

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION November 6, 2025

ITEM NO: 7	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-83-25-4
Location:	Southeast corner of 19th Avenue and Montebello Avenue
From:	C-2 TOD-1
To:	WU Code T5:6 SL
Acreage:	12.40
Proposal:	Mixed-use, commercial and residential uses
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Public Transit Department
Representative:	Jeff Stapleton, City of Phoenix, Community and Economic Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 10/28/2025 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation in the Staff Report.

Motion Discussion: N/A

Motion details: Vice Chairman Boyd made a MOTION to approve Z-83-25-4, per the staff recommendation in the Staff Report.

Maker: Boyd
Second: Odegard-Begay
Vote: 8-0
Absent: Gorraiz
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal, as stipulated, is compatible with the surrounding area.
3. The proposal, as stipulated and per the WU Code standards, will foster an enhanced pedestrian environment along 19th Avenue and Montebello Avenue with shaded and detached sidewalks to convey residents safely and comfortably to the adjacent light rail station and bus stop.

Stipulations:

1. The site plan and elevations shall be presented for review and comment to the Alhambra Village Planning Committee prior to preliminary site plan approval.
2. The maximum building height shall not exceed 56 feet, except that the maximum building height may be increased to 80 feet, if a minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.
3. The development shall contain a vertical mix of land uses such as residential and nonresidential, as approved by the Planning and Development Department. A minimum of 5,000 square feet of non-residential uses shall be provided along 19th Avenue and/or Montebello Avenue (along the northside of site, south of the transit center) and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
4. The development shall utilize storefront, gallery, forecourt, or arcade frontage types, or a mix thereof, for a minimum of 50% of the provided frontage along 19th Avenue, as approved by the Planning and Development Department.
5. The northern edge of the site, south of the transit center, shall be treated as street frontage (secondary frontage) and building setbacks/build-to dimensions shall be measured from the back of any easements (public utilities, public pedestrian access, maintenance, etc.), as approved by the Planning and Development Department.
6. The northwest corner of the building, south of the transit center, shall incorporate enhanced corner treatment, as approved by the Planning and Development Department.
7. The development shall utilize storefront, gallery, or arcade frontage types, or a mix thereof, for a minimum of 50% of the provided frontage along the northern edge of the site, south of the transit center, as approved by the Planning and Development Department.
8. The development shall include balconies for a minimum of 50% of dwelling units along the perimeters of the building/s along 19th Avenue and Montebello Avenue; or an alternative feature to achieve natural surveillance, such as an amenity deck on any floor above the ground floor, as approved by the Planning and Development Department.
9. The required pedestrian accessways designed in accordance with 1304.G and 1304.H shall be provided as described below, as approved by the Planning and Development Department.
 - a. A pedestrian accessway shall run east-west approximately along the Luke Avenue alignment and extend from the sidewalk on 19th Avenue to the eastern edge of the property where it will terminate at a pedestrian accessway along 17th Avenue street or alignment.
 - i. A minimum 1,000 square foot plaza shall be provided where the accessway meets the public sidewalk at 19th Avenue to denote and activate the entrance to the paseo with a minimum of one artistic enhancement. This space may count toward the minimum requirement for publicly accessible.

- b. A pedestrian accessway shall run north-south along the eastern property line and extend from the transit center on the north to the southern edge of the site.
10. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
- a. A bicycle repair station ("fix-it station") shall be provided maintained within or near secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
11. A minimum of 5% of the required parking spaces shall include EV-Installed infrastructure.
12. 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.
13. 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.
14. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
15. 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.
16. A minimum of 10% of the required shrubs shall be milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
17. The developer shall deposit a minimum \$50,000.00 in escrow to the Street Transportation Department to fund a traffic control device on Montebello Avenue, between 15th Avenue and 19th Avenue, prior to final site plan approval for first phase of development.
18. All mitigation improvements shall be constructed and/or funded as identified in the forthcoming accepted Traffic Impact Analysis.

19. Existing streetscape beginning at back of curb, and median islands shall be replenished with the approved landscaping and trees along Montebello Avenue, as approved by the Planning and Development Department.
20. 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.
21. 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.
22. The transit center at the north end of the property shall be retained, as approved by the Planning and Development Department.
23. 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.
24. 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 stipulation shall not be applicable if the property is owned by the City of Phoenix.

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.