reputation for "doing what you say," including when acquiring land, partnering with trades, or keeping promises with customers, sets leaders apart from all others.

What lessons have you learned about achieving absorption targets in today's market, and how do you navigate slower lease-ups?

"Rinse and repeat" consistency in sourcing, construction, and leasing is great in concept but a more challenged reality. Each market, micro-market, and street corner location is unique and requires creative expertise to manage absorptions that help maximize returns for each community. Understanding who your target consumer is, demographically, helps steer local marketing and overall execution. Getting reps within a multitude of municipalities across several states allows us to better educate industry partners and city staff to lessen pain points associated with zoning, entitlements, and vertical construction which precede the lease-up phase. Ultimately, each community is tactically managed on a weekly basis via lean-ins from corporate and field teams to effect the best leasing outcomes while considering the elasticity of rents and surrounding competitive influences.

How is changing renter demand influencing the design and amenities of your BTR developments?

The consumer demand equation is ever-changing based on macro- and market-specific factors including jobs, immigration, state legislation, weather events, and yes pandemics. There's a search for balance by developers to give renters the product and related home features they want while at the same time achieving acceptable financial metrics considering site plan density, input costs, efficiencies that save time and understanding what renters will pay for. The impact from evolving amenity offerings such as pools, fitness, pickleball, and gathering spaces is more nuanced and somewhat less impactful overall.

With the sector's rapid expansion, what challenges are you facing in maintaining operational efficiency and delivering consistent renter experiences?

BTR segment expansion may feel rapid in some respects, but the numbers confirm its infancy in most geographic markets. BTR generally comprises 10% to 20% or less of new multifamily starts, depending on market and a mere 1% of existing national multifamily inventory. More saturated BTR markets Phoenix and Dallas tend to understand the product yet want diversification for residents. Markets with little of the same require more education regarding the product and its impact on local jurisdictions but afford developers like Yardly less immediate competition. Operational efficiency is critical and achieved with consistency across markets, where available, and a mix of centralized service oversight and local market execution. The near-term spike in new multifamily projects has temporarily dampened rent growth, and higher operating expenses directly correlate with inflated everyday costs for consumers. These headwinds require efficiencies such as a consistent renter experience with a product offering that consumers want, good communication throughout the project life-cycle, and local project experts who are creative problem solvers. These experts include front line leasing agents who welcome prospects in, are knowledgeable about how their specific build-to-rent community make renters' lives better, and are dedicated to loving the customer.

ABOUT THE AUTHOR



SYMONE STRONG



Village Planning Committee Meeting Summary

Z-31-25-8

Date of VPC Meeting	June 10, 2025
Request From	S-1
Request To	R-3
Proposal	Multifamily residential
Location	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
VPC Recommendation	Deny as filed and approved as R-2 with a deleted stipulation and a modified stipulation
VPC Vote	6-5

Item Nos. 6 (GPA-SM-1-25-8) and 7 (Z-31-25-8) are companion cases and were heard concurrently.

Five members of the public registered to speak on this item, one in support, and four in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, displayed the location of the subject site and noted the acreage and proposal. Mr. Rogers stated that the applicant was proposing a multifamily development, provided an overview of the proposed General Plan Land Use amendment, summarized the surrounding land uses, and explained the site would act as a transition between the adjacent commercial and single-family developments. Mr. Rogers displayed the site plan and elevations and concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Committee Member George Brooks asked where the subject site is located. **Mr. Rogers** displayed the subject site's location.

APPLICANT PRESENTATION

Brian Greathouse, representing the applicant, introduced the development team, explained that the development would be a transition between commercial and single-family residential, explained the site would be gated, stated that the development would be primarily single-story units, explained access would be from Baseline Road, and described the amenities, open space, and units. Mr. Greathouse described the request, discussed land use transitions, traffic generation, the traffic study, and the demand for the housing type.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked the applicant team to speak to the public outreach conducted for the project. **Mr. Greathouse** described the outreach process and efforts made to inform nearby residents.

Committee Member Brooks inquired about the square footage of the proposed homes. **Mr. Greathouse** stated that the homes would range in size from approximately 700 to 1,400 square feet.

Committee Member Kassandra Alvarez asked if the amenities would facilitate a sense of community and expressed concern about the lack of sustainability measures and potential traffic impacts. **Mr. Greathouse** explained that many of the traffic concerns are related to 23rd Avenue and existing half-street conditions and explained that a different rezoning case in the area includes stipulations to expand 23rd Avenue and incorporate traffic mitigation. Mr. Greathouse explained that current conditions do not warrant a traffic signal, stated that Baseline Road's capacity had been studied, and explained that the traffic study had been approved by the City. Mr. Greathouse stated that the project team is evaluating features such as solar panels and stated that the applicant is providing energy-efficient pavement seal and EV charging. Mr. Greathouse explained the rezoning request includes stipulations related to the plant palette, shade, bike parking, and a bike fix-it station. **Chris Williams**, with the applicant team, stated that a right-turn deceleration lane was the only mitigation measure identified in the traffic study, stated that a warrant analysis showed a signal is not currently justified, and explained a signal may be warranted if additional development occurs on 23rd Avenue.

Chair Greathouse stated that a large rezoning case at 19th Avenue and Baseline Road will increase density in the area and may eventually warrant a traffic signal. **Committee Member Mark Beehler** echoed Chair Greathouse's comments and asked whether the applicant team had reviewed the two recent rezonings in the area. **Mr. Williams** stated that the team always considers growth factors when analyzing traffic. Committee Member Beehler commented that the Committee is receiving many development proposals in the area. Mr. Williams responded that the goal is to space signals approximately every half mile and explained that it is a balancing act to avoid excessive signals that slow down traffic while ensuring placement at key intersections.

Committee Member Ralph Thompson II asked for confirmation that the proposed rents would be in the range of \$1,600 to \$2,100. **Mr. Greathouse** confirmed that the projected rents fall within that range.

Committee Member Fred Daniels asked whether the City evaluates nearby developments collectively when reviewing traffic impacts. **Mr. Rogers** stated that the City requires applicants to submit traffic studies and that those studies must be approved by the City. Mr. Rogers explained that the City is aware of other rezonings in the area and

considers them during the review process. **Chair Greathouse** asked about the review process by the Street Transportation Department. **Mr. Rogers** stated that he would follow up with more information. **Mr. Williams** stated that there are sometimes unknowns in the process and not all future developments are visible during traffic evaluations.

Committee Member Alvarez asked what solutions are available to address traffic issues on Baseline Road. **Mr. Greathouse** stated that developers will add improvements over time as the area continues to develop.

Committee Member Brooks asked whether fire and water studies had been conducted and requested elaboration on the sustainability measures. **Cholla Susini**, with the applicant team, described planned features including dual-pane windows and high-efficiency materials, stated that the energy efficiency rating of the homes would exceed that of typical new construction, and offered to provide additional information.

Committee Member Beehler asked whether dedicated left-turn and right-turn lanes could be added. **Mr. Greathouse** stated that approximately 60 trips were anticipated during peak hours, averaging about one car per minute. **Mr. Williams** stated that the lane widths should accommodate two cars and offered to follow up with additional detail.

Committee Member Lee Coleman asked whether the community would be gated. **Mark Reddie**, with the applicant team, stated that the entry gate is set back 200 feet to allow for vehicle queuing.

Committee Member Coleman asked whether there was a landscape plan. **Mr. Greathouse** displayed and described the landscape plan for the project.

Committee Member Brooks asked where the fire exit would be located. **Mr. Greathouse** stated that the development is not required to have secondary access. **Mr. Reddie** explained that secondary fire access is not required because all units will be equipped with fire sprinklers.

Committee Member Brooks asked whether applicants are advised to review the South Mountain Village Food Action Plan. **Mr. Rogers** stated that during the pre-application process he informs all applicants of the 2025 Food Action Plan and recommends that they review it. **Mr. Greathouse** stated that the project team had not yet reviewed the Food Action Plan.

Committee Member Alvarez asked how the applicant could guarantee the proposed unit prices. **Mr. Greathouse** stated that the units would be market-rate, explained that pricing would be determined by market conditions, and stated that the development is not intended to be either “attainable” or “luxury” housing.

Committee Member Alvarez asked whether there had been difficulty in attracting tenants or if there was interest in the product. **Ms. Susini** stated that there has been high demand and that people are excited about the project.

Chair Greathouse asked for details regarding parking, including whether garages would be provided and whether the overall parking count meets City requirements. **Mr. Reddie** stated that some of the townhomes would include garages, stated that the project exceeds the minimum parking requirements, and explained that the development model has been successful in 50 similar projects over the past 12 years without parking issues. Mr. Reddie stated that each unit would have one designated space, with additional shared and visitor parking available.

PUBLIC COMMENT

Thomas Kelly stated that he is with Valley Leadership, stated that he is in favor of the request, and explained that Valley Leadership supports promoting quality projects within the community. Mr. Kelly acknowledged that all development places stress on a community but stated that the project represents a good approach. Mr. Kelly stated that the proposed buffers between the single-family neighborhood and commercial areas are appropriate.

Tawee Phattarak expressed concern about cumulative traffic impacts, stated that additional subdivisions in the area will also contribute to congestion, and asked about the traffic generation. **Mr. Williams** stated that the traffic study predicted 31 left turns and 31 right turns out of the development during the morning peak hour, with approximately 600 total trips anticipated over the course of the day. Mr. Williams stated that post-COVID traffic patterns have shifted and that changes in travel behavior were considered in the study. Ms. Phattarak stated that there are already traffic issues in the area and that this development would worsen them.

Joe Melton expressed concern with the proposed density and the target market for the development, stated that he would not have chosen to live in the area if he had not had the opportunity to purchase a home, and stated that while he understands the need for a land use transition this project should offer something different. Mr. Melton expressed doubt that a \$5,000 incentive would make a significant difference for a home buyer and stated that a mix of condominiums and for-sale homes would be more appropriate.

Melissa Campos echoed the comments made by Mr. Melton, stated that she had reviewed other Yardly communities and found that they generally have two to three points of access and greater spacing between access points, expressed concern about traffic, and stated that a previous rezoning proposal for the site included 50 to 60 fewer units. Ms. Campos stated that her written comments focused more on concerns about water and electricity availability in the area, rather than the energy efficiency of the proposed homes.

Josepha Garcia stated concerns about traffic impacts and that the development would create additional congestion.

APPLICANT RESPONSE

Brian Greathouse stated that the property is going to be developed and that all development generates traffic. Mr. Greathouse stated that the proposed residential project would generate less traffic than a commercial use, stated that the development team has worked with the City to confirm water and sewer availability, and explained that the proposal represents a reasonable compromise for the area.

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

Chair Greathouse stated that he is not in favor of the proposed density and asked whether the applicant was open to reducing the number of units.

Committee Member Alvarez asked whether a second point of access could be added, including pedestrian or vehicular connections to adjacent retail.

Chair Greathouse noted that other developments in the area have connected to adjacent commercial properties.

Committee Member Busching stated that the Committee has required pedestrian connections in the past and that this project could include a vehicular access point.

Chair Greathouse asked about the density of a nearby townhome development.

Mr. Reddie responded that the nearby development has a density of 13 to 18 units per acre.

Committee Member Busching asked what the maximum density is under the R-2 zoning district.

Samuel Rogers, staff, stated that the R-2 PRD option allows for a maximum of 10.5 dwelling units per acre.

Chair Greathouse asked whether the applicant team would consider reducing the unit count.

Committee Member Busching reiterated that the proposal does not conform to the Rio Moñtana Area Plan.

Chair Greathouse asked what options are available to the Committee.

Mr. Rogers stated that the Committee could either stipulate a maximum number of units or deny the request as filed and approve the R-2 zoning district. Mr. Rogers noted that the application includes a stipulation requiring general conformance with the site plan, and that this stipulation would need to be removed if a new motion is made.

Committee Member Busching stated that stipulating the unit count would allow the number of units to be changed through the Planning Hearing Officer process, whereas approving R-2 zoning would require a full rezoning process to increase the density.

Motion:

Committee Member Kay Shepard made a motion to recommend denial of Z-31-25-8 and approve as R-2 with a deleted stipulation and a modified stipulation. **Committee Member Lee Coleman** seconded the motion.

Vote:

6-5, motion to recommend denial of Z-31-25-8 and approve as R-2 with a deleted stipulation and a modified stipulation, passed with Committee Members Alvarez, F. Daniels, Falcon, Shepard, Viera, and Greathouse in favor and Committee Member Beehler, Brooks, Busching, Coleman, and Thompson, opposed.

Committee Member Beehler stated that Committee Member Busching argued that the development should be denied as filed and approved as R-2 but voted against the motion and asked Committee Member Busching to explain her vote. **Committee Member Busching** explained that she voted against the motion because the R-2 zoning district does not comply with Rio Moñtana Area Plan designation for the site and stated that reducing the project's density through the zoning district is more effective than through stipulations.

VPC recommended stipulations:

- ~~1. ***The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.***~~
- ~~2. ***Building elevations AND SITE PLAN shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval***~~
- ~~3. ***Building elevations shall contain multiple colors, exterior accent materials and***~~
- ~~2. ***textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.***~~

- ~~4.~~ *A minimum of one-third of the dwelling unit buildings shall not exceed one*
- ~~3.~~ *story or 20 feet in height.*
- ~~5.~~ *The development shall incorporate bicycle infrastructure as described below*
- ~~4.~~ *and as approved by the Planning and Development Department.*
 - a. *Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.*
 - b. *Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.*
 - c. *A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.*
 - d. *Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.*
 - e. *A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:*
 - i. *Standard repair tools affixed to the station;*
 - ii. *A tire gauge and pump affixed to the base of the station or the ground;*
 - iii. *A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.*
- ~~6.~~ *A minimum 5% of the required parking spaces shall provide EV installed*
- ~~5.~~ *infrastructure.*
- ~~7.~~ *Site lighting shall be provided at building entrances/exits and in public*
- ~~6.~~ *assembly and parking areas, as approved by the Planning and Development Department.*
- ~~8.~~ *If perimeter fencing is provided along the south side of the site it shall be a*
- ~~7.~~ *minimum of 75 percent open view fencing, as approved by the Planning and Development Department.*

- ~~9.~~ *The landscape setback along Baseline Road shall be planted to include*
- ~~8.~~ *native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.*
- ~~10.~~ *All landscape setbacks shall be planted with minimum 2-inch caliper, large*
- ~~9.~~ *canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.*
- ~~11.~~ *A minimum of 10% of the required shrubs, shall be a milkweed or other*
- ~~10.~~ *native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.*
- ~~12.~~ *All internal pedestrian pathways shall be shaded by a structure, landscaping,*
- ~~11.~~ *or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.*
- ~~13.~~ *Where pedestrian walkways cross a vehicular path, the pathway shall be*
- ~~12.~~ *constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.*
- ~~14.~~ *A minimum of 25% of the surface parking areas shall be shaded, as*
- ~~13.~~ *approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.*
- ~~15.~~ *A minimum of two green stormwater infrastructure (GSI) elements for*
- ~~14.~~ *stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.*
- ~~16.~~ *Natural turf shall only be utilized for required retention areas (bottom of*
- ~~15.~~ *basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.*

- ~~17.~~ Prior to final site plan approval, documentation shall be provided that
- ~~16.~~ demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~18.~~ The developer shall reconstruct the bus stop pad on westbound Baseline
- ~~17.~~ Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
- ~~19.~~ A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the
- ~~18.~~ north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.
- ~~20.~~ The sidewalk along Baseline Road shall be a minimum of 6 feet in width and
- ~~19.~~ detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.
- Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
- ~~21.~~ A minimum of 55-feet of right-of-way shall be dedicated and constructed for
- ~~20.~~ north side of Baseline Road.
- ~~22.~~ All existing electrical utilities within the public right-of-way shall be
- ~~21.~~ underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
- ~~23.~~ Existing SRP facilities along Baseline Road are to be relocated outside of
- ~~22.~~ City right-of-way, unless otherwise approved by the Street Transportation

Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

- ~~24.~~ *Replace unused driveways with sidewalk, curb and gutter. Also, replace any*
- ~~23.~~ *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.*
- ~~25.~~ *All streets within and adjacent to the development shall be constructed with*
- ~~24.~~ *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.*
- ~~26.~~ *The property owner shall record documents that disclose the existence, and*
- ~~25.~~ *operational characteristics of the 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.*
- ~~27.~~ *If determined necessary by the Phoenix Archaeology Office, the applicant*
- ~~26.~~ *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.*
- ~~28.~~ *If Phase I data testing is required, and if, upon review of the results from the*
- ~~27.~~ *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*
- ~~29.~~ *In the event archaeological materials are encountered during construction,*
- ~~28.~~ *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.*
- ~~30.~~ *Prior to final site plan approval, the landowner shall execute a Proposition*
- ~~29.~~ *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:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-31-25-8 (Companion Case GPA-SM-1-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	S-1
To:	R-3
Acreage:	14.37
Proposal:	Multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Denial as filed and approval as R-2 with a deleted stipulation and a modified stipulation. Vote: 6-5.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-31-25-8, per staff recommendation.

Maker: Matthews
Second: Gorraiz
Vote: 7-1 (Chairperson Busching)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The requested R-3 zoning district will provide a transition between the commercial development to the east and the single-family development to the west.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with a shaded detached sidewalk and multi-use trail that will convey residents safely and comfortably along the Baseline Road multi use trail alignment.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 21, 2025, as approved by the Planning and Development Department.
2. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval
3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. A minimum of one-third of the dwelling unit buildings shall not exceed one story or 20 feet in height.
5. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
 - e. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum 5% of the required parking spaces shall provide EV installed infrastructure.
7. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
8. If perimeter fencing is provided along the south side of the site it shall be a minimum of 75 percent open view fencing, as approved by the Planning and Development Department.
9. The landscape setback along Baseline Road shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.

10. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
12. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
14. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The developer shall reconstruct the bus stop pad on westbound Baseline Road. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from an intersection according to City of Phoenix Standard Detail P1258, as approved or modified by the Public Transit Department. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
19. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road, adjacent to the subject site and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and, as approved or modified by the Planning and Development Department.

20. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

21. A minimum of 55 feet of right-of-way shall be dedicated and constructed for north side of Baseline Road.
22. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. Developer to coordinate with the affected utilities company for their review and permitting.
23. Existing SRP facilities along Baseline Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. 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.
25. 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
27. 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.
28. 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.
29. 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.

30. 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

***REVISED – 8/13/2025**

FORM TO REQUEST PC to CC			
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	* GPA-SM-1-25-8 and Z-31-25-8 Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road	(SIGNATURE ON ORIGINAL IN FILE)	
		opposition	X
APPEALED FROM:	PC 8/7/2025	7724 South 22nd Lane Phoenix, AZ 85041	
	PC DATE	STREET/ADDRESS/CITY/STATE/ZIP	
TO PC/CC HEARING	CC 9/3/2025	Brittany Conklin 602-463-4799 Brittany.e.conklin@gmail.com	
	CC DATE	NAME / PHONE / EMAIL	
REASON FOR REQUEST: Community and nearby residents not properly informed of project and need opportunity to review and comment. South Mountain Planning reportedly rejected and needs review. Full community feedback is vital.			
RECEIVED BY:	8/13/2025	RECEIVED ON:	Dom Amodio

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

AUG 13 2025

Planning & Development
Department

The **PLANNING COMMISSION** agenda for August 7, 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. August 14, 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., August 14, 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. August 14, 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. August 21, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

* GPA-SM-1-25-8

APPLICATION NO.

Aug. 13th 2025

DATE APPEALED FROM

& Z-31-25-8

☒ OPPOSITION
☐ APPLICANT

1,130 ft E. of NE corner 23rd Ave
& Baseline

LOCATION OF APPLICATION SITE

DM AMOPIO

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Brittany Conklin

PRINTED NAME OF PERSON APPEALING

7724 S. 22nd Lane

STREET ADDRESS

Phoenix, AZ 85041

CITY, STATE & ZIP CODE

[Signature]

SIGNATURE

8/13/2025

DATE OF SIGNATURE

602 463 4799

TELEPHONE NO.

brittany.e.conklin@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Community & nearby residents not properly informed of project & need opportunity to review & comment. Southern planning reportedly rejected & needs review. full community feedback is vital.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT F

From: [Tom Kelly](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8. 23rd Ave and Baseline Road
Date: Tuesday, August 5, 2025 12:25:10 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](#)

Dear Planning Commission Members,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

I disagree with the South Mountain Village Planning Committee's decision to deny this project due to the overall density. This project is unique and provides a new type of housing for the area. Providing more options for families and individuals who rent near jobs, schools, and nature is critical to addressing the needs of Phoenix residents.

As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Tom Kelly
30 E Saint Anne Ave, Phoenix 85042

Sent from my iPad

From: [Sarah Amaral CFRE](#)
To: [PDD Planning Commission](#)
Cc: [Amanda Straight](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 12:57:08 PM
Attachments: [firstplaceicon-emailgreenbackground_9f09191c-9984-4267-bbcb-169b7026a193.png](#)
[1_9cd01675-c4ea-4a80-9732-ddffb230bb07.png](#)
[5_07e5fbfe-80bb-41d0-af98-e074ed5778da.png](#)
[2_70a09438-1177-4cfd-8796-b9aa72a050b6.png](#)
[4_cba3eafa-56b6-4be6-a987-46cafead6cd4.png](#)
[firstplaceemailsignaturebanner_16af16b4-2a44-4916-8bf2-0d993d4f3ca9.png](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,

Sarah Amaral

1941 E El Parque Dr.

Tempe, AZ 85282

Sarah Amaral CFRE

Director of Development, First Place AZ

p: 602-464-6630 c: [602-697-5352](tel:602-697-5352)

e: samaral@firstplaceaz.org | [\[yourdomain.url\]firstplaceaz.org](#)

[\[firstplaceaz.org\]](#)

3001 N. Third St., Phoenix, AZ 85012



[\[firstplaceaz.org\]](http://firstplaceaz.org)



[\[facebook.com\]](https://facebook.com)



[\[linkedin.com\]](https://linkedin.com)



[\[instagram.com\]](https://instagram.com)



[\[youtube.com\]](https://youtube.com)

Drive support for autism!

Order the new Arizona autism specialty license plate and help fund the work of First Place AZ and SARRC.

An image of an Arizona specialty license plate. The plate is white with a colorful, abstract graphic on the left side. The text "ARIZONA" is at the top, "1PLACE" is in the center in large letters, and "SUPPORT AUTISM" is at the bottom.

ORDER NOW

[\[azmvdnow.gov\]](http://azmvdnow.gov)

First Place AZ is a qualified Arizona Charitable Tax Credit Organization. Your gift may qualify for a dollar-for-dollar credit on your Arizona state taxes—up to \$495 for individuals and \$987 for married couples filing jointly. Learn more at firstplaceglobal.org/donate [\[firstplaceglobal.org\]](http://firstplaceglobal.org).

From: [Atlas Hopkins](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 2:11:57 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](#)

To whom it may concern,

I'm writing in strong support of Zoning Case Z-31-25-8, a project that brings much-needed housing diversity to the South Mountain Village. Rezoning from S-1 to R-3A will allow for a thoughtfully designed, medium-density residential development that aligns with the city's long-term goals and responds to our region's housing shortage.

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Atlas Hopkins
3522 N Flower st.

Thank you,
M. Architectural Studies
Arizona State University' 25
S.E.E.D Philanthropy Founder
SOULJAISM DESIGN HOUSE
602-577-0517 | atlasehopkins@gmail.com

From: [Bruce Weber](#)
To: [PDD Planning Commission](#)
Subject: Support for Z-31-25-8 – 23rd Avenue and Baseline Road
Date: Tuesday, August 5, 2025 5:56:49 PM
Attachments: [image003\[61\].png](#)
[image004\[26\].png](#)

CAUTION: This email originated outside of the City of Phoenix.

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[Report Suspicious](#)

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As Phoenix works to ensure that *home is where it all starts* for every resident, projects like this are essential. I respectfully urge you to recommend approval.

Sincerely,
Bruce Weber
4628 E Berneil Dr
Phoenix, AZ 85028

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Jocelyn Ramos

Business Name AZ family kids dental

Address 2410 W. Baseline Rd #120 phoenix AZ 85041

Date 7/28/25

CITY OF PHOENIX

JUL 31 2025

**Planning & Development
Department**

**AZ FAMILY & KID'S
DENTAL**

www.azfamilykidsdental.com

Daniel Levi Haight, DMD
Richard Smith, DDS
Sirel McRae, DMD

2610 W. Baseline Rd.
Suite #120
Phoenix, AZ 85041

602.675.2732

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Nuemi Corral

Business Name Cash Time Loan centers

Address 2030 W Baseline Rd #185 Phoenix AZ 85041

Date 07/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



account manager

2030 West Baseline Road, Suite 185 • Phoenix, Arizona 85041
ph. 602.268.2100 • fax. 602.268.9271
www.cashtime.com

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Tristin Carlo

Business Name Chipotle

Address 1838 W baseline Rd

Date July, 23, 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

ALONDRA LINARES
GENERAL MANAGER

AZ.4086.BASELINE19TH@CHIPOTLE.COM
D 480 520.4470

CHIPOTLE MEXICAN GRILL
1838 W BASELINE RD
PHOENIX, ARIZONA 85041

— TELL US HOW YOU FEEL —
CHIPOTLEFEEDBACK.COM

372

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Parris Smith

Business Name Dunkin Donuts

Address 1909 W Baseline Rd

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Thunder Guerrero

Business Name EOS Fitness

Address 1812 W Baseline RD, Phoenix

Date 8/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix Planning Commission and City Council,

I write to you as the owner of the 15+ acres of property on the north side of Baseline Rd at 21st Ave urging you to support the rezoning of our family's land with Z-31-25-8 and GPA SM 1-25-8-VPC. For context about the site, my husband Danny was a farmer, Vietnam Vet and then opened his trucking business in 1968 that operated from this site. We have been trying to sell this land for the last 5 years and were in escrow with a different developer prior to Taylor Morrison, but that deal fell out of escrow in 2023. Sadly, Danny passed away last month.

Putting all of our personal information aside, I think it was a positive that the previous deal fell through because this developer has a plan that will integrate even better into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Georgia Mundall", with a stylized flourish at the end.

Georgia Mundall
2102 W. Baseline Rd.
Phoenix, AZ 85041

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Carmen Brumby

Business Name Good will

Address 1980 W Baseline

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ombal Gangi

Business Name INDIA SPICES

Address 2640 W Baseline Road, Phoenix

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

India Spices



India Spices, 2640 A west baseline road suite
101, Phoenix 85041 Arizona
Please visit us again

Order Number: 1753733000507321

Order Name: N/A

Date: 07/28/2025 10:00

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Victor Rojas

Business Name McDonald's

Address 188 W. Baseline Rd 85041

Date 07/28/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Aiden Ortiz

Business Name Mobily - ATT

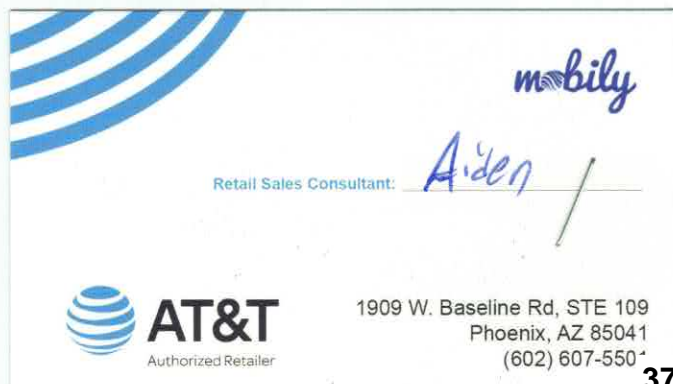
Address 1909 W Baseline Rd Suite 109, Phoenix, Az,
85041

Date 7/23/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Ezequiel Ruiz

Business Name PizzaHut

Address 1909 W baseline rd

Date 7/23

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix

Planning Commission, Mayor, and City Council Members

200 W. Washington St.

Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name

Alex Mender

Business Name

Starbucks

Address

2020 W. Baseline Rd.

Date

7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



Matthew Pickard

district coffeehouse leader
Coffee Master

MAIN 800-782-7282

MOBILE 602-556-5099

EMAIL mpickard@starbucks.com

Starbucks Coffee Company
2401 Utah Ave South, Suite 800
Seattle, Washington 98134

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
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Please join me in supporting this request for a general plan amendment and rezoning.

Name Jessica Silvius

Business Name StorAmerica

Address 1935 W. Baseline Rd

Date 7.23.25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department



City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Danetta Facio

Business Name Subway

Address 2020 W. Baseline Rd. C166 Phoenix

Date 1-23-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

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Please join me in supporting this request for a general plan amendment and rezoning.

Name Mamie

Business Name Taco bell

Address 1919 Baseline R Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Tina Arizez

Address 2024 W. Carter Rd

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Lupita Ramirez

Address 2200 W. Dunbar

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

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Name Ryan Hernandez

Address 2208 W MINTON ST

Date 7/30/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Re: Support for Z-31-25-8 and GPA SM 1-25-8

Members of the City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident who lives near the proposed Yardly rental community by Taylor Morrison, I wanted to express my SUPPORT for the rezoning and general plan amendment cases. This single-family home style rental community will add housing variety to an area that is surrounded by traditional single-family homes and mobile homes, but no apartments or rental communities for miles. The high-end amenities and attractive design of this gated community will be a popular choice for neighbors moving to our area. We are in a housing crisis in Arizona, let's SUPPORT this top notch, well-designed plan from a reputable builder.

Name Kaethlyn L. Blair

Address 2244 W. Minton

Date 30 July 2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Brian Balistreri

Address 7126 S 24th Dr

Date 7-28-25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

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Name Maria Negrete

Address 2115 W. Carter Rd. Phoenix, AZ 85041

Date 7/28/2025

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department


City of Phoenix Planning Commission and City Council,

I write to you as the owner of approximately 0.4 acres of commercial property on the northeast side of Broadway Rd at 24th St urging you to support the rezoning of land with Z-31-25-8 and GPA SM 1-25-8-VPC.

The builder has a plan that will integrate very well into the surrounding community. Taylor Morrison is a reputable nationwide home builder who plans to bring a much-needed varied housing product to the area with quality finishes and amenities.

I urge you to please support this project.

Sincerely,

DocuSigned by:

B728B056C385454...

Sid Chalasani 7/24/2025

Twenty Peaks, LLC
2424 E. Broadway Rd
Phoenix, AZ 85040

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

City of Phoenix
Planning Commission, Mayor, and City Council Members
200 W. Washington St.
Phoenix, AZ 85003

Re: Support for the Rezoning Application and General Plan Amendment for Taylor Morrison,
Z-31-25-8 and GPA SM-1-25-8

Members of the City of Phoenix Planning Commission, Mayor, and City Council,

As a local business near 19th Ave and Baseline, please accept this letter as our support of the proposed build for rent community near our business. This proposed development Yardly las Brisas by Taylor Morrison will be a great addition to the area, and we look forward to serving the new residents as customers at our business.

This fresh new community will replace a nearly vacant infill parcel and bring a new customer base. It will help to continue to grow the City of Phoenix as a great place to live, work and play and would provide additional housing options for our employees.

Please join me in supporting this request for a general plan amendment and rezoning.

Name Lucy Huereque

Business Name The ups store

Address 2030 W Baseline Rd #182- Phoenix AZ

Date 7/23/25

CITY OF PHOENIX

JUL 31 2025

Planning & Development
Department

Lucy Huereque
Owner



THE UPS STORE

2030 W Baseline Rd Ste 182
Phoenix Az 85041
Mon-Fri 08:00AM-06:00PM
Sat 09:00AM-05:00PM
Sun 10:00AM-03:00PM

P: 602 268 9399
F: 602 268 9499
store5910@theupsstore.com
theupsstore.com/5910