

# City of Phoenix

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



**City of Phoenix**

## **Agenda**

**Wednesday, March 4, 2026**

**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/j.php?MTID=m154bd46a8afb1fd52cc3a24006cad948>

- 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 2550 699 8861# (for English) or 2559 319 7113# (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 2559 319 7113#. 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 2559 319 7113#). 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**

### **BOARDS AND COMMISSIONS**

- 1 **Mayor and Council Appointments to Boards and Commissions** Page 14

*Attachments*

[Attachment A - Boards and Commissions Appointments.pdf](#)

**LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS**

- 2 **Liquor License - Special Event - Our Lady of Czestochowa Roman Catholic Parish Phoenix - District 1** Page 16

- 3 **Liquor License - Lifetime - Paradise Valley - District 3** Page 17

*Attachments*

[Attachment A - Poolside Bistro - Data.pdf](#)

[Attachment B - Poolside Bistro - Map.pdf](#)

- 4 **Liquor License - Special Event - St. Gregory Roman Catholic Parish Phoenix - District 4** Page 22

- 5 **Liquor License - Erickitoo Culiacan - District 4** Page 23

*Attachments*

[Attachment A - Erickitoo Culiacan - Data.pdf](#)

[Attachment B - Erickitoo Culiacan - Map.pdf](#)

- 6 **Liquor License - Hatch-It Green Chile Burgers & Tacos/Corner On The Market - District 4** Page 28

*Attachments*

[Attachment A - Hatch-It Green Chile Burgers & Tacos/Corner on the Market - Data.pdf](#)

[Attachment B - Hatch-It Green Chile Burgers & Tacos/Corner on the Market - Map.pdf](#)

- 7 **Liquor License - Special Event - Hermandad del Senor de los Milagros (Mesa, AZ) - District 5** Page 34

- 8 **Liquor License - 1227 Tap Room - District 6** Page 35

*Attachments*

[Attachment A - 1227 Tap Room - Data.pdf](#)

[Attachment B - 1227 Tap Room - Map.pdf](#)

- |    |  |         |
|----|--|---------|
| 9  | <b>Liquor License - Special Event - Phoenix Final Four<br/>Local Organizing Committee - District 7</b> | Page 40 |
| 10 | <b>Liquor License - Special Event - Cinehaze Film Club -<br/>District 8</b>                            | Page 41 |
| 11 | <b>Liquor License - Special Event - Phoenix Pride<br/>Incorporated - District 8</b>                    | Page 42 |
| 12 | <b>Liquor License - Special Event - Valiant College<br/>Preparatory - District 8</b>                   | Page 43 |
| 13 | <b>Liquor License - Special Event - Valiant College<br/>Preparatory - District 8</b>                   | Page 44 |

**PAYMENT ORDINANCE (Ordinance S-52633) (Items 14-19)**

- |    |  |         |
|----|--|---------|
| 14 | <b>Rounds Consulting Group, Inc.</b>                                       | Page 45 |
| 15 | <b>Oliver Industries, LLC</b>  | Page 46 |
| 16 | <b>AZ Wastewater Industries, Inc.</b>                                      | Page 47 |
| 17 | <b>Airgas USA, LLC</b>   | Page 48 |
| 18 | <b>Settlement of Claim(s) Park Properties 3 LLC v. City of<br/>Phoenix</b> | Page 49 |
| 19 | <b>Settlement of Claim(s) Torres v. City of Phoenix</b>                    | Page 50 |

**ADMINISTRATION**

- |    |  |         |
|----|--|---------|
| 20 | <b>Request for City Council to Call to Meet in Executive<br/>Session on Additional Dates March through December<br/>2026 - Citywide</b>                        | Page 51 |
| 21 | <b>Portland Cement (Bulk) Contract - IFB 26-0033 -<br/>Request for Award (Ordinance S-52647) - Citywide</b>  | Page 52 |
| 22 | <b>Grant of Easements to City of Peoria for a Drainage<br/>Improvement Project Located Near the Pitcher Hill<br/>Preserve (Ordinance S-52648) - District 1</b> | Page 54 |



- 33 **Authorization to Enter Into a Contract with Childhelp, Inc. (Ordinance S-52657) - Citywide** Page 72
- 34 **Authorization to Amend Lease Agreement 141575 for City-Owned Property Located at 2120 N. Central Avenue with Childhelp, Inc. to Extend Term (Ordinance S-52659) - District 4** Page 74
- 35 **Parks and Recreation Event-Related Services - PKS-RFQU-26-0119 - Request for Award (Ordinance S-52652) - Citywide** Page 76
- 36 **Apply for an Arizona Association of Retired Persons (AARP) Community Challenge Grant (Ordinance S-52673) - Citywide** Page 78

### **ECONOMIC DEVELOPMENT**

- 37 **Workforce Board Consulting Services Contract 161135 - Authorization to Amend (Ordinance S-52660) - Citywide** Page 80
- 38 **Authorization to Accept and Disburse Grant Funding and Extend Contracts for Phoenix Youth Reach and Invest in Summer Employment (R.I.S.E.) Program (Ordinance S-52669) - Citywide** Page 82
- 39 **Authorization to Amend Development Agreement (City Contract 164469) with Pennrose, LLC for the Sale and Development of City-Owned Property Located at 1016 North 2nd Street (Ordinance S-52672) - District 7** Page 84
- 40 **Issuance of Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026 (Resolution 22365) - District 3** Page 86

*Attachments*

[Attachment A - 3.03 City Council Resolution - Valley College of Osteopathic Medicine 03.04.2026.pdf](#)

- 41 **Intelligent Lighting Fixtures Installation, Maintenance, Repair, and Parts Agreement - IFB PCC 23-0080 - Amendment (Ordinance S-52642) - Districts 7 & 8** Page 92
- 42 **Audio Visual System Replacement Project - IFB-PCC-23-0098 - Amendment (Ordinance S-52643) - District 7** Page 94
- 43 **Theatrical Production Equipment - RFQu QVL PCC 24-0410 - Amendment (Ordinance S-52644) - Districts 7 & 8** Page 96
- 44 **Lutron Lighting Systems Contract - IFB PCC 26-0101 Request for Award (Ordinance S-52649) - Districts 7 & 8** Page 98

**PUBLIC SAFETY**

- 45 **Master Intergovernmental Agreement with Arizona State University for Services Associated with Fire-Related Projects (Ordinance S-52666) - Citywide** Page 100
- 46 **Request to Apply for and Accept 100 Club of Arizona's Safety Enhancement Stipend Program Funds (Ordinance S-52675) - Citywide** Page 101
- 47 **Goserco Voice Logging Warranty Support and Professional Services Contract - RFA-26-0181 (Ordinance S-52676) - Citywide** Page 103
- 48 **Authorization to Apply for, Accept and Enter into Agreements for High Intensity Drug Trafficking Area Grant Funds (Ordinance S-52639) - Citywide** Page 105
- 49 **TruNarc Analyzer Equipment and Warranty Services Contract - RFA 26-0029 - Request for Award (Ordinance S-52651) - Citywide** Page 107

- 50 **Request Authorization to Apply for, Accept and Enter Into Agreements for Fiscal Year 2026-27 Governor's Office of Highway Safety Grants (Ordinance S-52670) - Citywide** Page 109
- 51 **Authorization to Apply for the Consolidated National Criminal History Improvement Program (Ordinance S-52671) - Citywide** Page 112

### **TRANSPORTATION AND INFRASTRUCTURE**

- 52 **Electrical Services Contract - IFB 24-0198 - Amendment (Ordinance S-52637) - Citywide** Page 114
- 53 **Aviation Department Airport Planning Consulting On-Call Services Fiscal Years 2025-26 to 2029-30 - Amendment (Ordinance S-52663) - District 8** Page 116
- 54 **Purchase of COBUS Vehicles - Request for Award (Ordinance S-52668) - District 8** Page 118
- 55 **Disposal of Heavy Duty Buses (Ordinance S-52658) - Citywide** Page 120
- 56 **Bard HVAC Parts and Equipment, RFA 26-FMD-036 - Request for Award (Ordinance S-52655) - Citywide** Page 122
- 57 **Intergovernmental Agreement (IGA) for Waste Collection and Transportation Mutual Aid (Ordinance S-52661) - Citywide & Out of City** Page 124
- 58 **Water Main Replacement Program Right-Of-Way Job Order Contracting Services - JOC251 (Ordinance S-52640) - Citywide** Page 125

*Attachments*

[Attachment A.pdf](#)

- 59 **Traffic Control Officer Services Requirements Contract - IFB-25-0739 Request for Award (Ordinance S-52641) - Citywide** Page 128
- 60 **Salt River Project Property Use License for City Project WS90400090 - Odor Control Station 92 (Ordinance S-52645) - District 7** Page 130
- 61 **Authorization to Sell City-Owned Property Identified as Excess Real Property Inventory (Ordinance S-52634) - District 6** Page 131
- 62 **Acquisition of Real Property From Arizona State Land Department for the Cave Creek Water Reclamation Plant Rehabilitation Project Located Southwest of E. Sonoran Desert Drive and E. Peak View Road (Ordinance S-52638) - District 2** Page 133
- 63 **Salt River Project Construction License for City Project WS85500462 - 16-inch Zone 1 Main - 51st Avenue from Carver Road to Estrella Drive (Ordinance S-52646) - District 8** Page 135

#### **PLANNING AND ZONING MATTERS**

- 64 **Amend Contract 162887 for Historic Preservation Grant for 2014 North Laurel Avenue (Ordinance S-52667) - District 4** Page 136
- 65 **Approval of Historic Preservation Exterior Rehabilitation Grants (Ordinance S-52665) - District 4** Page 138
- 66 **Modification of Stipulation Request for Ratification of January 21, 2026, Planning Hearing Officer Action - PHO-7-25--Z-100-89-1(2) - Approximately 335 Feet West of The Intersection of Tatum Boulevard and Kelton Lane - District 2** Page 141

*Attachments*

[Attachment A - PHO Stipulations - PHO-7-25--Z-100-89-1\(2\).pdf](#)



- 72 **Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-10-25-6 - Southeast Corner of 48th Street and Holly Street (Ordinance G-7485) - District 6** Page 187
- Attachments*  
[Attachment A - Draft Ordinance - Z-SP-10-25-6.pdf](#)
- 73 **Amend City Code - Ordinance Adoption - Rezoning Application Z-150-25-6 - Approximately 460 Feet West and 280 Feet South of the Southwest Corner of 60th Street and Indian School Road (Ordinance G-7486) - District 6** Page 194
- Attachments*  
[Attachment A - Draft Ordinance - Z-150-25-6.pdf](#)
- 74 **Amend City Code - Ordinance Adoption - Rezoning Application Z-161-25-6 - Approximately 1,000 Feet South and 150 Feet East of the Southwest Corner of 51st Street and Piedmont Road (Ordinance G-7487) - District 6** Page 200
- Attachments*  
[Attachment A - Draft Ordinance - Z-161-25-6.pdf](#)
- 75 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-3-25--Z-62-13-7 (Continued from December 17, 2025) - Approximately 1320 Feet South of the Southwest Corner of 59th Avenue and Lower Buckeye Road (Ordinance G-7494) - District 7** Page 208
- Attachments*  
[Attachment A - Draft Ordinance - PHO-3-25--Z-62-13-7.pdf](#)
- 76 **Amend City Code - Ordinance Adoption - Rezoning Application Z-144-25-7 - Northeast Corner of Central Avenue and Jackson Street (Ordinance G-7492) - District 7** Page 215
- Attachments*  
[Attachment A - Draft Ordinance - Z-144-25-7.pdf](#)

- 77    **Amend City Code - Ordinance Adoption - Rezoning  
Application Z-163-25-7 - Northeast Corner of Central  
Avenue and Roeser Road (Ordinance G-7493) - District  
7**    Page 222

*Attachments*

[Attachment A - Draft Ordinance - Z-163-25-7.pdf](#)

- 78    **Public Hearing - Amend Phoenix City Code - Ordinance  
Adoption - Chapter 10, Article XVI - Short-Term  
Vacation Rental (Ordinance G-7495) - Citywide**    Page 237

*Attachments*

[Attachment A - Draft Ordinance - Chapter 10, Article XVI - Short-Term Vacation Rental.docx](#)

**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**000 CITIZEN COMMENTS**

**ADJOURN**



Report

---

Agenda Date: 3/4/2026, Item No. 1

---

**Mayor and Council Appointments to Boards and Commissions**

**Summary**

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

**Responsible Department**

This item is submitted by the Mayor's Office.

## ATTACHMENT A



### City of Phoenix

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** March 4, 2026

**Subject:** BOARDS AND COMMISSIONS – APPOINTEE

The purpose of this memo is to provide a recommendation for appointment to the following:

#### **Camelback East Village Planning Committee**

Councilman Kevin Robinson recommends the following for appointment:

#### Patrick Cantelme, Jr.

Mr. Cantelme is a firefighter at the City of Phoenix Fire Department and a resident of District 6. He fills a vacancy for a term to expire March 4, 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 Hoffmann

Location

2828 W. Country Gables Drive  
Council District: 1

Function

Festival

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

April 18, 2026 - 10 a.m. to 8 p.m. / 2,500 attendees

April 19, 2026 - 10 a.m. to 4 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 - Lifetime - Paradise Valley - District 3

Request for a liquor license. Arizona State License Application # 375032.

### Summary

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 12 - Restaurant

#### Location

12800 N. Tatum Boulevard

Zoning Classification: PUD

Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 8, 2026.

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

#### Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"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:  
"Poolside Bistro, located within Life Time Fitness, offers a relaxed, resort-style dining experience where guests can enjoy fresh, chef-inspired dishes, including burgers, salads, tacos and popular dishes that complement a family-friendly outdoor setting. Applicant would like to offer guests 21 and over the opportunity to order alcoholic beverages with the 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 - Life Time - Paradise Valley - Data

Attachment B - Life Time - Paradise Valley - Map

**Responsible Department**

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

## Liquor License Data: POOLSIDE BISTRO

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	2
Beer and Wine Bar	7	3	3
Liquor Store	9	5	4
Beer and Wine Store	10	6	3
Hotel	11	1	0
Restaurant	12	19	18

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	100.31	128.13
Violent Crimes	12.31	7.32	10.29

\*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

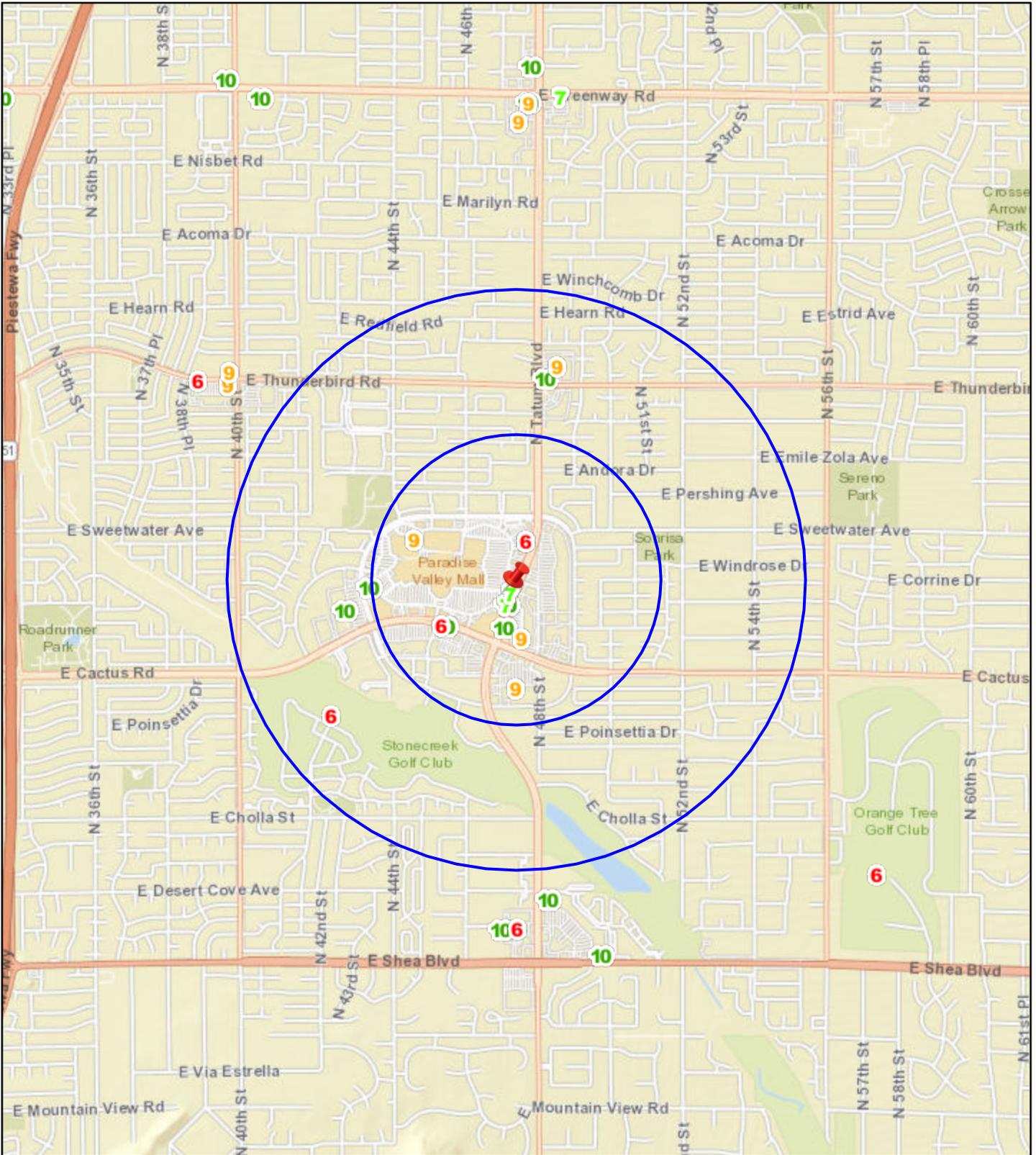
Description	Average	1/2 Mile Average
Parcels w/Violations	42	25
Total Violations	72	37

### Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1081	423	12	54
1032052	1366	422	27	80
1032082	1476	446	407	164
1032091	1078	337	13	65
1032101	1356	384	113	128
1032102	2162	377	102	139
1032104	969	134	63	49
1032105	2200	17	84	175
Average	1601	393	60	177

# Liquor License Map: POOLSIDE BISTRO

12800 N TATUM BLVD



Date: 1/12/2026





**Liquor License - Special Event - St. Gregory Roman Catholic Parish Phoenix - District 4**

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

**Summary**

Applicant  
John Lopez

Location  
3424 N. 18th Avenue  
Council District: 4

Function  
Dinner

Date(s) - Time(s) / Expected Attendance  
March 20, 2026 - 5 p.m.to Midnight / 250 attendees

Staff Recommendation  
Staff recommends approval of this application.

**Responsible Department**

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



## Liquor License - Erickitoo Culiacan - District 4

Request for a liquor license. Arizona State License Application 380330.

### Summary

#### Applicant

Theresa Morse, Agent

#### License Type

Series 12 - Restaurant

#### Location

2560 W. Indian School Road

Zoning Classification: C-2

Council District: 4

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

The 60-day limit for processing this application is March 21, 2026.

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

#### Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have established strict protocols for age verification, identifying intoxicated patrons, and preventing the secondary sale of alcohol to minors. My staff and I have completed state both Basic & Management approved alcohol server training programs to ensure legal compliance and public safety. I will implement strict procedures to not allow anyone inside the restaurant if they are intoxicated."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"This was a restaurant establishment prior to me leasing it. I will continue to serve the community. My restaurant will provide a safe place for dining and social gatherings with a mixed cultures, where we unite and enjoy giving the community a part of ours."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Erickitoo Culiacan - Data

Attachment B - Erickitoo Culiacan - Map

**Responsible Department**

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

# Liquor License Data: ERICKITOO CULIACAN

## Liquor License

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

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	239.01	296.6
Violent Crimes	12.31	80.78	132.16

\*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

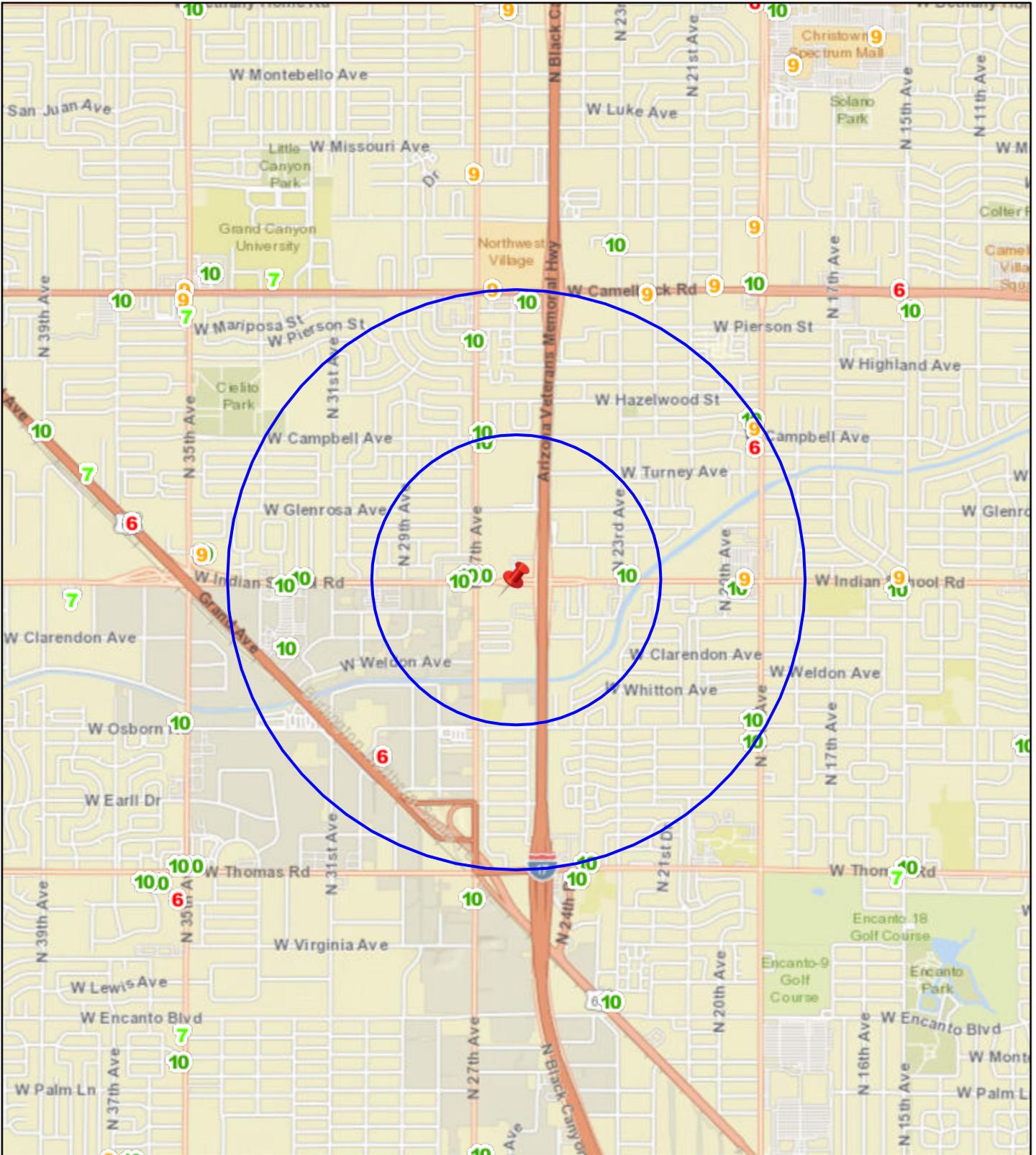
Description	Average	1/2 Mile Average
Parcels w/Violations	42	90
Total Violations	73	159

### 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
1090031	2215	79	45	436
1090032	2025	61	57	598
1090033	1038	8	61	152
1090034	1053	30	24	453
1091022	3960	742	30	904
1169001	2763	372	39	622
1170001	1788	334	44	47
1170002	3121	431	53	676
Average	1601	393	60	177

# Liquor License Map: ERICKITOO CULIACAN

2560 W INDIAN SCHOOL RD



Date: 1/22/2026



0 0.170.35 0.7 1.05 1.4 mi



**Liquor License - Hatch-It Green Chile Burgers & Tacos/Corner On The Market - District 4**

Request for a liquor license. Arizona State License Application 376151.

**Summary**

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant with Growler Privileges

Location

5345 N. 7th Avenue

Zoning Classification: C-2

Council District: 4

This request is for a new liquor license for a restaurant with growler privileges. 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 March 15, 2026.

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

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Corner On The Market (Series 12)

5345 N. 7th Avenue, Phoenix

Calls for police service: 7

Liquor license violations: In January 2023, a fine of \$750 was paid for selling without a license.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"The owner currently owns and operates a beer and wine store and has sold food for dine in and to go. Will ensure employees are Title 4 trained."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Customers ask quite frequently if we sell alcohol with their meals. There isn't a neighborhood spot around here that has good food and good drinks. I want to be that place. Hangout and just have fun a place where everyone feels welcome and enjoys being at."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Hatch-It Green Chile Burgers & Tacos/Corner On The Market - Data

Attachment B - Hatch-It Green Chile Burgers & Tacos/Corner On The Market - Map

**Responsible Department**

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

# Liquor License Data: HATCH-IT GREEN CHILE BURGERS & TACOS/CORNER ON THE MARKET

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Government	5	1	0
Bar	6	3	1
Beer and Wine Bar	7	12	2
Liquor Store	9	4	0
Beer and Wine Store	10	4	1
Restaurant	12	28	4

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	239.86	170.06
Violent Crimes	12.31	35.98	25.69

\*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

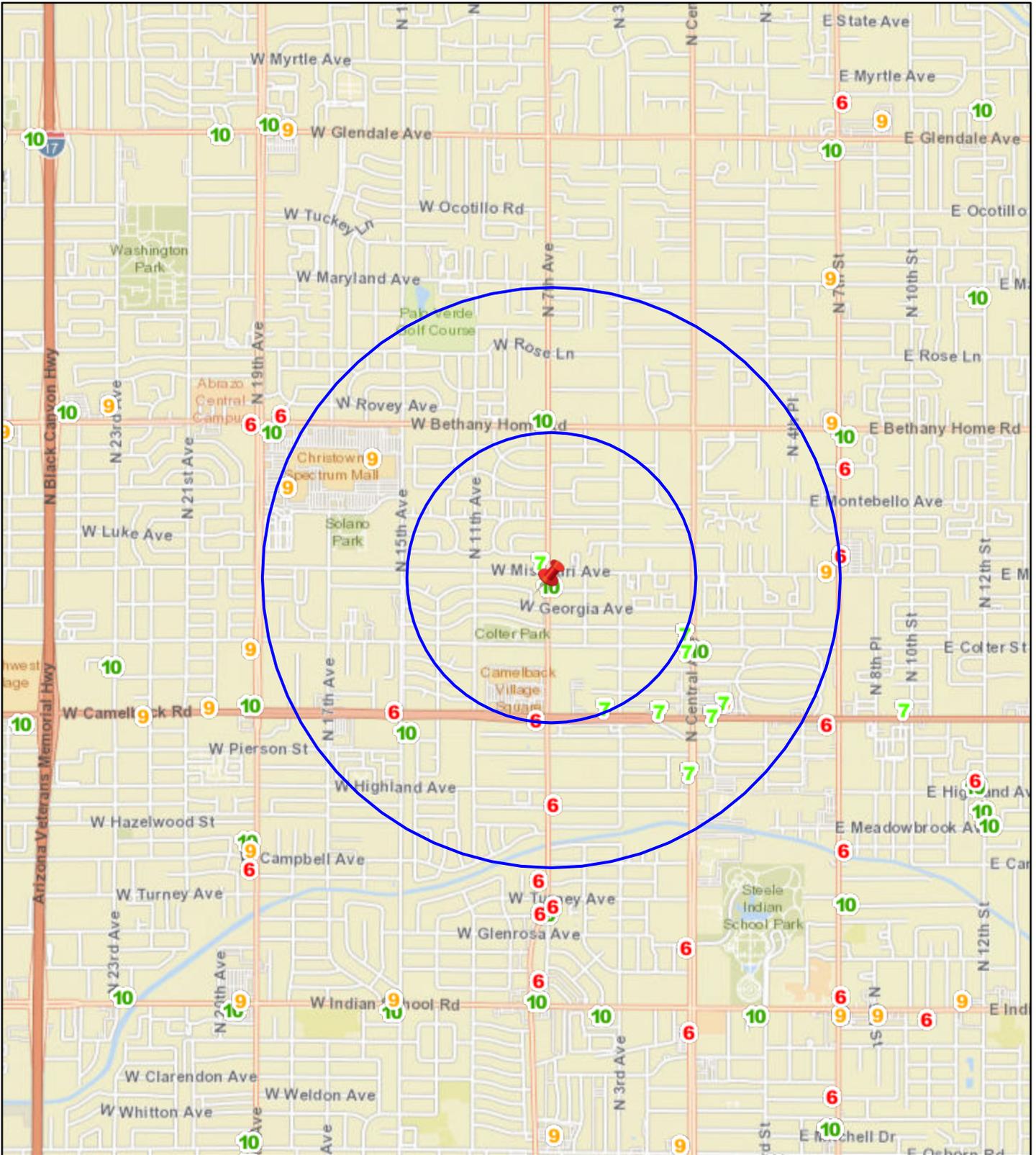
Description	Average	1/2 Mile Average
Parcels w/Violations	42	86
Total Violations	73	152

### Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1074011	1071	361	43	58
1074012	695	104	48	42
1074013	735	245	18	41
1075001	942	355	22	43
1075002	1050	361	52	21
1075003	1528	403	81	98
1088021	949	208	91	139
1089023	1182	103	32	311
Average	1601	393	60	177

# License Map: HATCH-IT GREEN CHILE BURGERS & TACOS/CORNER ON THE MARKET

5345 N 7TH AVE



Date: 2/2/2026





**Liquor License - Special Event - Hermandad del Senor de los Milagros (Mesa, AZ) - District 5**

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

**Summary**

Applicant

Carlos Mayandia

Location

7610 W. Indian School Road  
Council District: 5

Function

Cultural Celebration

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

March 14, 2026 - 1 p.m. to 2 a.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 - 1227 Tap Room - District 6

Request for a liquor license. Arizona State License Application 377437.

### Summary

#### Applicant

Michael Kaffer, Jr., Agent

#### License Type

Series 7 - Beer and Wine Bar

#### Location

1227 E. Northern Avenue  
Zoning Classification: C-2  
Council District: 6

This request is for an ownership transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is March 13, 2026.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "I have worked for Arizona Alcohol Traffic & Firearms for 3 years helping people acquire liquor licenses and become Title Four certified to insure compliance with state and local governmental laws & regulations regarding the sale and consumption of alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/liquor/grocer stores & gas stations) similar to the proposed liquor licensed business, all businesses will prosper."

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 - 1227 Tap Room - Data
- Attachment B - 1227 Tap Room - Map

**Responsible Department**

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

## Liquor License Data: 1227 TAP ROOM

### Liquor License

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

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	81.26	111.35
Violent Crimes	12.31	9.6	16.45

\*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

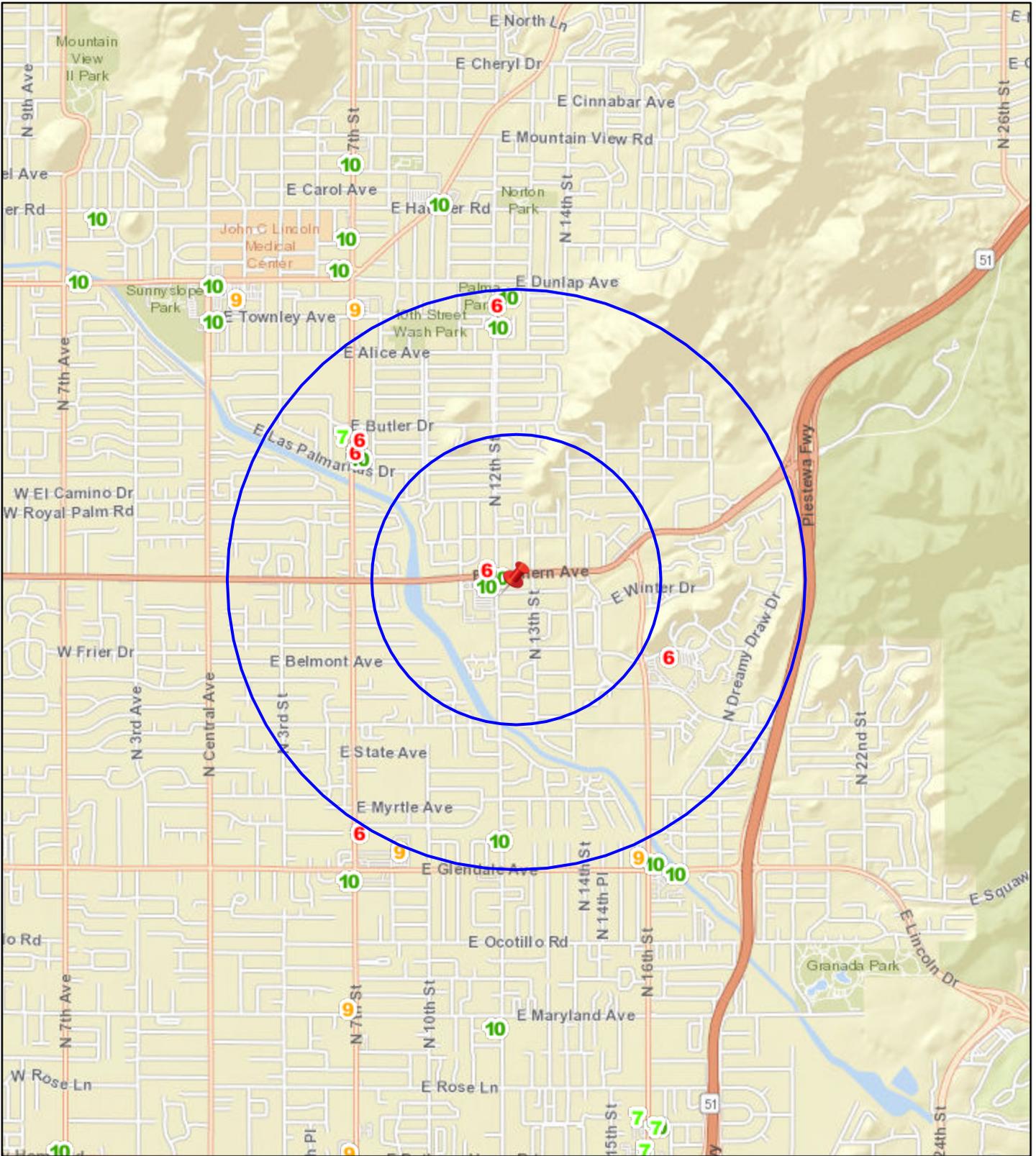
Description	Average	1/2 Mile Average
Parcels w/Violations	42	64
Total Violations	73	108

### 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: 1227 TAP ROOM

1227 E NORTHERN AVE



Date: 1/14/2026





**Liquor License - Special Event - Phoenix Final Four Local Organizing Committee - District 7**

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

**Summary**

Applicant

Jay Parry

Location

67 W. Culver Street

Council District: 7

Function

Concert

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

April 4, 2026 - 4 p.m to 9 p.m. / 8,000 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 - Cinehaze Film Club - District 8**

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

**Summary**

Applicant

Brittany Feenstra

Location

331 E. Portland Street  
Council District: 8

Function

Movie Screening

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

March 21, 2026 - 7 p.m. to 11 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 - Phoenix Pride Incorporated - District 8**

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

**Summary**

Applicant

Michael Fornelli

Location

115 N. 6th Street  
Council District: 8

Function

Festival

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

March 28, 2026 - 10 a.m. to 6 p.m / 6,000 attendees

March 29, 2026 - 10 a.m. to 6 p.m / 6,000 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 - 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

March 20, 2026 - 9 p.m. to 2 a.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



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

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

**Summary**

Applicant

Michael Douglas, Jr.

Location

1601 E. Jackson Street  
Council District: 8

Function

Concert

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

April 10, 2026 - 9 p.m. to 2 a.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



Report

---

Agenda Date: 3/4/2026, Item No. 14

---

**Rounds Consulting Group, Inc.**

For \$240,000 in payment authority for a new contract, entered on or about April 6, 2026, for a term of three years for economic impact study consulting services for the Community and Economic Development Department. This contract will support a variety of intermittent studies to generate actionable recommendations for economic development activities.



**Oliver Industries, LLC**

For \$2,120,320 in additional payment authority for Agreement 161524, Change Order 3 (AH10010002-5) for US Vets Miscellaneous Repairs and Improvements Design-Bid-Build project for the Housing Department. This Change Order is to construct Phase II to include the kitchen and dining area, as well as some auxiliary spaces, repair and repaint of the building exterior, landscaping, repaving, and restriping of the parking lot to comply with the Americans with Disabilities Act. This work was not included as part of the original bid. This project uses Federal funds, State funds, and other Housing Department funds.



Report

---

Agenda Date: 3/4/2026, Item No. 16

---

**AZ Wastewater Industries, Inc.**

For \$61,000 in payment authority for a new contract, entered on or about March 1, 2026, for a term of five years, to procure sewer rods and coupling assemblies for the Water Services Department. These materials will used by the Wastewater Collection Division to clear major obstructions from drains and main sewer lines.



Report

---

**Agenda Date: 3/4/2026, Item No. 17**

---

**Airgas USA, LLC**

For \$45,560 in payment authority to purchase liquid oxygen for the Water Services Department. This product is an essential component in the water treatment process at the Lake Pleasant Water Facility. To ensure continuous, uninterrupted operations and prevent service disruptions, liquid oxygen was procured from Airgas while an amendment to the existing contract was being finalized.



**Settlement of Claim(s) Park Properties 3 LLC v. City of Phoenix**

To make payment of up to \$95,393.53 in settlement of claim(s) in *Park Properties 3 LLC v. City of Phoenix*, 26-0342-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on October 18, 2025.



Report

---

Agenda Date: 3/4/2026, Item No. 19

---

**Settlement of Claim(s) Torres v. City of Phoenix**

To make payment of up to \$500,000 in settlement of claim(s) in *Torres v, City of Phoenix*, CV2022-093275, 21-0824-001, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Fire Department on September 19, 2021.



**Request for City Council to Call to Meet in Executive Session on Additional Dates March through December 2026 - Citywide**

Request for the City Council to call meetings for the purpose of holding an Executive Session pursuant to Arizona Revised Statute Section 38-431.03.A, on the following dates in calendar year 2026:

- March 10
- April 28
- September 1
- October 20
- November 17
- December 1

**Public Outreach**

The time and location of each meeting will be posted in the official notice and agenda no later than 24 hours prior to each scheduled meeting.

**Responsible Department**

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



---

**Portland Cement (Bulk) Contract - IFB 26-0033 - Request for Award (Ordinance S-52647) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Phoenix Cement Company dba Salt River Materials Group, an operating division of the Salt River Pima-Maricopa Indian Community, to provide Portland Cement for the Street Transportation 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 \$330,000.

**Summary**

This contract will provide the Street Transportation Department with approximately 300 tons of Portland Cement for a variety of projects that require building, repairing and maintaining concrete infrastructure throughout the City of Phoenix. This concrete infrastructure includes curbing, sidewalks, aprons, driveways, valley gutters, wheelchair ramps, storm drain inlets, catch basins and various other infrastructure through special or emergency project requests. Staff conducted a price analysis to ensure the City is receiving pricing competitive with other agencies and within range of the consumer price index for this product.

**Procurement Information**

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

One vendor submitted a bid. The bid was deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation of the bid, based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

Phoenix Cement Company dba Salt River Materials Group, an operating division of the Salt River-Pima Maricopa Indian Community.

**Contract Term**

The contract will begin on or about June 1, 2026, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$330,000. Funding is available in the Street Transportation Department's operating budget.

**Responsible Department**

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



**Grant of Easements to City of Peoria for a Drainage Improvement Project Located Near the Pitcher Hill Preserve (Ordinance S-52648) - District 1**

Request authorization for the City Manager, or his designee, to grant a drainage and temporary construction easement to the City of Peoria across City-owned property, west of 65th Avenue, south of W. Saguaro Park Lane, for consideration in the amount of the appraised value and other consideration. Further request authorization for the City Treasurer to accept all funds related to this item.

**Summary**

The easements are required for the construction of a diversion wall as part of the City of Peoria's Regional Drainage Improvement Project. The project is intended to redirect regional drainage flows and mitigate flooding in the surrounding areas. Historically, surface flow has come from east of 67th Avenue and north of Happy Valley Road, within the Phoenix corporate limits, and run southwest through the subject area flooding roadways and residences in Peoria. The \$35,000,000 project will alleviate roadway flooding and protect residents in the region.

The requested drainage easement area is approximately 27,151 square feet and the adjacent temporary construction easement is 3,390 square feet. The City of Peoria is paying for all costs related to the easements.

**Financial Impact**

Revenue will be reflective of the market value of the easement.

**Concurrence/Previous Council Action**

The Parks and Recreation Board recommended approval of the easements for the installation of a diversion wall, on January 24, 2019, as agenda Item 4f by a vote of 5-0.

**Location**

West of 65th Avenue, south of W. Saguaro Park Lane, within Maricopa County Assessor's parcel number 201-12-549.  
Council District: 1

**Responsible Department**

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Cynthia Aguilar and the Finance and Parks and Recreation departments.



---

**Acceptance of Easements for Drainage Purposes (Ordinance S-52650) - District 1**

Request for the City Council to accept easements for drainage purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

**Summary**

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Maricopa County Recording: 20250675801

Date: November 21, 2025

Applicant and Lessee; SREI Ryan 17 North PHII, LLC; the State of Arizona, Owner and Lessor; their successor and assigns

Purpose: Temporary Drainage

Location: 2525 W. Corporate Center Drive

Expires: The earlier of (a) the expiration or earlier termination of the property lease, which expires on September 10, 2100; or (b) the removal of the improvements constructed on the property.

APN: 210-05-943E

File: FN 250107

Council District: 1

Easement (b)

Maricopa County Recording: 20250675805

Date: November 21, 2025

Applicant and Lessee; SREI Ryan 17 North PHII, LLC; the State of Arizona, Owner and Lessor; their successor and assigns

Purpose: Temporary Drainage

Location: 2350 W. Corporate Center Drive

Expires: The earlier of (a) the expiration or earlier termination of the property lease, which expires on September 10, 2100; or (b) the removal of the improvements

constructed on the property.

APN: 210-05-944A

File: FN 250110

Council District: 1

**Responsible Department**

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



**Concrete Flatwork Services Contract - IFB 26-0078 Request for Award (Ordinance S-52653) - Citywide**

Request to authorize the City Manager, or his designee, to execute contracts with Straight Arrow Contracting, LLC; The Engineering & Construction Co, LLC; ALK Asphalt LLC; and F & S Construction, LLC to provide concrete flatwork services for the Parks and Recreation and Aviation departments. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contracts will not exceed \$12,500,000.

**Summary**

The contracts will provide the City with all labor, tools, equipment, materials, permits, transportation and associated services necessary to perform concrete flatwork services. Concrete flatwork plays a vital role in the function of City park and airport infrastructure, which includes sidewalks, pathways, foundations for amenities, playground and sports facilities, and structural repairs and safety improvements.

**Procurement Information**

An Invitation for Bid procurement was processed according to City of Phoenix Administrative Regulation 3.10.

Thirteen 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:

Selected Bidders

- Straight Arrow Contracting, LLC
- The Engineering & Construction Co, LLC
- ALK Asphalt LLC
- F & S Construction, LLC

**Contract Term**

The terms of the contracts are five years and will begin on or about July 1, 2026. There are no options to extend the terms.

**Financial Impact**

The aggregate cost of the contracts will not exceed \$12,500,000.

Funding is available in the Parks and Recreation and Aviation departments' Operating and Capital Improvement Program budgets.

**Responsible Department**

This item is submitted by Deputy City Managers Cynthia Aguilar and Frank McCune and the Parks and Recreation and Aviation departments.



**Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-52656) - District 8**

Request for the City Council to accept and dedicate easements for public utility purposes; further ordering the ordinance recorded.

Legal descriptions are recorded via separate recording instrument.

**Summary**

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Maricopa County Recording: 20260031034

Date: January 16, 2026

Applicant and Grantor: TKU Family Investment, LLC; its successor and assigns

Purpose: Public Utility

Location: 2630 W. Southern Avenue

APN: 105-65-003G

File: 250101

Council District: 8

Easement (b)

Maricopa County Recording: 20260031038

Date: January 16, 2026

Applicant and Grantor: Shoshana Capital LLC; BK - Phoenix Investments, LLC; its successor and assigns

Purpose: Public Utility

Location: 2650 W. Southern Avenue

APN: 105-65-003F

File: 250101

Council District: 8

**Responsible Department**

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



---

**Authorization to Amend Ordinance S-52173 to Increase Payment Authority for Outside Counsel Legal Services Contract 163859 - O'Melveny & Myers LLP (Ordinance S-52662) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under Contract 163859 with O'Melveny & Myers LLP to provide outside counsel legal services to the City. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$300,000.

**Summary**

This contract will provide legal services to the City related to water policy issues. The City Code authorizes the City Attorney to enter into agreements to provide legal services for the City.

**Contract Term**

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

**Financial Impact**

Upon approval of the \$300,000 in additional funds, the revised aggregate contract value will not exceed \$500,000. Funding is available in the Water Services Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request.

- Agreement for Legal Services between the City of Phoenix and O'Melveny & Myers LLP, Contract 163859, Ordinance S-52173, on July 2, 2025.

**Responsible Department**

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



**Authorization to Enter into Contract with Coppersmith Brockelman PLC  
(Ordinance S-52674) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into an agreement with Coppersmith Brockelman PLC, to provide outside legal counsel services for the Community Transparency Initiative. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed \$500,000.

**Summary**

This contract will provide outside legal counsel services for the Community Transparency Initiative.

**Contract Term**

Upon approval, the contract will be effective beginning on or about February 11, 2026, through June 30, 2028, with no options to extend.

**Financial Impact**

The aggregate value of the contract will not exceed \$500,000. Funding is available in the Law Department Legal Services budget.

**Concurrence/Previous Council Action**

The City Council voted on February 10, 2026, to direct staff to explore, develop, and present a framework for a Community Transparency Initiative.

**Responsible Department**

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



**Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-52635) - Citywide**

Request to authorize the City Manager, or his designee, to transfer retirement funds for Danny Deese in the amount of \$24,174.47 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

**Summary**

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of his credited service:

- Deese, Danny: \$24,174.47

**Concurrence/Previous Council Action**

This item was approved by the COPERS Board at the February 5, 2026, meeting.

**Responsible Department**

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.



**Stable Value Fund Manager Services - Principal Global Investors, LLC  
(Ordinance S-52636) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to extend Contract 154152 (Contract) with Principal Global Investors, LLC to continue providing Stable Value Fund Manager services in an amount not to exceed \$5.3 million over a five-year period. No disbursement of funds from the City Controller is required for this amendment. The administrative costs are paid by plan participants.

**Summary**

The services provided by Principal Global Investors affect over 20,000 past and current city employees and their dependents. Due to current market conditions, potential cost of service provider transitioning, seamless services to plan participants and fee negotiations, the Retirement Department is asking for a special circumstance award without competition to extend the current contract for five additional years.

**Procurement Information**

In 2021, a formal procurement process was completed by the Human Resources Department in accordance with Administrative Regulation 3.10, which resulted in awarding the Contract to Principal Global Investors, LLC. The initial contract was for a period of five years.

Principal Global Investors, LLC serves as the fund administrator for the City of Phoenix Stable Value Income Fund. This fund was created in the mid-1990's to provide City of Phoenix employees and their beneficiaries a savings option that, while exposed to the market, can provide a consistent long-term growth of assets without the volatility of the active market.

The balance in the custom fund as affects the price participants pay to Nationwide. This contract is "wrapped" with our Nationwide service fee which lowers overall fees for plan participants.

Current market conditions would make it extremely difficult to transition vendors without negatively impacting the retirement savings accounts of thousands of members. Certain retirement investment accounts, such as the custom Phoenix Stable

Income Fund, would have to be sold and repurchased in order to be transitioned to a new provider. With the current and expected volatility in the market, there would be no guarantee this could be a dollar-for-dollar transfer.

Transitioning vendors can be extremely costly and time consuming. To transition over \$200 million in investments as well as the internal programming required to make any required vendor changes to systems could take upwards of one year and hundreds of hours of staff time to complete.

**Contract Term**

The amendment will extend the contract for 5 years beginning on or about May 21, 2026.

**Financial Impact**

The aggregate cost for the amendment to extend for 5 years will not exceed \$5.3 million. No disbursement of funds from the City Controller is required for this contract. The administrative costs are paid by plan participants.

**Concurrence/Previous Council Action**

This item was recommended for approval by the City of Phoenix Employees' Deferred Compensation/Post Employment Health Plan Boards at their February 12, 2026, meeting.

**Responsible Department**

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.



**Request City Council Approval to Extend Effective Date for Proposed Safe Medical Care in City Parks Ordinance G-7467 to June 1, 2026 (Ordinance G-7496) - Citywide**

Request City Council approval to extend effective date for Proposed Safe Medical Care in City Parks Ordinance G-7467 to June 1, 2026.

The current effective date is March 30, 2026. The extension will allow staff time to conduct additional research and stakeholder engagement and return to the Phoenix City Council with an update and any proposed clarifications or revisions to the Ordinance. If there are any changes to the Ordinance, the revised Ordinance would supercede the original in that case.

**Responsible Department**

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



---

**Children's Museum of Phoenix Expansion - Construction Manager at Risk Services Amendment - AR00000022 (General Obligation Bond) (Ordinance S-52664) - District 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 163073 with Chasse Building Team, Inc. to provide additional Construction Manager at Risk Construction Services for the Children's Museum of Phoenix Expansion General Obligation Bond 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 \$1 million.

**Summary**

The purpose of this project is to renovate and upgrade unfinished spaces in the historic Monroe School Building. The Capital Improvement Project intends to develop and finish areas that comply with building codes to transition approximately 28,000 square feet of building shell space to public exhibit, event, and support staff spaces.

This amendment is necessary to cover the additional cost for the Phase 1/Task 1 portion of this project. This amendment will provide additional funds to the agreement.

**Contract Term**

The term of the agreement remains unchanged, ending on November 30, 2030. 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 Preconstruction and Construction Services was approved for an amount not to exceed \$4 million, including all subcontractor and reimbursable costs. This amendment will increase the agreement by an additional \$1 million, for a new total amount not to exceed \$5 million, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Arts and Culture Department's Capital Improvement Program budget utilizing the General Obligation Bond and/or project partner funds. 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 Master Agreement 163073 (Ordinance S-51979) on June 4, 2025.

**Location**

City-Owned property at 215 N. 7th Street  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Arts and Culture Department and the City Engineer.



**Fence Supply and Services (Federal Funded) Contract - IFB FY26-086-06  
Request for Award (Ordinance S-52654) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Phoenix Fence Company and Western Fence Co. Inc. to provide the Housing Department with various types of fence, fencing supplies, and services. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$250,000.

**Summary**

These contracts will provide new various types of fencing and repairs, primarily for the Section 32 Homeownership Program.

**Procurement Information**

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

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

1. Phoenix Fence Company
2. Western Fence Co. Inc.

**Contract Term**

The contracts will begin on or about May 1, 2026, for a five-year term with no options to extend.

**Financial Impact**

The contracts' aggregate combined value will not exceed \$250,000. 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.



**Authorization to Enter Into a Contract with Childhelp, Inc. (Ordinance S-52657) - Citywide**

Request authorization for the City Manager, or his designee, to enter into a contract with Childhelp, Inc. to provide child victim advocacy services at the Phoenix Family Advocacy Center (FAC) facility for the Human Services Department. The contract will begin on or about July 1, 2026, through June 30, 2031, for a five-year term with one 5-year option to extend. Further request authorization for the City Controller to disburse all funds related to this item. The total value of the contract is \$200,000 annually, not to exceed \$2 million in total. Funding is available in the Human Services Department's General Fund Budget.

**Summary**

This contract will provide coordination and management, forensic interviews, medical exams, mental health counseling, victim advocacy, and training services for children who are victims of abuse, neglect and exploitation and their families. Personnel costs to provide the above mentioned services are the only eligible expenses for purposes of this contract.

**Procurement Information**

In accordance with Administrative Regulation 3.10, a standard competition was waived as a result of an approved Determination Memo based on the following reason: Sole Source, Childhelp Inc. is the only one-stop facility in Phoenix performing coordinated child victim advocacy, medical exams, law enforcement interviews, mental health services, and family support under one roof. This type of multidisciplinary, co-located center fits the legal and policy criteria for sole-source procurement: there are no other vendors within the City's boundaries that can provide the same integrated, comprehensive range of services in one location.

**Contract Term**

The contract will begin on or about July 1, 2026, through June 30, 2031, for a 5-year term with one five-year option to extend.

**Financial Impact**

The total contract value will not exceed \$2 million for the 10-year maximum term.

Funding is available in the Human Services Department's General Fund budget.

**Responsible Department**

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



---

**Authorization to Amend Lease Agreement 141575 for City-Owned Property Located at 2120 N. Central Avenue with Childhelp, Inc. to Extend Term (Ordinance S-52659) - District 4**

Request to authorize the City Manager, or his designee, to amend Lease Agreement 141575 with Childhelp Inc., to extend the term for a five-year period and provide for one additional five-year option for the purpose of providing child victim advocacy services. Further request authorization for the City Treasurer to accept all necessary funds in accordance with the terms of the lease.

**Summary**

The Human Services Department (HSD) is the Lessor at the building known as the City's Family Advocacy Center located at 2120 N. Central Avenue. Childhelp, Inc. currently occupies approximately 19,492 square feet of office space and common area space for the purpose of providing a variety of child victim advocacy services. Child victim advocacy services are currently comprised of Childhelp, the City of Phoenix Police Department, Phoenix Children's Hospital, Arizona Department of Child Safety, and the Maricopa County Attorney's Office to provide program coordination, staffing, and professional counseling services. The lease amendment will begin July 1, 2026, through June 30, 2031, with one additional five-year option to extend. Childhelp, Inc. is a long-term tenant in good standing.

All other terms and conditions will remain the same.

**Contract Term**

The lease term will be extended five years beginning July 1, 2026, through June 30, 2031, with one additional, five-year option to extend.

**Financial Impact**

Consideration for the lease is the offset of the market value of the services Childhelp, Inc. furnishes to the City.

**Concurrence/Previous Council Action**

Lease agreement 141575, Ordinance S-42041, adopted July 15, 2015.

Lease agreement 141575-01, Ordinance S-42085, adopted September 7, 2016.

**Location**

2120 N. Central Avenue  
Council District: 4

**Responsible Department**

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



---

**Parks and Recreation Event-Related Services - PKS-RFQU-26-0119 - Request for Award (Ordinance S-52652) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with AMEC Records LLC, Arizona Bounce Around, Inc., AZ Paradise Bouncers LLC, Entertainment Solutions of Arizona, Inc., Luna Brinca Rentals LLC, Miss Mixx LLC, DBA Shuffle House Entertainment, Steve LeVine Entertainment LLC, and William Babin, to provide Parks and Recreation Event-Related Services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$925,000.

**Summary**

These contracts will provide Parks and Recreation Event-Related Services for events scheduled throughout the City. These services support seasonal public events across multiple City parks and facilities, which include, but are not limited to, the rental of rides, games, bounce houses, face painting, staging, live entertainment, and other various related services. These events are designed to provide safe, family-friendly recreation opportunities that promote community engagement and cultural enrichment for residents of all ages. The contracts are critical to the City as they ensure the safe, efficient, and professional execution of events that enhance community engagement, cultural programming, and public enjoyment.

**Procurement Information**

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

Nine offerors submitted qualifications and eight were deemed to be responsive and responsible. An evaluation committee of City staff evaluated those offers as a pass or fail based on the following minimum qualifications:

- Qualifications and Experience
- Content of Response

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

- AMEC Records LLC
- Arizona Bounce Around, Inc.
- AZ Paradise Bouncers LLC
- Entertainment Solutions of Arizona, Inc.
- Luna Brinca Rentals LLC
- Miss Mixx LLC, DBA Shuffle House Entertainment
- Steve LeVine Entertainment LLC
- William Babin

**Contract Term**

The contracts will begin on or about April 1, 2026, for a five-year term with no options to extend.

**Financial Impact**

The aggregate value of the contracts will not exceed \$925,000.

Funding is available in the Parks and Recreation Department's budget.

**Responsible Department**

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



## **Apply for an Arizona Association of Retired Persons (AARP) Community Challenge Grant (Ordinance S-52673) - Citywide**

Request to authorize the City Manager, or his designee, to apply for, and if awarded, enter into an agreement for the disbursement of funding from the Arizona Association of Retired Persons (AARP) Community Challenge Flagship Grant Program to support the expansion of the WalkPHX program across the City. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The total grant funds received will not exceed \$15,000. No matching funds are required.

### **Summary**

The AARP Community Challenge Grant provides funding to nonprofit and government organizations for projects that enhance livability, mobility, safety, and quality of life for residents, particularly adults age 50 and older. Eligible project categories include transportation and mobility, vibrant public spaces, digital connections, housing options, and disaster resilience. Grant awards typically range from a few hundred dollars to \$15,000.

The Parks and Recreation Department seeks funding to expand the WalkPHX program to additional locations Citywide. While many existing walking paths are paved and accessible, they often lack clear wayfinding, mileage information, and safety signage. The WalkPHX expansion will install:

- WalkPHX map signage showing the full walking loop from start to finish.
- Walk counters to track path usage and measure community engagement.

Walking is the number one, self directed exercise for adults of all ages, especially those 50 and older. By providing clear signage and usage tracking, this project enhances safety, accessibility, and health outcomes for residents throughout Phoenix. The expansion also supports AARP's mission to create more livable, age friendly communities.

### **Financial Impact**

There is no impact to the General Fund. No matching funds are required.

**Responsible Department**

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



---

**Workforce Board Consulting Services Contract 161135 - Authorization to Amend (Ordinance S-52660) - Citywide**

Request to authorize the City Manager, or his designee, to amend City Contract 161135 with Samira Cook dba Purposeful World Strategies to increase funding for the Phoenix Business and Workforce Development Board. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$27,000. There is no impact to the General Fund.

**Summary**

On May 29, 2024, City Council approved Ordinance S-50927 for the Community and Economic Development Department (CED) to execute a contract (City Contract 161135) with Samira Cook dba Purposeful World Strategies (Consultant) to provide consulting services to support the Phoenix Business and Workforce Development Board (the Board). These consulting services included developing the 2025-2028 Workforce Local Plan (Local Plan), conducting a workforce development system environmental scan of the greater Phoenix area, and other consulting services as needed for the Board. The Board is a local workforce development board established by federal law in the Workforce Innovation and Opportunity Act (WIOA).

To date, the Consultant completed the original Local Plan, environmental scan and a 2026-2029 Strategic Plan. A two-year update to the Local Plan to reflect changes in labor market conditions and economic trends is required under WIOA, and in order for the consultant to complete this update, the increase in contract amount is needed. The original contract amount underestimated the total amount of hours and consultant work needed to complete the full scope of services as requested by CED and the Board. To ensure the Board can meet federal requirements and maintain a Local Plan that aligns with community needs and state goals, CED is requesting approval of this additional funding.

**Contract Term**

The term of this contract is for two years with three one-year options to extend.

**Financial Impact**

Upon approval of \$27,000 in additional funds, the revised aggregate value of the

contract will not exceed \$372,000. There is no impact to the General Fund. Funding is available from the City's allocation of federal WIOA Funds.

**Concurrence/Previous Council Action**

- On May 8, 2024, the Economic Development and Housing Subcommittee approved Contract 161135 by a vote of 4-0.
- On May 29, 2024, City Council approved Contract 161135 (Ordinance S-50927).

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



---

**Authorization to Accept and Disburse Grant Funding and Extend Contracts for Phoenix Youth Reach and Invest in Summer Employment (R.I.S.E.) Program (Ordinance S-52669) - Citywide**

Request to authorize the City Manager, or his designee, to extend the contracts for the 2026 Phoenix Youth Reach and Invest in Summer Employment (R.I.S.E.) program with the Valley of the Sun Young Men's Christian Association (YMCA) (Contract 160233) and Neighborhood Ministries, Inc. (Contract 160308) and to accept grant funding from the Phoenix Parks Foundation to implement the R.I.S.E. program. Further authorize the City Treasurer to accept, and City Controller to disburse, funds relating to this item.

**Summary**

The R.I.S.E. program provides short-term employment opportunities for youth ages 16 to 24 residing in the City of Phoenix by connecting their interests with work experiences at Phoenix businesses during the summer. Phoenix City Council approved the creation of the Summer Youth Work Experience in May 2006 via Ordinance S-32780.

Since 2016, City Council has approved \$250,000 of General Funds to support R.I.S.E. each year. In 2021, JPMorganChase (Chase) invited the City to apply for funding to support the R.I.S.E. program and has consistently provided each year. The Chase funding must flow through a non-profit service provider. The Phoenix Parks Foundation (PPF) supports the R.I.S.E. program by disbursing grant funds received from Chase to the City.

The Community and Economic Development Department previously contracted with the YMCA and Neighborhood Ministries to implement the R.I.S.E. program in 2024 and 2025. Their roles as R.I.S.E. service providers encompass a range of crucial activities, including participant recruitment, work readiness training, employer engagement, work site coordination, payroll activities, and the provision of support services to program participants. If this request is approved, these providers will support the 2026 R.I.S.E. program.

The R.I.S.E. program aims to provide meaningful work experiences for Phoenix youth by recruiting employers and training work site supervisors, establishing 50 work site

locations across the City to meet participant needs, and reviewing at least 176 applications. The program offers work readiness training to 176 youth, places 150 participants in paid internship opportunities with Phoenix employers, and provides four weeks/80 hours of hands-on-work experience. In addition, R.I.S.E. delivers support services to reduce barriers and ensure participants can successfully complete the program.

**Contract Term**

If this request is approved, the contracts with YMCA and Neighborhood Ministries will be extended for one year through April 2027.

**Financial Impact**

General Funds have been allocated for this program in the amount of \$250,000. If grant funding is secured, Chase will contribute an additional \$125,000 directly to the PPF, and PPF will pay the City for additional youth services. This additional \$125,000 adds to the City's \$250,000 for a total of \$375,000 for the R.I.S.E. program.

**Concurrence/Previous Council Action**

In March 2021, City Council authorized the City to contract with Neighborhood Ministries and the YMCA for youth workforce development services under Ordinance S-47403.

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



---

**Authorization to Amend Development Agreement (City Contract 164469) with Pennrose, LLC for the Sale and Development of City-Owned Property Located at 1016 North 2nd Street (Ordinance S-52672) - District 7**

Authorization to amend the Development Agreement with Pennrose, LLC (Developer) to modify the purchase price for the City-owned property located at 1016 N. 2nd Street and authorize the Community and Economic Development Department to pay a portion of the development's permit fees. Further request authorization for the City Controller to disburse funds related to this item.

**Summary**

In 2023, City Council authorized the issuance of a Request for Proposals (RFP) for the City-owned property located at 1016 N. 2nd Street. The RFP sought a mixed-use high-rise development and required any proposals with a residential use to designate a minimum of 20 percent of the proposed units as affordable or workforce housing. On April 9, 2025, City Council authorized the City enter into a development agreement with Pennrose, which agreed to build a 64-unit, 100 percent income restricted project.

The project is dependent on Low-Income Housing Tax Credits (LIHTC). The Arizona Department of Housing's Qualified Allocation Plan (QAP) includes the criteria to qualify for LIHTC. The 2025 QAP includes a criterion that the municipality where the project is located must commit to funding a minimum of \$100,000 of the project's permit fees. The City and Developer have agreed to modify certain terms of the agreement to satisfy the 2025 QAP while also maintaining the existing economics of the agreement. The business terms would be modified as follows:

- The City commits to funding \$100,000 of the project's permit fees.
- The Developer agrees to increase the purchase price for the property to \$1,600,000 from \$1,500,000.
- The Developer agrees to refund the \$100,000 to the City should the project fail to complete construction.

**Financial Impact**

There is no impact to the General Fund. Funding is available in the Downtown Community Reinvestment Fund.

**Concurrence/Previous Council Action**

On April 9, 2025, City Council approved Ordinance S-51809 that authorized City Contract 164469.

**Location**

The Site includes three individual parcels (APNs 111-36-029A, -0298 and -030) and is collectively referred to as 1016 N. 2nd Street.

Council District: 7

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



**Issuance of Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026 (Resolution 22365) - District 3**

Requests City Council approval for the issuance of Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026, to be issued in one or more separate series and subseries, in an aggregate original principal amount not to exceed \$120,000,000 (the “Bonds”).

**Summary**

Request City Council adoption of a Resolution (**Attachment A**) granting approval of: The proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue its Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project), Series 2026, to be issued in one or more separate series and subseries, in an aggregate original principal amount of not-to-exceed \$120,000,000, for use by The Valley College of Osteopathic Medicine LLC, a Delaware limited liability company (the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of the acquisition, construction, and equipping of a facility (the “Facility”), for the operation of a college of osteopathic medicine, including the payment and discharge of that certain indebtedness incurred by the Borrower and The Valley COM Propco LLC (“Propco”), a Delaware limited liability company, pursuant to a Construction Loan and Security Agreement, by and between the Borrower and Propco, as borrower thereunder, and Lapis Municipal Opportunities Fund V, LP, a Delaware limited partnership, as lender. In addition, to fund the Debt Service Reserve fund established pursuant to the Indenture, fund capitalized interest with respect to the Bonds, fund the Repair and Replacement Fund established pursuant to the Indenture, fund working capital requirements of the Borrower, and pay certain costs of issuance (collectively, the “Project”).

**Concurrence/Previous Council Action**

The Phoenix IDA Board has previously resolved to issue the Bonds at its meeting held on February 12, 2026.

**Location**

The Facility is located at or near 2525 W. Townley Avenue, Phoenix, Arizona.

District: 3

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona if the out-of-state project provides a benefit within the State.

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer.

**ATTACHMENT A**

RESOLUTION \_\_\_\_\_

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF ONE OR MORE SEPARATE SERIES AND SUBSERIES, IN AN AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF NOT TO EXCEED \$120,000,000, OF TAXABLE EDUCATIONAL FACILITIES REVENUE BONDS (VALLEY COLLEGE OF OSTEOPATHIC MEDICINE PROJECT) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

\_\_\_\_\_  
WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the “Issuer”), is a nonprofit corporation designated a political subdivision of the State of Arizona (the “State”) incorporated with the approval of the City of Phoenix, Arizona (the “City”); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the “Act”), authorizes the Issuer to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a “project” (as defined in the Act) whenever the Board of Directors of the Issuer finds such loans to further advance the interests of the Issuer or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a “project” when the Board of Directors of the Issuer finds such loans to be in furtherance of the purposes of the Authority or in the public interest; and

WHEREAS, The Valley College of Osteopathic Medicine LLC, a Delaware limited liability company (the “Borrower”) has requested that the Issuer issue, in one or more separate series and subseries, its Taxable Educational Facilities Revenue Bonds (Valley College of Osteopathic Medicine Project) (the “Bonds”), pursuant to an Indenture of Trust (the “Indenture”), between the Issuer and U.S. Bank National Association, as trustee (the “Trustee”), and enter into a Loan Agreement (the “Agreement”), between the Issuer and the Borrower, pursuant to which the Issuer will loan the proceeds of the Bonds to the Borrower in order to (i) finance or refinance a portion of the costs of acquiring, constructing and equipping a facility (the “Facility”) for the operation of a college of osteopathic medicine, including the payment and discharge of that certain indebtedness incurred by the Borrower and The Valley COM Propco LLC (“Propco”), a limited liability company duly organized and validly existing under the laws of the State of Delaware, pursuant to a Construction Loan and Security Agreement, by and between the Borrower and Propco, as borrower thereunder, and Lapis Municipal Opportunities Fund V, LP, a Delaware limited partnership, as lender; (ii) fund the Debt Service Reserve Fund established pursuant to the Indenture; (iii) fund capitalized interest with respect to the Bonds; (iv) fund the Repair and Replacement Fund established pursuant to the Indenture; (v) fund working capital requirements of the Borrower; and (vi) pay certain costs of issuance (collectively, the “Project”), all in accordance with the Act; and

WHEREAS, the Issuer, by Resolution 2026-01, duly adopted by the Board of Directors of the Issuer at a lawful meeting called and held on February 12, 2026, granted approval of the issuance and sale of the Bonds in an aggregate principal amount not to exceed \$120,000,000; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Issuer under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Issuer under which the Bonds are to be issued are hereby approved.

SECTION 2. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 4th day  
of March 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_ City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_ Acting City Attorney

REVIEWED BY:

\_\_\_\_\_ City Manager

DRAFT

Resolution No. \_\_\_\_\_



**Intelligent Lighting Fixtures Installation, Maintenance, Repair, and Parts Agreement - IFB PCC 23-0080 - Amendment (Ordinance S-52642) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158846 with Clearwing Systems Integration, LLC to consent to assignment of the contract to Clair Global Integration, LLC dba Clearwing Systems Integration, a Delaware limited liability company. 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-49910.

**Summary**

This contract will provide intelligent lighting fixtures, installation, maintenance, repair, and parts for the Phoenix Convention Center and Venues over a five-year period. The services include an annual visit by a factory-certified technician to inspect and service the highly specialized and sensitive computer components within the complex computerized lighting equipment. These components are extensively utilized in the Orpheum Theatre.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2028.

**Financial Impact**

The aggregate value of the contract will not exceed \$150,000, and no additional funds are needed.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:  
Intelligent Lighting Fixtures Installation, Maintenance, Repair, and Parts Agreement Contract 158846 (Ordinance S-49910) on June 28, 2023.

**Location**

Phoenix Convention Center, 100 N. 3rd Street  
Orpheum Theatre, 203 W. Adams Street  
Symphony Hall, 75 W. 2nd Street  
Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Phoenix Convention Center Department.



---

**Audio Visual System Replacement Project - IFB-PCC-23-0098 - Amendment (Ordinance S-52643) - District 7**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158852 with Clearwing Systems Integration, LLC to consent to assignment of the contract to Clair Global Integration, LLC dba Clearwing Systems Integration, a Delaware limited liability company. 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-49932.

**Summary**

This contract will provide various audio-visual equipment for the West Building 200 level audio-visual replacement items at the Phoenix Convention Center. The provided audio-visual equipment will be used in client meeting spaces to support, enhance, and complement the contracted client event activities within the Department's facilities and meeting spaces. The current systems are more than 17 years old with outdated technology and are approaching the end of their useful life. To maintain performance, reliability, and adherence to industry standards in conventions and live events, it is necessary to update the audio and video equipment and components specified in the contracts. The contracts offer a comprehensive selection of audio and visual equipment, along with the required account and delivery services. Examples of the equipment available through this contract include sound system components, microphones, and video equipment.

**Contract Term**

The contract term remains unchanged, ending on May 30, 2028.

**Financial Impact**

The aggregate value of the contract will not exceed \$300,000 and no additional funds are needed.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:  
Audio Visual System Replacement Project Contract 158852 (Ordinance S-49932) on June 28, 2023.

**Location**

Phoenix Convention Center, 100 N. 3rd Street  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Phoenix Convention Center Department.



---

**Theatrical Production Equipment - RFQu QVL PCC 24-0410 - Amendment (Ordinance S-52644) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 163048 with Clearwing Systems Integration, LLC to consent to assignment of the contract to Clair Global Integration, LLC dba Clearwing Systems Integration, a Delaware limited liability company. 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-51901.

**Summary**

This contract will provide professional-grade theatrical production equipment such as lighting fixtures, rigging hardware, control systems, and high-performance audio components to support performances and events at the Phoenix Convention Center, Symphony Hall, Orpheum Theatre, and Herberger Theater Center. The equipment is used to maintain existing systems, replace outdated components, and enhance production capabilities to meet the evolving technical demands of touring productions and rental clients. The contract will continue supporting these venues with reliable, professional-grade systems and ensure the Department can complete larger capital projects, including upgrades to the assistive listening system, lighting control consoles, audio and video infrastructure, and the lecture hall LED wall. Maintaining advanced technical capabilities is essential to attracting and supporting production and rental clients who rely on high-quality equipment for their events.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2030.

**Financial Impact**

The aggregate value of the contract will not exceed \$5,000,000 and no additional funds are needed.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request: Theatrical Production Equipment Contract 163048 (Ordinance S-51901) on May 21, 2025.

**Location**

Phoenix Convention Center, 100 N. 3rd Street  
Orpheum Theatre, 203 W. Adams Street  
Symphony Hall, 75 W. 2nd Street  
Herberger Theater Center, 222 E. Monroe Street  
Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Phoenix Convention Center Department.



**Lutron Lighting Systems Contract - IFB PCC 26-0101 Request for Award (Ordinance S-52649) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to enter into a contract with Lutron Services Co., Inc., to provide services for the Lutron lighting systems at the Phoenix Convention Center 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 \$350,000.

**Summary**

This contract will provide maintenance and technical support for the Lutron lighting system installed throughout the Phoenix Convention Center Department. Services include system repairs, installation of additional components, and evaluations to ensure consistent performance and energy efficiency. The contractor will service all venues and parking garages managed by the Phoenix Convention Center Department, conduct periodic evaluations, advance sustainability initiatives, and support future enhancements to the lighting system.

**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

Lutron Services Co., Inc.

**Contract Term**

The contract will begin on or about March 1, 2026, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$350,000.

Funding is available in the Phoenix Convention Center Department's Operating budget.

**Location**

Phoenix Convention Center, 100 N. 3rd Street  
Orpheum Theatre, 203 W. Adams Street  
Symphony Hall, 75 W. 2nd Street  
Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Phoenix Convention Center Department.



**Master Intergovernmental Agreement with Arizona State University for Services Associated with Fire-Related Projects (Ordinance S-52666) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a Master Intergovernmental Agreement (IGA) with the Arizona Board of Regents, Arizona State University (ASU), for services associated with fire-related projects. Further request authorization to enter into individual research project (IRP) agreements as necessary and to seek further approval from council if funding is required for those agreements.

**Summary**

The Phoenix Fire Department would like to partner with ASU on various fire-related projects involving the review and assessment of various fire practices and operational procedures. ASU would make its qualified personnel and students available to the City on an as-needed basis to address the City's needs by conducting research and developing recommendations and protocols as necessary on specific projects. ASU's research and related recommendations and protocols can offer to improve fire practices and procedures; enhance data collection and reporting; and ensure the procedures assessed are aligned with best practices.

**Procurement Information**

A waiver is requested under Phoenix City Code (PCC) 42-20 to PCC 42-18 allowing for mutual indemnification.

**Contract Term**

Upon Council approval, the term of the IGA will be for five years.

**Financial Impact**

There is no cost associated with this agreement.

**Responsible Department**

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



**Request to Apply for and Accept 100 Club of Arizona’s Safety Enhancement Stipend Program Funds (Ordinance S-52675) - Citywide**

Request to authorize the City Manager, or his designee, to retroactively apply for and accept, if awarded, up to \$46,100 from the 100 Club of Arizona’s Safety Enhancement Stipend Program to fund respiratory protection fit testing machines. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item.

**Summary**

The 100 Club of Arizona’s Safety Enhancement Stipend (SES) program was created in 2004 to assist public safety agencies with equipment to enhance the safety of officers and firefighters. The program allows agencies to obtain equipment and training that would otherwise be unavailable through other funding sources.

**SCBA Fit Testing Machines**

Self-Contained Breathing Apparatus (SCBA) fit-testing machines are specialized devices that ensure firefighters’ respirator masks form a proper, airtight seal, providing full protection in hazardous and life-threatening environments. Using advanced measurement technology, the equipment detects any air leakage to confirm compliance with OSHA and NFPA safety standards. Annual fit testing is required for all firefighters and recruits to maintain respiratory protection and operational readiness. This project will fund up to four updated fit-testing devices at an estimated cost of \$46,100 to directly supporting firefighter safety and survivability during emergencies.

**Procurement Information**

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

**Contract Term**

There is no set performance period; however, the Fire Department will expend all funds within one year of the award.

**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.



**Goserco Voice Logging Warranty Support and Professional Services Contract - RFA-26-0181 (Ordinance S-52676) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Goserco, Inc. to provide Voice Logging Warranty Support, Professional Services and Related Equipment for the City of Phoenix Police and Fire departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$864,000.

**Summary**

The City of Phoenix Police and Fire departments utilize voice logging recording systems at their dispatch centers. Voice logging recording equipment specializes in capturing, retaining and managing radio and telephone communications for incident reconstruction, accountability and legal evidence. Goserco, Inc. is a certified reseller for Eventide and Verint, plus they install, service and support this technology. This contract will provide warranty support, professional services and related equipment for Police's Eventide Logging Recorder system and Fire's Verint Voice Logging Recorder, which has reached end-of-life and will be replaced by Eventide Logging Recorder. Maintaining and supporting the voice logging recording systems ensures reliable capture of telephone, radio and Text-to-911 communications for 28 valley agencies, hospitals and the public as well as all radio traffic for field responders, command posts and alarm rooms.

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

**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 Circumstances Without Competition as Goserco, Inc. is the only local distributor and service provider with expertise supporting the City's voice logging recorder solutions. Providing timely on-site support is crucial in emergency situations.

**Contract Term**

The contract will begin on or about March 4, 2026, for a five-year term with no options

to extend.

**Financial Impact**

The aggregate contract value will not exceed \$864,000 for the five-year aggregate term. Funding is available in the Police and Fire departments' budgets.

**Responsible Department**

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



---

**Authorization to Apply for, Accept and Enter into Agreements for High Intensity Drug Trafficking Area Grant Funds (Ordinance S-52639) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, and enter into, various agreements with the Office of National Drug Control Policy and the Maricopa County Sheriff's Office for up to \$2.5 million in funding through the Fiscal Year (FY) 2027-28 High Intensity Drug Trafficking Area (HIDTA). No matching funds are required. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item.

**Summary**

The Police Department has applied for and accepted HIDTA funds annually for more than 15 years. Historically, HIDTA funds are used to support and enhance the Police Department's Drug Enforcement Bureau's investigations into illegal narcotic distribution enterprises in the Phoenix metropolitan area and throughout the State of Arizona. These complex investigations usually involve partnerships with other local, state and federal law enforcement agencies. The investigations focus on identifying and disrupting drug trafficking organizations.

The Arizona Alliance Planning Committee HIDTA Executive Board makes all of the HIDTA funding decisions. The Police Department is requesting approval to accept funds and enter into various agreements for any HIDTA funds made available during the funding period. The funding reimburses the City for salary, overtime, percentage of the associated fringe benefits and operational supplies associated with the drug trafficking investigations.

Grant applications are due in April 2026. If approved, the Police Department will move forward with submitting the application.

**Contract Term**

The contract term will be for two years from the date of the approved award.

**Financial Impact**

No matching funds are required.

**Responsible Department**

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



---

**TruNarc Analyzer Equipment and Warranty Services Contract - RFA 26-0029 - Request for Award (Ordinance S-52651) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Thermo Scientific Portable Analytical Instruments Incorporated to provide TruNarc Analyzer Equipment and Warranty Services 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 \$953,079.

Additionally, request City Council grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion of indemnification and assumption of liability provisions in the documents pertaining to this transaction that otherwise would be prohibited by Phoenix City Code 42-18.

**Summary**

This contract will provide TruNarc analyzer equipment and warranty services. These devices are utilized by specially trained officers to test drug evidence as part of the Controlled Substance Officer (CSO) program. The CSO program collaborates with the Maricopa County Attorney's Office, which allows the CSO to field test drug evidence and generate affidavits regarding the identity of the drug.

Thermo Scientific Portable Analytical Instruments Incorporated (Thermo Scientific), will provide warranty services on existing devices including the ability to procure related products, new analyzers and services.

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

**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 Circumstances Without Competition as Thermo Scientific solely manufactures and has patents on these analyzers, which protect the intellectual property of the TruNarc system and are fundamental to the performance standard required for the application of identifying drugs of abuse. Utilization of TruNarc analyzers also provides

continuity of service.

**Contract Term**

The contract will begin on or about March 4, 2026, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$953,079 for the five-year aggregate term. 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.



---

**Request Authorization to Apply for, Accept and Enter Into Agreements for Fiscal Year 2026-27 Governor's Office of Highway Safety Grants (Ordinance S-52670) - Citywide**

Request to authorize the City Manager, or his designee, to apply for, accept and enter into grant contracts for Fiscal Year 2026-27 with the Arizona Governor's Office of Highway Safety (GOHS). Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The total Citywide request for funding is \$2,066,500.

**Summary**

The GOHS announced the availability of funding in January 2026. Grant proposals are due by March 6, 2026. If awarded, these funds will be used to support new traffic safety programs and enhance existing programs in the City Prosecutor's Office, as well as the Fire, Street Transportation, and Police departments. The total Citywide request for funding is \$2,066,500.

City Prosecutor's Office - Total Funding Request \$300,000

If awarded, grant funds will be used to pay the salary, expenses, supplies and travel for an existing Traffic Safety Resource Prosecutor (TSRP), Attorney IV. Approximately half of the funding will be sought from the Oversight Council on Driving or Operating Under the Influence Abatement Council. The other half will be requested through a grant from GOHS. GOHS will administer all funds. The TSRP program has four primary objectives:

- Provide training for prosecutors and law enforcement officers in the prosecution of traffic safety related crimes.
- Act as a resource for questions about traffic laws and trial advocacy.
- Improve communication between prosecutors, law enforcement officers, and members of the judiciary.
- Act as a liaison for individuals and agencies committed to the enforcement and prosecution of traffic safety related crimes.

GOHS has funded the TSRP program since its inception in 2007. Though the grant project is administered by Phoenix, it also benefits citizens, law enforcement, and

prosecutors across Arizona. The TSRP is a resource to both small and large jurisdictions for legal issues related to the enforcement of DUI and traffic laws. The TSRP also provides training to prosecutors, law enforcement officers, crime lab personnel, interns and community groups.

Fire Department - Total Funding Request \$500,000

Occupant Protection Awareness and Education Program:

The funding will sustain and expand existing safety initiatives by increasing Child Passenger Safety Technician certifications and recertification opportunities to other agencies around the state, expanding car seat check events and resources to acquire child car seats. Staff designated fitting station locations and strengthening K-12 occupant protection education.

Pedestrian and Bicycle Safety Education Safety Program:

Funding will support youth-focused bicycle and pedestrian safety efforts through bike rodeos, school assemblies, and community events that build foundational traffic safety skills. At these functions we provide bicycle helmets needed to youth.

Youth Traffic Awareness Program:

The department will deliver high school and community-based education aimed at reducing preventable crashes by addressing high-risk driving behaviors, including distraction, and promoting safer decision-making among young drivers.

By utilizing data from Phoenix Fire's newly digitized tracking system, the department will be able to more effectively identify and target undeserved areas to ensure equitable access to these programs.

Police Department - Total Funding Request \$1,250,000

DUI Enforcement (Traffic Bureau): Funding will provide training, overtime, related fringe benefits and equipment to support and enhance DUI enforcement within the City of Phoenix and joint enforcement efforts throughout the valley.

Occupant Protection (Traffic Bureau): Funding will provide training, materials, supplies, overtime and related fringe benefits associated with "Click It or Ticket" enforcement activities, child passenger safety technician certification classes, car seat events, "Buckle Up, Baby" hotline and various seatbelt enforcement campaigns.

Pedestrian and Bicycle Safety (Traffic Bureau): Funding will provide training, materials, supplies, overtime and related fringe benefits associated with education and enforcement campaigns designed to increase safety awareness, traffic law knowledge, and skills among pedestrians and bicyclists.

Traffic Services (Traffic Bureau): Funding will provide training, materials, supplies, equipment (radar/laser speed detection devices), overtime and related fringe benefits associated with education and enforcement campaigns, such as Traffic Impact Programs, school zone enforcement, construction zone enforcement, Traffic Complaint Hotline enforcement, and selective traffic enforcement programs.

Accident Investigation (Vehicle Crimes Unit): Funding will provide materials and supplies associated with projects to improve the overall ability of vehicular crime units detectives to investigate fatality and serious injury collisions.

DUI Abatement Council (Traffic Bureau): Funding will be requested from the DUI Abatement Council for overtime and related fringe benefits associated with DUI enforcement and innovative "Know Your Limit" Programs.

Street Transportation Department - Total Funding Request \$16,500

This funding will be used to provide properly fitted bicycle helmets for distribution at bike rodeos and other child-focused safety events. These helmets are a critical component of promoting safe riding practices among children and reducing the risk of head injuries in the event of a fall or collision. By ensuring that each helmet is properly fitted, the program reinforces the importance of protective gear and supports community efforts to educate families on bicycle safety. This initiative aligns with broader goals to enhance child safety, encourage active transportation, and foster lifelong habits of safe cycling.

**Contract Term**

One year beginning October 1, 2026, through September 30, 2027.

**Financial Impact**

Total funding request is \$2,066,500. The cost to the City is personnel expenses and in-kind resources only.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Frank McCune, the Fire, Police, Street Transportation departments and the City Prosecutor's Office.



**Authorization to Apply for the Consolidated National Criminal History Improvement Program (Ordinance S-52671) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Arizona Criminal Justice Commission for the Consolidated National Criminal History Improvement Program. The grant amount is not to exceed \$1,000,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

This program is designed to reduce violent crime and enhance public safety by improving the accuracy, completeness and accessibility of criminal history records. These efforts support compliance with state and federal requirements that mandate timely submission of criminal history information to official repositories for use in background checks and other public safety purposes.

Grant funds will be used to modernize record systems, reduce the backlog of unreported dispositions, and ensure timely electronic transmission of records to both state and federal systems in accordance with FBI Criminal Justice Information Services (CJIS) standards. This includes hiring temporary staff to identify and resolve root causes of reporting gaps, implement standardized procedures for updating older records, and provide training to existing personnel on accurate and timely reporting. Additionally, funds will be allocated to purchase equipment and technology solutions that enhance automation, improve data integrity, and streamline the reporting process. These tools will support linking arrests to case outcomes, automating updates, and strengthening connectivity with systems such as the National Instant Criminal Background Check System and the Interstate Identification Index.

By addressing these challenges, the program ensures that disqualifying information such as felony convictions, domestic violence orders, and mental health adjudications is available for firearm eligibility determinations and other critical public safety purposes. These improvements help ensure that individuals working with vulnerable populations, such as children or the elderly, and those seeking positions of trust are properly vetted. These enhancements not only fulfill legal obligations but also protect

communities by enabling accurate and timely background checks for individuals seeking positions of trust or working with vulnerable populations.

The grant application was due on February 13, 2026. If authorization is denied, the grant application will be rescinded.

**Contract Term**

The contract term will be for four years from the date of the approved award.

**Financial Impact**

No matching funds are required.

**Responsible Department**

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



---

**Electrical Services Contract - IFB 24-0198 - Amendment (Ordinance S-52637) - Citywide**

Request to authorize the City Manager, or his designee, to execute amendments to allow additional expenditures under Contract 160656 with Commercial Comm and Electric, Inc. and Contract 160735 with Kind Electric, LLC. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the additional expenditures will not exceed \$30.6 million.

**Summary**

The Contracts provide electrical services to cover the labor, materials, supplies, and equipment necessary to support the Aviation (AVN), Phoenix Convention Center (PCC), Parks and Recreation (PKS), and the Water Services (WSD) departments. AVN plans to expand its electric vehicle charging capabilities by installing new charging stations and developing new charging capabilities at Terminal 3 in order to meet growing electric fleet requirements. Additionally, PKS will continue its LED re-lamping initiative to upgrade lighting in parks, courts, and fields to address lighting deficiencies and aging electrical equipment and infrastructure and to improve overall lighting quality at the 189 parks and 495 buildings that PKS manages.

**Contract Term**

The five-year term of the Contracts remain unchanged and will end on May 31, 2029.

**Financial Impact**

Upon approval of \$30.6 million in additional funds, the revised aggregate cost of the Contracts will be up to \$53,212,500. Funds are available in the AVN, PKS, PCC, and WSD departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Electrical Services Contracts 160656 and 160735 (Ordinance S-50854) on May 15, 2024.
- Authorize Additional Funding for PKS to the Electrical Services Contracts 160656 and 160735 (Ordinance S-51320) on October 2, 2024.

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Managers Cynthia Aguilar and Frank McCune and the Water Services, Parks and Recreation, Phoenix Convention Center, and Aviation departments.



---

**Aviation Department Airport Planning Consulting On-Call Services Fiscal Years 2025-26 to 2029-30 - Amendment (Ordinance S-52663) - District 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 162661 with Landrum & Brown, Incorporated to provide \$5.3 million in additional Airport Planning On-Call Consulting Services and to authorize execution of a task order in an amount not to exceed \$6.6 million for the Phoenix Sky Harbor International Airport West Terminal Development - Visioning and Advanced Terminal Planning project. Further request to authorize execution of amendments to the Master Agreement as necessary within the City 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 the amendment will not exceed \$5.3 million.

**Summary**

The purpose of this project is to define the next major expansion of Phoenix Sky Harbor International Airport. This project will create a unified vision and implementation framework for the West Terminal complex, one of the key long-term initiatives identified in the Comprehensive Asset Management Plan. The Visioning and Advanced Terminal Planning effort will lead to the development of a Program Definition Document. The document will define airline tenants, the terminal configuration, functionality, budget, schedule, and phasing strategies that best support Phoenix Sky Harbor International Airport's long-term operational, passenger and strategic goals. The project and the definition document will also serve as the foundation for the subsequent future design and construction of the new terminal.

This amendment is necessary because use of an Airport Planning Consulting On-Call Services contract allows the Aviation Department to address the timeline requirements and specialized terminal planning aspects of the project. To ensure Landrum & Brown, Incorporated's contract has sufficient capacity, staff recommends increasing the contract capacity and spending authority by an additional amount not to exceed \$5.3 million to complete this project. This amendment will allow for issuance of the task order to Landrum & Brown Incorporated for an amount not to exceed \$6.6 million for the Phoenix Sky Harbor International Airport West Terminal Development - Visioning and Advanced Terminal Planning project.

**Contract Term**

The term of the Master 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 Master Agreement for Airport Planning Consulting On-Call Services was approved for an amount not to exceed \$4 million, including all subconsultant and reimbursable costs. The amendment will increase the agreement by an amount no to exceed \$5.3 million, for a new total amount not to exceed \$9.3 million, including all subconsultant and reimbursable costs.

Funding for the 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 Master Agreement 162661 (Ordinance S-51762) on March 26, 2025.

**Location**

2485 E. Buckeye Road  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.



---

**Purchase of COBUS Vehicles - Request for Award (Ordinance S-52668) - District 8**

Request to authorize the City Manager, or his designee, to execute a contract with COBUS Industries, LLC to purchase COBUS buses for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contract will not exceed \$5 million.

**Summary**

The Aviation Department is seeking to purchase six COBUS buses for airport contingency and continuity of operations planning at Phoenix Sky Harbor International Airport (PHX). Since 2022, the PHX SkyTrain® has provided end-to-end passenger service from the Rental Car Center to the 44th Street Sky Train Station. When planned maintenance, irregular operations, and train outages occur, bus service is necessary to transport impacted customers between PHX facilities and maintain continuity of operations. Additionally, the COBUS buses are necessary to support PHX's airfield remote hardstand operations, which require transporting customers to and from remote aircraft and terminals via apron buses.

**Procurement Information**

According to Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. The Aviation Department currently has six COBUS buses to support the PHX's SkyTrain® contingency plan. The COBUS is a uniquely designed shuttle that can safely operate on airport airfields and transport large volumes of passengers. To meet increasing travel and passenger activity, PHX has expanded its contingency and remote aircraft hardstand programs. Procurement of additional COBUS passenger buses provides a cost-effective solution for transportation to and from existing terminal facilities.

**Contract Term**

The three-year term of the contract will begin on or about March 16, 2026. There are no options to extend the term.

**Financial Impact**

The cost of the contract will not exceed \$5 million. Funding is available in the Aviation Department's Capital Improvement Program budget.

**Location**

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

**Responsible Department**

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.



## **Disposal of Heavy Duty Buses (Ordinance S-52658) - Citywide**

Request to authorize the City Manager, or his designee, to enter into agreements for the disposition of buses through transfer or sale to various government agencies. Further request authorization for the City Treasurer to accept all funds related to this item.

### **Summary**

The Public Transit Department (PTD) disposes of buses past their useful life in compliance with Federal Transit Administration (FTA) requirements, usually through auction. The auction of full-size heavy-duty buses typically does not result in a large return, especially after fees and the costs of asset disposal. The Los Angeles County Metropolitan Transportation Authority (LA Metro) has requested the transfer of buses past their useful life to be used for transportation services during the 2028 Summer Olympics. In accordance with City Code, this request is for authorization to dispose of the surplus buses not needed by the department through a non-competitive sale and transfer to LA Metro. There will be no costs to the City, as LA Metro will handle the transport, painting, branding, and ongoing maintenance and operating costs for the buses.

PTD currently has seven buses ready to transport and estimates that it will transfer approximately 20 buses prior to the Olympic games. PTD has worked with the FTA to ensure the City will not be responsible for any return of federal funds which would normally be required for buses valued above certain thresholds.

In addition to the buses to be transferred to LA Metro, this item will allow for the sale of one hydrogen bus. This pilot bus was purchased as part of the department's low emission fleet transition plan. The bus was ordered years ago when multiple hydrogen fueling companies had plans to provide hydrogen fuel in Arizona. Currently, there are no hydrogen fuel providers located in Arizona or in close proximity, and the costs to bring hydrogen to the valley from out-of-state is excessive and negates the environmental benefits of the low-emission bus. Additional infrastructure would also be needed for the storage and dispensing of hydrogen fuel. The City of Santa Clara, California is interested in purchasing the bus from PTD at cost. This item would allow PTD to sell the bus to the City of Santa Clara or to another interested government

agency with no financial impact to the City.

**Financial Impact**

The average salvage value of the end-of-life buses, based on auction proceeds since 2022, is less than \$5,000 per bus. The buses will be transferred to LA Metro at a nominal cost.

The hydrogen bus will be sold for \$1,504,000, which is the amount the City paid for the bus.

**Responsible Department**

This item is submitted by Deputy City Manager Amber Williamson and the Public Transit Department.



---

**Bard HVAC Parts and Equipment, RFA 26-FMD-036 - Request for Award (Ordinance S-52655) - Citywide**

Request to authorize the City Manager, or his designee, to enter into an agreement with Geary Pacific Corporation dba Geary Pacific Supply for the purchase of Bard Heating, Ventilation, and Air Conditioning (HVAC) parts and equipment on an as-needed basis. Further request authorization for the City Controller to disburse all funds related to this item. The total aggregate amount of the agreement will not exceed \$150,000.

**Summary**

The Public Works Department is responsible for maintaining HVAC equipment at multiple City facilities, including 30 800 MHz radio communication towers equipped with Bard HVAC units. Each tower contains between one and six Bard units that provide critical cooling to radio communication equipment used by the Police Department, Fire Department, 911 operations, the FBI, and other law enforcement agencies.

The Bard units are essential to maintaining appropriate operating temperatures for this critical infrastructure. This agreement will allow the department to purchase necessary parts and equipment to maintain and repair these units, ensuring reliable operation and continuity of emergency communications.

**Procurement Information**

In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a determination memo identifying Geary Pacific Corporation dba Geary Pacific Supply as the sole source provider in the state of Arizona for Bard HVAC parts and equipment.

**Contract Term**

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

**Financial Impact**

The agreement will have a total aggregate value that will not exceed \$150,000. Funds

are available in the Public Works Department's Operating budget.

**Responsible Department**

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



**Intergovernmental Agreement (IGA) for Waste Collection and Transportation Mutual Aid (Ordinance S-52661) - Citywide & Out of City**

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) for Waste Collection and Transportation Mutual Aid with the cities of Mesa, Avondale, Glendale, Tempe, Scottsdale, Peoria, and Surprise; the towns of Queen Creek and Gilbert; and the Salt River Pima-Maricopa Indian Community.

**Summary**

The purpose of this IGA is to establish procedures for participating jurisdictions to request and provide mutual aid during emergencies related to waste collection, transportation, or other operational needs. The agreement also identifies available resources and inventory and establishes a mechanism for the maintenance and repair of shared resources.

Resources covered under the IGA include, but are not limited to, automated side loaders, bin and barrel delivery vehicles, front loaders, rear loaders, backhoes, front-end load tractors, pickup trucks, mobile equipment, trailers, and dump trucks.

**Contract Term**

This agreement will be effective July 1, 2026, and will remain in effect for a five-year period through June 30, 2031. There are no options to extend.

**Financial Impact**

There is no financial impact to the Public Works Department associated with this IGA.

**Location**

Council Districts: Citywide and Out of City.

**Responsible Department**

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



---

**Water Main Replacement Program Right-Of-Way Job Order Contracting Services - JOC251 (Ordinance S-52640) - Citywide**

Request to authorize the City Manager, or his designee, to enter into separate master agreements with five contractors listed in **Attachment A** to provide Water Main Replacement Program Right-Of-Way Job Order Contracting services for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$200 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 Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Water Main Replacement Program Right-Of-Way Job Order Contracting services for the installation of four-inch to 12-inch water mains and valves, fire hydrants and fire lines, water services taps and service lines; abandonment and cut and plug of existing water mains; removal of existing fire hydrants; and removal and replacement of concrete, asphalt, and landscaping. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in

section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received, including the scoring results, until an agreement is awarded. Fourteen firms submitted proposals and are listed in **Attachment A**.

### **Contract Term**

The term of each master agreement is for up to five years, or up to \$40 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 \$40 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$200 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 Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.

## ATTACHMENT A

### Selected Firms

Rank 1: Talis Construction Corporation

Rank 2: B & F Contracting, Inc.

Rank 3: J Wise Corp.

Rank 4: Hunter Contracting Co.

Rank 5: Waco, LLC dba Waco Contracting

### Additional Proposers

Rank 6: Achen-Gardner Construction, L.L.C.

Rank 7: Hydra Contracting LLC

Rank 8: Haydon Companies, LLC

Rank 9: DCS Contracting, Inc.

Rank 10: FPS Civil, LLC

Rank 11: Degan Construction, LLC

Rank 12: Kinkaid Civil Construction LLC

Rank 13: NPL Construction Co. dba TPL Construction Co

Rank 14: Arrowmark, LLC



**Traffic Control Officer Services Requirements Contract - IFB-25-0739 Request for Award (Ordinance S-52641) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with BLUE Enforcement Services, LLC to provide Traffic Control Officer Services to 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 \$2,269,000.

**Summary**

This contract will provide off-duty law enforcement officers to support safe and efficient traffic operations for the Street Transportation Department and other City departments. These services will be used to manage traffic flow during construction projects, maintenance activities, special events and emergency situations, which will ensure public safety and minimize disruptions to motorists and pedestrians. This contract is necessary to maintain reliable traffic operations across the City, reduce congestion and enhance safety for residents and visitors.

**Procurement Information**

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

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

BLUE Enforcement Services, LLC

**Contract Term**

The contract will begin on or about April 1, 2026, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$2,269,000. Funding is available in the Street Transportation Department's operating budget.

**Responsible Department**

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



**Salt River Project Property Use License for City Project WS90400090 - Odor Control Station 92 (Ordinance S-52645) - District 7**

Request to authorize the City Manager, or his designee, to enter into a property use license with Salt River Project for work associated with City Project WS90400090 - Odor Control Station 92. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 that authorizes including language waiving indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18.

**Summary**

The City is in the process of completing upgrades to the Odor Control Station 92. The purpose of obtaining this license is to allow for the pipe replacement which spans across a new driveway on the Salt River Project property.

**Contract Term**

The term of the construction license is one year, beginning on or about March 4, 2026.

**Financial Impact**

There is no financial impact to the City.

**Location**

33 West Broadway Road  
Council District: 7

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Frank McCune and the Water Services and Street Transportation departments.



---

**Authorization to Sell City-Owned Property Identified as Excess Real Property Inventory (Ordinance S-52634) - District 6**

Request to authorize the City Manager, or his designee, to sell four City-owned parcels identified by the Water Services Department as excess real property inventory by special warranty deed. Further request to authorize the City Treasurer to accept all funds related to this item.

**Summary**

The property to be sold consists of four Maricopa County assessor parcel numbers, containing an aggregate of approximately 2.78 acres, located in Council District 6. The parcels are no longer needed by the Department for infrastructure purposes, and the above-ground water tank previously located on one of the parcels has been removed. Funds from the sale will be used for future Water Services Department projects.

The properties will be advertised on the open market as one offering through a City contracted broker at market value to be determined by an appraisal or other valuation method accepted by the Finance Department, Real Estate Division. The City Manager, or his designee, will select the highest responsive and responsible offer for the properties based upon market value, and enter into an Agreement for the Purchase and Sale of City-owned Property, containing terms and conditions deemed necessary and appropriate by the City. Further requesting authorization to negotiate with the offeror(s) in order to yield the highest dollar return to the City, as deemed acceptable by the City Manager or his designee. The subsequent fee simple conveyance will be by special warranty deed.

**Financial Impact**

Revenue will be reflective of the cumulative market value achieved through the sale.

**Location**

Physical address: 16428 S. 28th Street Phoenix, AZ 85048.

Parcels are identified by Maricopa County Assessors parcel numbers 301-70-011B, 301-70-012P, 301-70-012R and a portion of 301-70-012U.

Council District: District 6

**Responsible Department**

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



---

**Acquisition of Real Property From Arizona State Land Department for the Cave Creek Water Reclamation Plant Rehabilitation Project Located Southwest of E. Sonoran Desert Drive and E. Peak View Road (Ordinance S-52638) - District 2**

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required for the Cave Creek Water Reclamation Plant voluntarily from Arizona State Land Department (ASLD) at a purchase price determined by the City Manager, or his designee, to be reasonable under the circumstances and in the best interests of the City, and upon such other terms as are established at ASLD's public auction. Further request authorization to enter into a short-term license or lease to accommodate construction staging needs as may be necessary to, and in furtherance of, this acquisition. Further request authorization for the City Controller to disburse all funds related to this item.

Additionally, request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18 as ASLD's form documents include such provisions.

**Summary**

Acquisition across portions of vacant land is required for the construction of groundwater recharge basins to support rehabilitation, improvements and future expansions of the Cave Creek Water Reclamation Plant. The basins will be used to recharge the groundwater aquifer with the Plant's advanced treated water for future use. The properties impacted by this project are unassessed and located southwest of E. Sonoran Desert Drive and E. Peak View Road.

**Financial Impact**

Funding for this project is available in the Water Services Department's Capital Improvement Program budget.

**Location**

Southwest of E. Sonoran Desert Drive and E. Peak View Road  
Council District: 2

**Responsible Department**

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



**Salt River Project Construction License for City Project WS85500462 - 16-inch Zone 1 Main - 51st Avenue from Carver Road to Estrella Drive (Ordinance S-52646) - District 8**

Request to authorize the City Manager, or his designee, to enter into a property use license with Salt River Project for work associated with City Project WS85500462 - 16-inch Zone 1 Main - 51st Avenue from Carver Road to Estrella Drive. 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 the indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18.

**Summary**

The City is completing the installation of a new 16-inch diameter water transmission main and the purpose of this construction license is to allow for this waterline installation to cross and run parallel to an existing Salt River Project irrigation pipe.

**Contract Term**

The term of the property use license is one year, beginning on or about March 4, 2026.

**Financial Impact**

There is no financial impact to the City.

**Location**

51st Avenue: Carver Road to Estrella Drive  
Council District: 8

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Frank McCune and the Water Services and Street Transportation departments.



---

**Amend Contract 162887 for Historic Preservation Grant for 2014 North Laurel Avenue (Ordinance S-52667) - District 4**

This is a request to amend City of Phoenix Contract 162887, which is for an Historic Preservation Exterior Rehabilitation Grant for 2014 North Laurel Avenue, to reflect David L. Wadsworth as the current owner of the property. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

On March 5, 2025, the City Council adopted Ordinance S-51691, which authorized the City Manager, or his designee, to approve 24 Historic Preservation Exterior Grants for Fiscal Year (FY) 2024-25 totaling \$385,320.89. One of the properties that was awarded a grant was 2014 North Laurel Avenue, in the Fairview Place Historic District.

The owner at the time the application was submitted was The Jennifer L. Wadsworth Trust, and Contract 162887 was executed on May 1, 2025, with the Trust as the grant recipient. However, on November 10, 2025, ownership of the property was transferred to Jennifer's father, David L. Wadsworth, through a special warranty deed that was recorded with the Maricopa County Recorder on December 9, 2025.

This request is to amend the City contract to acknowledge David L. Wadsworth as the owner of record and grant recipient. All other terms of the grant approval, including the \$16,236.50 grant amount, the scope of work, and the requirement for the owner to convey to the City a 20-year conservation easement, will remain the same.

**Financial Impact**

The existing \$16,236.50 grant was previously awarded under the FY 2024-25 Historic Preservation Exterior Rehabilitation Grant Round from the 2023 General Obligation Bond Program - Historic Preservation. There is no additional financial impact from this proposed amendment.

**Concurrence/Previous Council Action**

City Council approved the FY 2024-25 Historic Preservation Exterior Rehabilitation Grant Round on March 5, 2025.

**Location**

2014 North Laurel Avenue  
Council District: 4

**Responsible Department**

The item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



---

## Approval of Historic Preservation Exterior Rehabilitation Grants (Ordinance S-52665) - District 4

Request for approval of 19 Historic Preservation Exterior Rehabilitation grant funds for Fiscal Year (FY) 2025-26 totaling \$286,024.12. In exchange for receiving grant funds, the property owners agree to sell the City a 15- or 20-year conservation easement to protect the historic character of the property's exterior. Further request authorization for the City Controller to disburse all funds related to this item.

### Summary

Applications for the Exterior Rehabilitation grant program for the FY 2025-26 were due on November 24, 2025. A total of 37 property owners submitted applications with 28 being complete; two of these were disqualified because the request was less than the \$5,000 minimum grant amount. The remaining 26 applications were forwarded to the Exterior Rehabilitation grant panel for evaluation.

The panel met on December 19, 2025, to review the applications. Scoring criteria included whether the application followed historic preservation standards; addressed the physical needs of the property; reflected a logical sequence or logical planning of an overall rehabilitation project; resulted in a positive visual impact on the historic appearance of the property and streetscape; addressed a critical maintenance issue; and returned a vacant building to productive use. Additional points were awarded for projects that were individually listed or in a priority historic district, as well as for the significance and integrity of the property, the adequacy of the proposed bids and budget, and for the overall quality of the application.

The panel recommended the 19 grant applications listed below for a total of \$286,024.12. Panel members agreed that the next highest application, which received a score of 32.3, as well as those that scored lower, had deficiencies and should not be funded. Applicants who are not recommended for funding will be encouraged to meet with staff to improve their application and resubmit it during a future round.,

- Justin Katz; 66 E. Vernon Avenue; Ashland Place - stucco and wood window rehabilitation. Score: 42.0. Amount: \$18,450.
- Ashley Bourget; 511 W. Windsor Avenue; Willo - roof repair/replacement on main

- house and casita. Score: 41.7. Amount: \$8,074.25.
- Christine Keith; 722 W. Wilshire Drive; Encanto Vista - repair steel windows including new glass. Score: 41.3. Amount: \$20,000.
  - Erin Hunt and Aryeh Grossman; 131 W. Coronado Road; Willo - foundation repair, exterior stucco repair. Score: 41.0. Amount: \$11,915.25.
  - Cashew Trust; 417 E. Colter Street; Windsor Square - repair steel windows including new glass. Score: 40.7. Amount: \$20,000.
  - Eric Bescak and Nicole Cuellar; 510 W. Granada Road; Willo - Repair wood windows including new glass, replacement of non-historic windows with more historically compatible windows, paint windows, window screens, and stucco repair. Score: 40.7. Amount: \$20,000.
  - Hilde Family Trust; 305 W. Georgia Avenue; Medlock Place - repair steel windows including new glass, repair porch post. Score: 40.7. Amount: \$16,132.
  - Valerie Lane Gentz; 53 W. Lewis Avenue; Willo - foundation repair, gutters, masonry repair. Score: 40.3. Amount: \$19,486.17.
  - Sandra Reid Lemon; 63 W. Windsor Avenue; Willo - repair steel windows including new glass. Score: 40.0. Amount: \$20,000.
  - Gilbert A. Martinez; 2502 N. 8th Street; Coronado - foundation repair. Score: 40.0. Amount: \$20,000.
  - Corianne and Ryan Nelson; 1301 W. Latham Street; FQ Story - foundation repair, patio floor repair. Score: 39.7. Amount: \$7,698.82.
  - Jennifer and Sean Hays; 521 W. Edgemont Avenue; Willo - roof replacement, repair fascia. Score: 39.0. Amount: \$8,137.
  - Rudolph Brock Galas; 1605 W. Vernon Avenue; Del Norte Place - foundation repair. Score: 39.0. Amount: \$9,998.63.
  - Kendell Crowley; 2038 N. Mitchell Street; Coronado - stucco repair, exterior wood repair, wood window repair. Score: 38.7. Amount: \$12,714.
  - SAVI Investments, LLC; 1325 W. Willetta Street; FQ Story - foundation repair, roof repair. Score: 38.3. Amount: \$20,000.
  - Ken Clark Living Trust; 325 W. Coronado Road; Willo - repair steel windows including new glass and screens. Score: 37.7. Amount: \$20,000.
  - 2002 James Grubish Revocable Trust; 73 W. Vernon Avenue; Willo - roof repair. Score: 37.0. Amount: \$6,740.
  - Brett and Chelsea Eichmann; 1613 W. Willetta Street; FQ Story - replace non-historic windows with wood clad aluminum windows. Score: 35.7. Amount: \$13,312.
  - Jean Stephenson; 2250 N. 17th Avenue; Fairview Place - replace non-historic windows with historically compatible windows. Score: 35.0. Amount: \$13,366.

In exchange for the grant funds, the property owners agree to sell the City a

conservation easement to protect the historic character of the properties' exteriors. The term of the easement will be 15 years for grant amounts \$10,000 or less and 20 years for grant amounts between \$10,001 and \$20,000. The conservation easement will be recorded on the property's title and will run with the land.

**Financial Impact**

The 19 grant awards total \$286,024.12. Funds in the amount of \$199,888.49 are available in the General Fund Historic Preservation operating budget for 12 grants and \$86,135.63 from the 2023 General Obligation Bond Program - Historic Preservation for 7 grants.

**Concurrence/Previous Council Action**

The Historic Preservation Commission recommended approval of this item on January 12, 2026, by a 7-0 vote.

The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on February 18, 2026, by a 4-0 vote.

**Location**

The residential property addresses above are located in District 4.  
Council Districts: 4

**Responsible Department**

The item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



---

**Modification of Stipulation Request for Ratification of January 21, 2026, Planning Hearing Officer Action - PHO-7-25--Z-100-89-1(2) - Approximately 335 Feet West of The Intersection of Tatum Boulevard and Kelton Lane - District 2**

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 January 21, 2026. This ratification requires formal action only.

**Summary**

Application: PHO-7-25--Z-100-89-1(2)

Existing Zoning: PSC

Acreage: 1.08

Owner: Steve Mariani, West Valley Properties

Applicant/Representative: Justin Brown, Kimley-Horn and Associates

**Proposal:**

1. Modification of Stipulation 2 regarding substantial conformance to the elevations presented.

VPC Action: The Paradise Valley Village Planning Committee heard this request on January 5, 2026, and recommended approval by a vote of 14-0.

PHO Action: The Planning Hearing Officer recommended approval with additional stipulations.

**Location**

Approximately 335 feet west of the intersection of Tatum Boulevard and Kelton Lane

Council District: 2

Parcel Address: 4727 E. Bell Rd.

**Responsible Department**

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

## ATTACHMENT A

### Stipulations – PHO-7-25--Z-100-89-1(2)

**Location: Approximately 335 feet west of the intersection of Tatum Boulevard and Kelton Lane**

**STIPULATIONS:**

1.	That The site plan SHALL be subject to Planning and Development Department review as per Section 507 of the Zoning Ordinance.
2	That THE development SHALL be in substantial conformance to the site plan dated December 9, 2012, and elevations presented, and that development be limited to no more than four freestanding pads, as shown on the site plan as may be modified by the following stipulations.
a.	That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.
b.	That there be no drive-thru lanes permitted for Buildings 3A or 3B.
c.	That building 3A, 3B, and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
d.	That Building 3A and 3B architecturally integrated and constructed in a single-phase.
3.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED NOVEMBER 10, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. <del>3.</del>	That A 40-foot landscaped setback SHALL be provided along bell Road. Landscaping shall include mature 2-1/2-inch caliper shade trees to be planted 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
5. <del>4.</del>	That Building heights SHALL be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.
6. <del>5.</del>	That Any commercial center signage SHALL be identified and approved through the use permit procedure for a Comprehensive Sign Package, with the PSC zoning district being applicable.

7. <del>6.</del>	<del>That</del> All structures SHALL be integrated with similar or harmonious materials, surface textures, and color as approved by the Planning and Development Department.
8. <del>7.</del>	<del>That</del> The wall treatment, including texture, coloration and building materials shall be consistent around each entire structure exclusive of architecturally embellished parapets.
9. <del>8.</del>	<del>That</del> No truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
10. <del>9.</del>	The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
11. <del>10.</del>	The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):
	a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
	b. Paving plans for P-874289 show a bus bay on Tatum Boulevard, just south of Bell Road. The bus bay is to be extended to provide a continuous 10-foot-wide right-turn lane to the main driveway on Tatum Boulevard. Right-of-way for the bus bay/right-turn lane is to be dedicated by the developer.
	c. The developer shall dedicate right-of-way for a 100-foot-long 10-foot-wide right-turn lane with a 120-foot transition on Bell Road at the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.
	d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.
12. <del>11.</del>	The developer is to provide funds in escrow prior to final Planning and Development Department site plan approval for all adjacent curb, gutter and sidewalk improvements, including bus bay modifications and right turn

	lanes as indicated above.
13. <del>12.</del>	<del>That</del> Shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas SHALL be provided as approved by the Planning and Development Department.
14. <del>13.</del>	The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through Planning and Development Department with the direct involvement of the property owners abutting the site along the south and west property lines.
15. <del>14.</del>	The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
16. <del>15.</del>	Speed bumps shall be placed along all driveways located at the rear of the buildings.
17. <del>16.</del>	All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.
18. <del>17.</del>	Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.
19. <del>18.</del>	Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
20. <del>19.</del>	No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
21. <del>20.</del>	The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.
22. <del>21.</del>	All entrances to the shopping center shall be paved with red bomanite.
23. <del>22.</del>	All pads shall be landscaped simultaneously with the landscaping of the shopping center.
24.	All HVAC units installed in the shopping center shall have vertical exhaust

<del>23.</del>	features.
25. <del>24.</del>	Deterrent type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
26. <del>25.</del>	<del>That</del> A three-foot berm or wall SHALL be provided along Bell Road.
27. <del>26.</del>	<del>That</del> Development SHALL commence within 24 months of final City Council approval in accordance with Section 506 of the Zoning Ordinance.
28.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.



**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-4-25-2 - Approximately 400 Feet South of the Southeast Corner of the 29th Avenue Alignment and Dove Valley Road (Ordinance G-7489) - District 2**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-4-25-2 and rezone the site from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) to C-2 M-R SP NBCOD (Intermediate Commercial, Mid-Rise District, Special Permit, North Black Canyon Overlay District) to allow a self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses.

**Summary**

Current Zoning: C-2 M-R NBCOD

Proposed Zoning: C-2 M-R SP NBCOD

Acreage: 4.17

Proposal: Special Permit to allow a self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses

Owner: 24 SAC, LLC

Applicant: Parul Butala, AMERCO Real Estate Company

Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Gateway Village Planning Committee heard this item on December 11, 2025, and recommended a continuance to the January 8, 2026, North Gateway Village Planning Committee meeting, by a vote of 8-0.

VPC Action: The North Gateway Village Planning Committee heard this item on January 8, 2026, and recommended approval, per the staff recommendation (Addendum A), with a modification, by a vote of 9-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the staff memo dated February 4, 2026, by a vote of 9-0.

**Location**

Approximately 400 feet south of the southeast corner of the 29th Avenue alignment

and Dove Valley Road

Council District: 2

Parcel Address: 2807, 2813, 2825, 2875, and 2883 W. Dove Valley Road

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-155-25-2) FROM RE-35 (SINGLE-FAMILY RESIDENCE DISTRICT) TO CP/GCP (COMMERCE PARK DISTRICT/GENERAL COMMERCE PARK OPTION).

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

SECTION 1. The zoning of a 5.02-acre property located approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane in a portion of Section 23, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "RE-35" (Single-Family Residence District) to "CP/GCP" (Commerce Park District/General Commerce Park Option).

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 landscape setback along Mohawk Lane shall be planted with minimum 2-inch caliper, large canopy, drought tolerant shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon drought tolerant shrubs per tree, as approved by the Planning and Development Department.
2. 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.
3. 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.
4. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the clubhouse and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks, if any, shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
5. A minimum of one of the required bicycle parking spaces shall include standard electrical accessible receptacles for electric bicycle charging capabilities, which can be indoor of the proposed office space near where a bicycle can be secured, as approved by the Planning and Development Department.
6. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
7. 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.
8. 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, if any, as approved by the Planning and Development Department.

9. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
10. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Mohawk Lane, adjacent to the development.
11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
12. 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.
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. 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.
15. 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 4th day of March,  
2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-155-25-2

LEGAL DESCRIPTION OF 2714 E MOHAWK LANE, PHOENIX, AZ 85050

LOT NINE (9), MOHAWK PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 58 OF MAPS, PAGE 48.

SECTION 23  
TOWNSHIP 4 NORTH  
RANGE 3 EAST

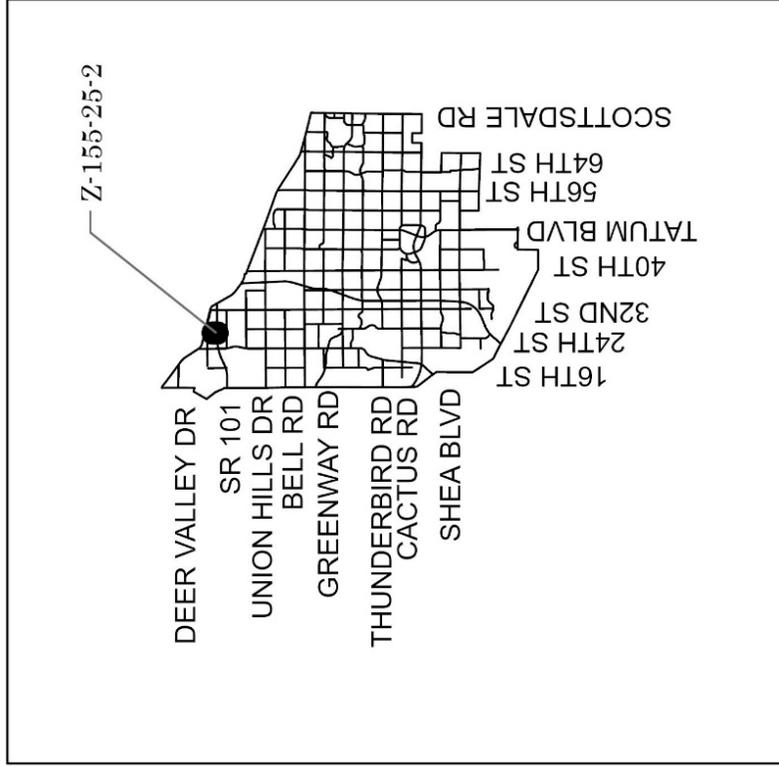
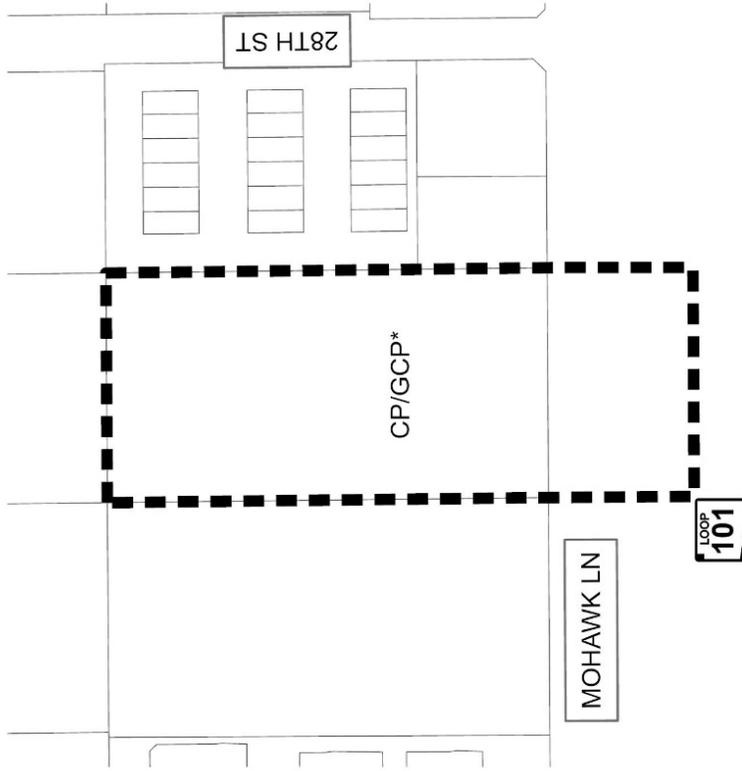
DRAFT

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-155-25-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 2/3/2026

\\home\pdt\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\Supp\Maps\2026 ORD\3-4-2026\3-4-2026.aprx



---

**Amend City Code - Ordinance Adoption - Rezoning Application Z-155-25-2 - Approximately 300 Feet West of the Northwest Corner of 28th Street and Mohawk Lane (Ordinance G-7488) - District 2**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-155-25-2, and rezone the site from RE-35 (Single-Family Residence District) to CP/GCP (Commerce Park District/General Commerce Park Option) to allow a self-service storage facility.

**Summary**

Current Zoning: RE-35

Proposed Zoning: CP/GCP

Acreage: 5.02

Proposal: Self-service storage facility

Owner: The Robert Aaron Levy and Phyllis Bargman Levy Trust

Applicant: Anthony Ardizzone, Legacy Built Investments & Development

Representative: Eric Faas, Legacy Built Investments & Development

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on January 5, 2026, and recommended approval, per staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane  
Council District: 2

Parcel Address: 2714 E. Mohawk Lane

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-10-25-6) FROM R-3 (MULTI-FAMILY RESIDENCE DISTRICT) TO R-3 SP (MULTI-FAMILY RESIDENCE DISTRICT, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 1.94-acre site located at the southeast corner of 48th Street and Holly Street in a portion of Section 32, Township 2 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "R-3" (Multi-Family Residence District) to "R-3 SP" (Multi-Family Residence District, Special Permit) to allow a cemetery, and all underlying R-3 uses.

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 December 12, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. All bicycle infrastructure and 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.
3. 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.
4. For any future building on site, bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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 parks, schools, and residential common areas, as approved by the Planning and Development Department.
8. 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.
9. A minimum of one 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.

10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A minimum 5-foot wide sidewalk shall be constructed on the south side of Holly Street, adjacent to the development.
12. A minimum 6-feet of right-of-way shall be dedicated for west half of the alley, adjacent to the eastern property line.
13. All existing electrical utilities within the public right-of-way on Holly Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
14. 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.
15. 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.
16. 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.
17. 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 4th day of March,  
2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

**EXHIBIT A**

LEGAL DESCRIPTION FOR Z-SP-10-25-6

WITHIN A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 243 FEET OF THE SOUTH 300 FEET OF THE WEST 206 FEET OF LOT 9 OF THE "ORANGE DALE TRACT" ACCORDING TO BOOK 1 OF MAPS, PAGE 35 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THE NORTH 5 FEET OF THE WEST 206 FEET OF SAID LOT 9;

EXCEPTING THEREFROM FROM THE BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 9 AND THE NORTH BOUNDARY OF SAID PARCEL;

THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 13 FEET;

THENCE NORTHEASTERLY TO A POINT IN SAID SOUTH LINE WHICH IS 13 FEET EASTERLY OF THE POINT OF BEGINNING;

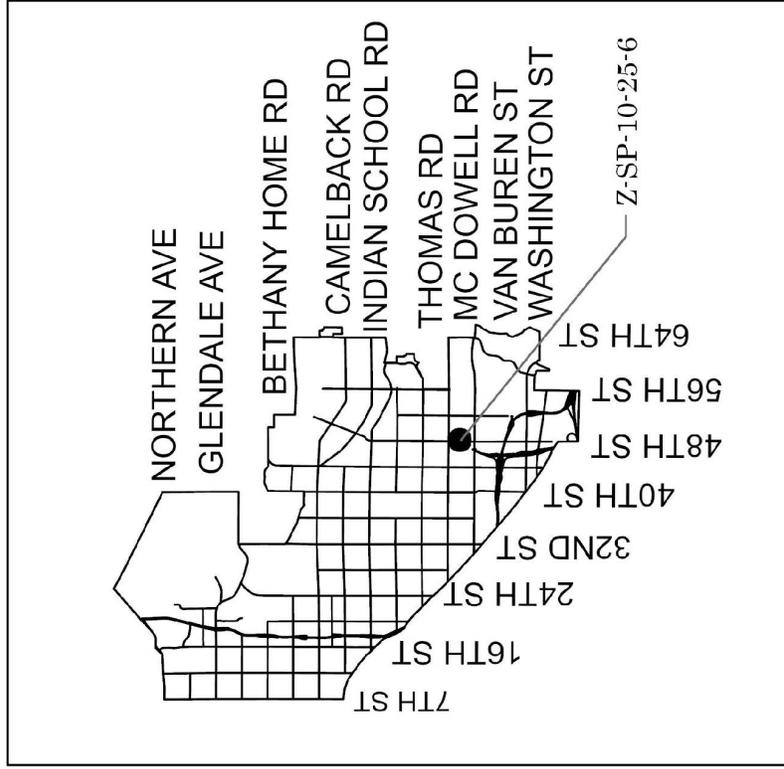
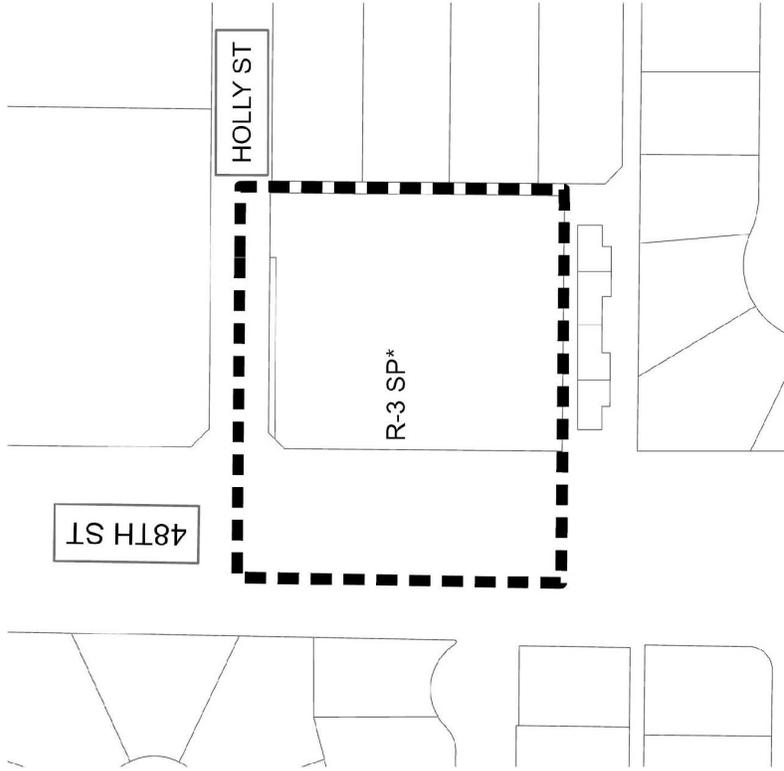
THENCE TO THE POINT OF BEGINNING.

COMPRISING A TOTAL OF 49,033 SF (1.1 ACRES), MORE OR LESS.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-SP-10-25-6  
Zoning Overlay: N/A  
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 2/3/2026



---

**Amend City Code - Ordinance Adoption - Rezoning Application Z-172-24-4 (Richman 41st & Thomas East, LLC PUD) - Approximately 615 Feet West of the Southwest Corner of 41st Avenue and Thomas Road (Ordinance G-7491) - District 4**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-172-24-4 and rezone the site from R-4 (Multifamily Residence District) and PSC (Planned Shopping Center District) to PUD (Planned Unit Development) to allow multifamily residential for seniors.

**Summary**

Current Zoning: R-4 (1.69 acres) and PSC (1.72 acres)

Proposed Zoning: PUD

Acreage: 3.41

Proposal: Multifamily residential for seniors

Owner: Phoenix Manor, LLC c/o Boswell Alliance Construction Co.

Applicant: Richman 41st & Thomas East, LLC

Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Maryvale Village Planning Committee heard this item on July 9, 2025, for information only.

VPC Action: The Maryvale Village Planning Committee heard this item on January 14, 2026, and recommended approval, per the staff recommendation, by a vote of 12-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road

Council District: 4

Parcel Address: 2608, 2626, and 2700 N. 41st Avenue

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE 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-172-24-4) FROM R-4 (MULTIFAMILY RESIDENCE DISTRICT) AND PSC (PLANNED SHOPPING CENTER DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 3.41-acre site located approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road in a portion of Section 34, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 1.69 acres of "R-4" (Multifamily Residence District) and 1.72 acres of "PSC" to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Richman 41st & Thomas East, LLC PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 22, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
  - b. Page 8, D. Development Standards, D.1 Development Standards table, Column 1, Row e. add the word "Minimum" in front of Open Space.
  - c. Page 10, D. Development Standards, D.8 Streetscape Standards table, Column 2, Row b. remove the word "Attached" in front of Sidewalk width.
2. 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.
3. A minimum 50 feet of right-of-way shall be dedicated for the south half of Thomas Road.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
5. 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.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. 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.

- 8. 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 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

---

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-172-24-4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 90°00'00" EAST, A DISTANCE OF 2655.21 FEET;

THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 652.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 90°00'00" EAST, A DISTANCE OF 58.31 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°32'30" WEST, A DISTANCE OF 240.01 FEET;

THENCE SOUTH 89°59'57" EAST, A DISTANCE OF 223.00 FEET;

THENCE SOUTH 00°32'30" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 393.78 FEET TO THE WEST LINE OF THE FINAL PLAT OF ENCANTO VILLAGE NO. 2, RECORDED IN BOOK 82, PAGE 3, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00°37'02" WEST, ALONG SAID WEST LINE, A DISTANCE OF 178.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 393.55 FEET;

THENCE SOUTH 00°32'30" WEST, A DISTANCE OF 7.99 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 281.31 FEET;

THENCE NORTH 00°32'30" EAST, A DISTANCE OF 466.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 148,108.50 SQUARE FEET OR 3.40 ACRES, MORE OR LESS.





**Amend City Code - Ordinance Adoption - Rezoning Application Z-178-25-4 - Approximately 200 Feet East of the Southeast Corner of Central Avenue and the Oak Street/Encanto Boulevard alignment (Ordinance G-7484) - District 4**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-178-25-4, and rezone the site from C-1 TOD-1 MH (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One, Middle Housing Overlay District) and R-5 SP TOD-1 MH (Multifamily Residence District - Restricted Commercial, Special Permit, Interim Transit-Oriented Zoning Overlay District One, Middle Housing Overlay District) to C-1 TOD-1 MH (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One, Middle Housing Overlay District) to allow a restaurant.

**Summary**

Current Zoning: C-1 TOD-1 MH (0.01-acres), and R-5 SP TOD-1 MH (0.42-acres)

Proposed Zoning: C-1 TOD-1 MH

Acreage: 0.43

Proposal: Restaurant

Owner/Applicant: Heard Museum

Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Encanto Village Planning Committee heard this item on January 5, 2026, and recommended approval, per the staff recommendation, by a vote of 10-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Encanto Village Planning Committee recommendation, with additional stipulations, by a vote of 6-3.

**Location**

Approximately 200 feet east of the southeast corner of Central Avenue and the Oak Street/Encanto Boulevard alignment

Council District: 4

Parcel Address: 22 E. Monte Vista Road and 2301 N. Central Avenue

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE 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-178-25-4) FROM C-1 TOD-1 MH (NEIGHBORHOOD RETAIL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, MIDDLE HOUSING OVERLAY DISTRICT) AND R-5 SP TOD-1 MH (MULTIFAMILY RESIDENCE DISTRICT - RESTRICTED COMMERCIAL, SPECIAL PERMIT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, MIDDLE HOUSING OVERLAY DISTRICT) TO C-1 TOD-1 MH (NEIGHBORHOOD RETAIL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, MIDDLE HOUSING OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 0.43-acre site located approximately 200 feet east of the southeast corner of Central Avenue and the Oak Street/Encanto Boulevard alignment in a portion of Section 32, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.01-acres of "C-1 TOD-1 MH" (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One, Middle Housing Overlay District) and 0.42-acres of "R-5 SP TOD-1 MH" (Multifamily Residence District - Restricted Commercial, Special Permit, Interim Transit-Oriented Zoning

Overlay District One, Middle Housing Overlay District) to “C-1 TOD-1 MH” (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One, Middle Housing Overlay 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 architectural design of the building addition shall generally adhere to the Conceptual Renderings date stamped November 12, 2025, as approved by the Planning and Development Department.
2. The following bicycle infrastructure shall be provided, and as approved by the Planning and Development Department.
  - a. A minimum of 4 bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
  - b. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
  - c. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.
3. A minimum of one 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.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

5. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
6. During construction of the restaurant, the following are required:
  - a. Any construction trailer (mobile office) shall be placed so the access doors face away from adjacent homes and towards the interior of the property.
  - b. Any construction trailer (mobile office) windows facing adjacent homes shall be opaque or otherwise covered at all times to obscure visibility to adjacent homes.
  - c. Construction refuse containers shall include a cover to limit debris scattering in the event of wind.
7. Prior to issuance of the Certificate of Occupancy for the restaurant, the following items, as shown on the Site Improvement Plan date stamped February 2, 2026 shall be completed:
  - a. The trash dumpster located in the existing enclosure at northeast corner of the property shall be relocated to an enclosure at the south end of the property. The trash enclosure at the northeast corner of the property shall be utilized only for landscape waste/clippings. A new dumpster for the landscape waste/clippings shall be installed that includes a cover to limit debris scattering caused by wind.
  - b. The existing shed structure at the northeast corner of the property shall be replaced with a new secure shed structure that is lower in height than the fence height.
  - c. Parking lot light poles within 80 feet of a single-family residential property shall have shields installed to prevent light spill over into the residential properties.
  - d. Existing parking lot lighting poles with power outlets shall have lockable metal covers installed to prevent unauthorized use of the power outlets by the public.
  - e. Subject to APS approval, no trespassing signs shall be installed and additional deterrents shall be provided for portions of the property that are adjacent to utility walls and that have experienced trespassing.

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 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-178-25-4

A PORTION OF LOT 1 AS SHOWN ON THE FINAL PLAT OF "THE HEARD MUSEUM", RECORDED IN BOOK 459, PAGE 18, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 32, BEARS NORTH 00°00'00" WEST, A DISTANCE OF 2639.55 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SOUTH 00°00'17" EAST, A DISTANCE OF 101.07 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°59'43" EAST, A DISTANCE OF 218.05 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 37°46'51" EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 89°48'50" EAST, A DISTANCE OF 38.35 FEET; THENCE SOUTH 63°07'48" EAST, A DISTANCE OF 21.41 FEET; THENCE NORTH 89°54'57" EAST, A DISTANCE OF 44.22 FEET; THENCE SOUTH 00°25'50" WEST, A DISTANCE OF 60.41 FEET; THENCE SOUTH 89°49'41" WEST, A DISTANCE OF 24.25 FEET; THENCE SOUTH 01°05'34" WEST, A DISTANCE OF 46.73 FEET; THENCE NORTH 89°12'10" WEST, A DISTANCE OF 8.91 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 17.69 FEET; THENCE SOUTH 89°30'57" EAST, A DISTANCE OF 38.46 FEET; THENCE SOUTH 02°02'48" WEST, A DISTANCE OF 43.64 FEET; THENCE NORTH 89°18'18" WEST, A DISTANCE OF 99.65 FEET;

THENCE NORTH 03°31'45" WEST, A DISTANCE OF 28.11 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 96.76 FEET;

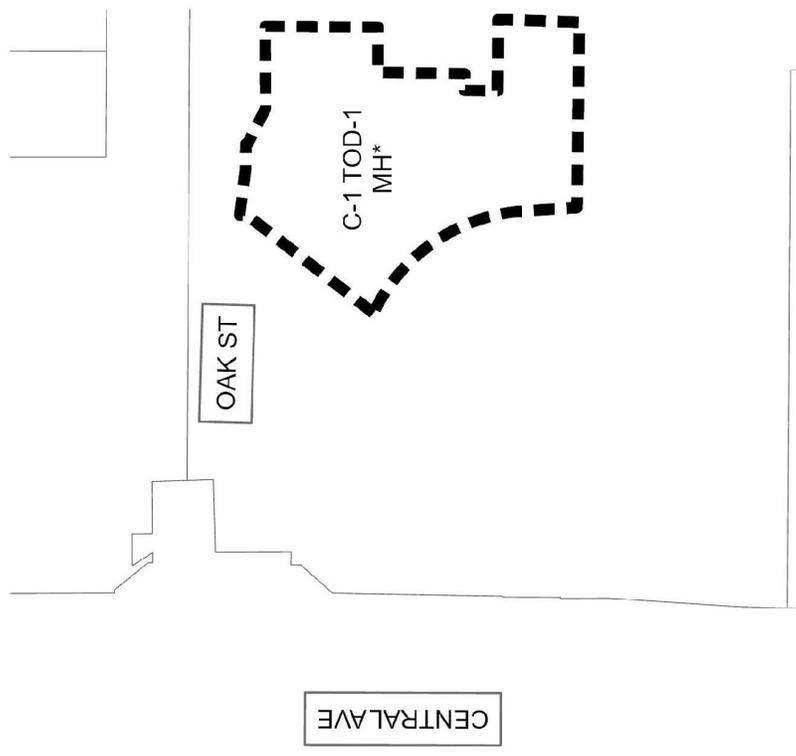
THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 103.01 FEET, THROUGH A CENTRAL ANGLE OF 60°59'34", TO THE POINT OF BEGINNING.

CONTAINING 18,706 SQUARE FEET OR 0.43 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

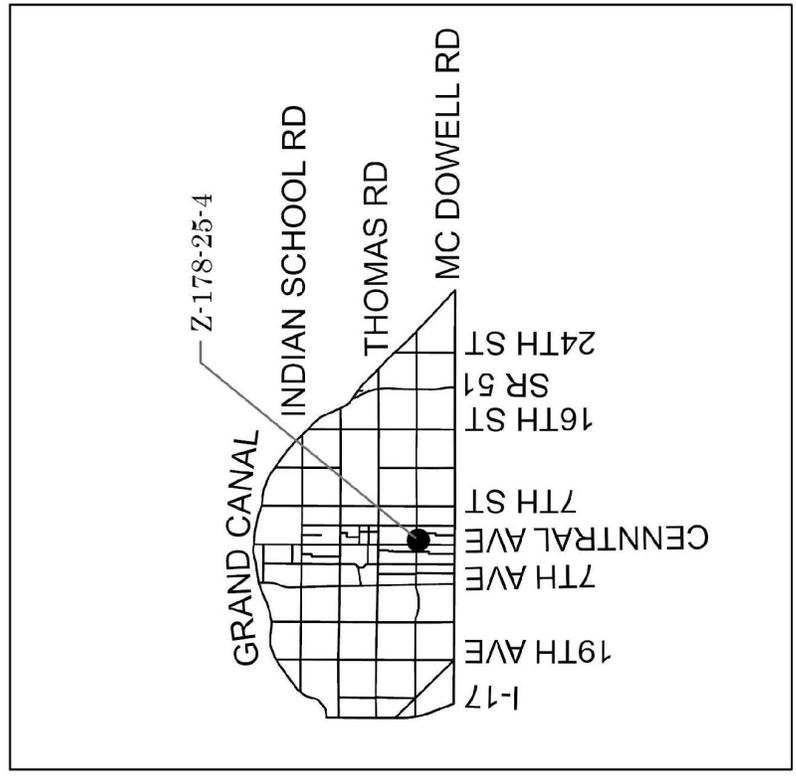
# ORDINANCE LOCATION MAP

Zoning Case Number: Z-178-25-4  
 Zoning Overlay: Interim Transit-Oriented Zoning Overlay District One  
 and Middle Housing (MH) Overlay District  
 Planning Village: Encanto Village

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -



NOT TO SCALE





**Amend City Code - Ordinance Adoption - Rezoning Application Z-179-25-4 - Northwest Corner of 35th Avenue and McDowell Road (Ordinance G-7490) - District 4**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-179-25-4, and rezone the site from C-2 (Intermediate Commercial) and C-3 (General Commercial) to WU Code T5:5 (Walkable Urban Code, Transect 5:5 District) to allow multifamily development/mixed use.

**Summary**

Current Zoning: C-2 (0.59-acres) and C-3 (0.84-acres)

Proposed Zoning: WU Code T5:5

Acreage: 1.43

Proposal: Multifamily development/mixed use

Owner: City of Phoenix, Neighborhood Services Department

Applicant: City of Phoenix, Planning Commission

Representative: Christian Monahan, City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Maryvale Village Planning Committee heard this item on January 14, 2026, and recommended approval, per staff recommendation, by a vote of 12-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Northwest corner of 35th Avenue and McDowell Road

Council District: 4

Parcel Address: 3502, 3506, 3512 W. McDowell Road; and 3501 and 3507 W. Almeria Road

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-179-25-4) FROM C-2 (INTERMEDIATE COMMERCIAL) AND C-3 (GENERAL COMMERCIAL) TO WU CODE T5:5 (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT).

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

SECTION 1. The zoning of a 1.43-acre site located at the northwest corner of 35th Avenue and McDowell Road in a portion of Section 34, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 0.59-acres of "C-2" (Intermediate Commercial) and 0.84-acres of "C-3" (General Commercial) to "WU Code T5:5" (Walkable Urban Code, Transect 5:5 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 site plan and elevations shall be presented for review and comment to the Maryvale Village Planning Committee prior to preliminary site plan approval.
2. The maximum building height shall not exceed 48 feet, except that the maximum building height may be increased to 56 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 bus pad and bay on westbound McDowell Road west of 35th Avenue shall be retained, as approved or modified by the Public Transit Department.
4. The following bicycle infrastructure shall be provided, as approved by the Planning and Development Department.
  - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
  - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
  - c. A bicycle repair station ("fix it station") shall be provided on the site, 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.
  - d. Standard electrical receptacles shall be installed for a minimum of 10% of the required bicycle parking spaces for electric bicycle charging capabilities.

5. A minimum of 50 feet of right-of-way shall be dedicated for the north side of McDowell Road.
6. A minimum of 50 feet of right-of-way shall be dedicated for the west side of 35th Avenue.
7. Sufficient right-of-way at the 35th Avenue and McDowell Road intersection shall be dedicated to encompass all public infrastructure, as approved by the Street Transportation Department.
8. There shall be a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area between the back of curb and sidewalk along the north side of McDowell Road, planted to the landscape standards of Section 1309 of the Zoning Ordinance, 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.

9. There shall be a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area between the back of curb and sidewalk along the west side of 35th Avenue, planted to the landscape standards of Section 1309 of the Zoning Ordinance, 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.

10. A Traffic Impact Analysis shall be accepted by the Street Transportation Department prior to submitting for preliminary site plan review. All mitigation improvements shall be constructed and/or funded as identified in the forthcoming accepted Traffic Impact Analysis.
11. 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.
12. 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.

13. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
14. Natural turf shall only be utilized for required retention areas (at the bottom of the basin and only allowed on slopes if required for slope stabilization), and functional turf areas, as approved by the Planning and Development Department.
15. A minimum of 25% of any surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum two-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. 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.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. 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.
19. 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.
20. 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.

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 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
  
\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (2 Pages)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-179-25-4

**PROPERTY ADDRESS: 3501 W ALMERIA ROAD**

APN: 108-24-068

ZIP CODE: 85009

WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

SOUTH HALF OF LOTS 1 AND 2, BLOCK 4, MCDOWELL HOMESITES, ACCORDING  
TO BOOK 36 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT THE EAST 4.00 FEET OF SAID LOT 1.

**PROPERTY ADDRESS: 3507 W ALMERIA ROAD**

APN: 108-24-069

ZIP CODE: 85009

WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

NORTH HALF OF LOTS 1 AND 2, BLOCK 4, MCDOWELL HOMESITES, ACCORDING  
TO BOOK 36 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT THE EAST 4.00 FEET OF SAID LOT 1; AND ALSO  
EXCEPT THE FOLLOWING PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE EAST 4.00 FEET OF  
SAID LOT 1;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF  
7.00 FEET;  
THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF SAID EAST 4.00  
FEET DISTANT 7.00 FEET SOUTH OF THE POINT OF BEGINNING;  
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**PROPERTY ADDRESS: 3502 W MCDOWELL ROAD**

APN: 108-24-088A

ZIP CODE: 85009

WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

LOT 20, BLOCK 4, MCDOWELL HOMESITES, ACCORDING TO BOOK 36 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT THE EAST 4.00 FEET OF SAID LOT 20; AND ALSO  
EXCEPT THE FOLLOWING PORTION OF SAID LOT 20 DESCRIBED AS  
FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 4.00 FEET OF  
SAID LOT 20;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF  
16.00 FEET;  
THENCE NORTHEASTERLY TO A POINT ON THE WEST LINE OF SAID EAST 4.00  
FEET DISTANT 16.00 FEET NORTH OF THE POINT OF BEGINNING;  
THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; AND  
ALSO  
EXCEPT THE PORTION OF SAID LOT 20 AS DISCLOSED IN DOCUMENT NO. 2025-  
0053294.

**PROPERTY ADDRESS: 3506 W MCDOWELL ROAD**

APN: 108-24-087A

ZIP CODE: 85009

WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

LOT 19, BLOCK 4, MCDOWELL HOMESITES, ACCORDING TO BOOK 36 OF MAPS,  
PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PROPERTY ADDRESS: 3512 W MCDOWELL ROAD**

APN 108-24-086A

ZIP CODE: 85009

WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

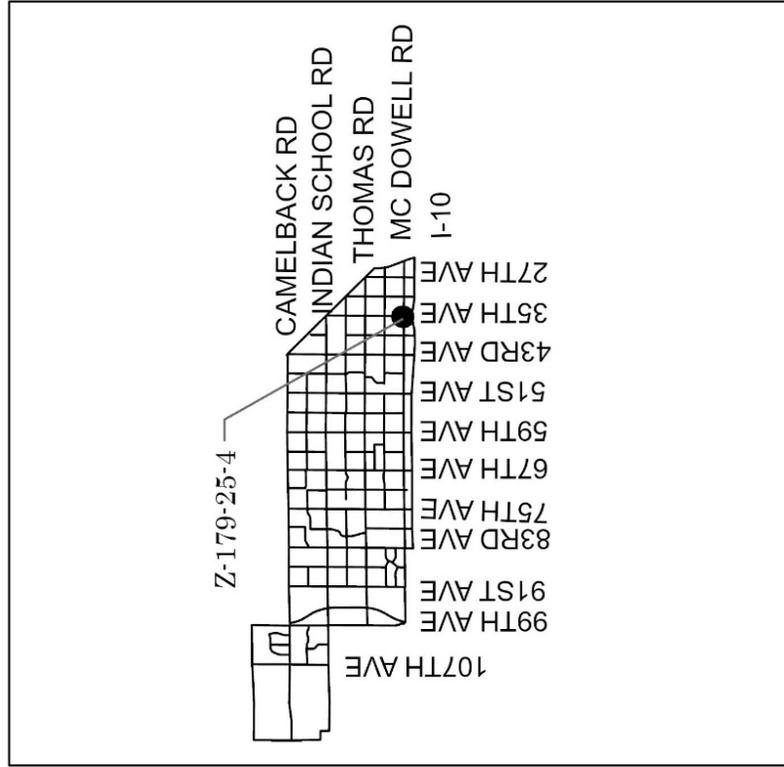
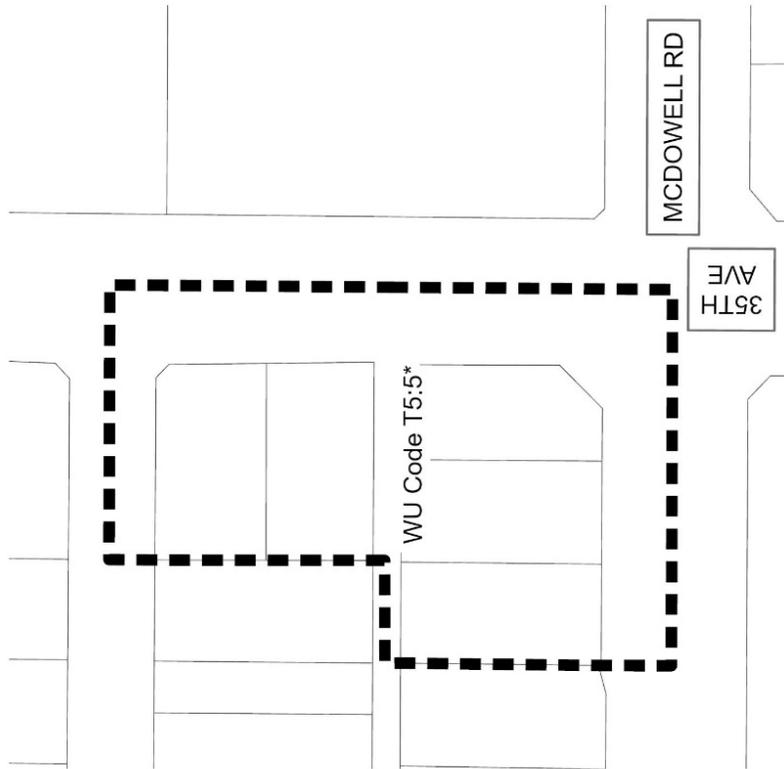
LOT 18, BLOCK 4, MCDOWELL HOMESITES, ACCORDING TO BOOK 36 OF MAPS,  
PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-179-25-4  
Zoning Overlay: N/A  
Planning Village: Maryvale

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



NOT TO SCALE



Drawn Date: 2/3/2026

None\pdt\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_Ord\3-4-2026\3-4-2026.aprx



---

**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-10-25-6 - Southeast Corner of 48th Street and Holly Street (Ordinance G-7485) - District 6**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-10-25-6 and rezone the site from R-3 (Multi-Family Residence District) to R-3 SP (Multi-Family Residence District, Special Permit) to allow a cemetery, and all underlying R-3 uses.

**Summary**

Current Zoning: R-3

Proposed Zoning: R-3 SP

Acreage: 1.94

Proposal: Special Permit to allow a cemetery, and all underlying R-3 uses

Owner: Diocese of Phoenix Catholic Cemeteries & Funeral Homes, c/o Harry Antram

Applicant: Madison Leake, Burch & Cracchiolo, P.A.

Representative: Edwin Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this item on January 6, 2026, and recommended approval, per the staff recommendation, by a vote of 17-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Southeast corner of 48th Street and Holly Street

Council District: 6

Parcel Address: 2009 N. 48th Street and 4804 E. Holly Street

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-10-25-6) FROM R-3 (MULTI-FAMILY RESIDENCE DISTRICT) TO R-3 SP (MULTI-FAMILY RESIDENCE DISTRICT, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 1.94-acre site located at the southeast corner of 48th Street and Holly Street in a portion of Section 32, Township 2 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "R-3" (Multi-Family Residence District) to "R-3 SP" (Multi-Family Residence District, Special Permit) to allow a cemetery, and all underlying R-3 uses.

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 December 12, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. All bicycle infrastructure and 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.
3. 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.
4. For any future building on site, bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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 parks, schools, and residential common areas, as approved by the Planning and Development Department.
8. 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.
9. A minimum of one 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.

10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A minimum 5-foot wide sidewalk shall be constructed on the south side of Holly Street, adjacent to the development.
12. A minimum 6-feet of right-of-way shall be dedicated for west half of the alley, adjacent to the eastern property line.
13. All existing electrical utilities within the public right-of-way on Holly Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
14. 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.
15. 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.
16. 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.
17. 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 4th day of March,  
2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

**EXHIBIT A**

LEGAL DESCRIPTION FOR Z-SP-10-25-6

WITHIN A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 243 FEET OF THE SOUTH 300 FEET OF THE WEST 206 FEET OF LOT 9 OF THE "ORANGE DALE TRACT" ACCORDING TO BOOK 1 OF MAPS, PAGE 35 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THE NORTH 5 FEET OF THE WEST 206 FEET OF SAID LOT 9;

EXCEPTING THEREFROM FROM THE BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 9 AND THE NORTH BOUNDARY OF SAID PARCEL;

THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 13 FEET;

THENCE NORTHEASTERLY TO A POINT IN SAID SOUTH LINE WHICH IS 13 FEET EASTERLY OF THE POINT OF BEGINNING;

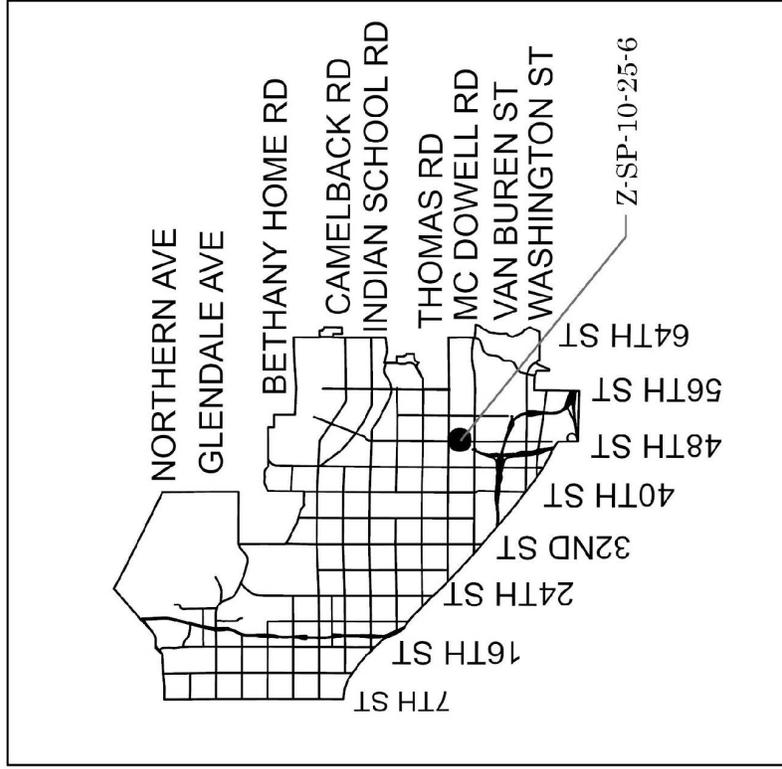
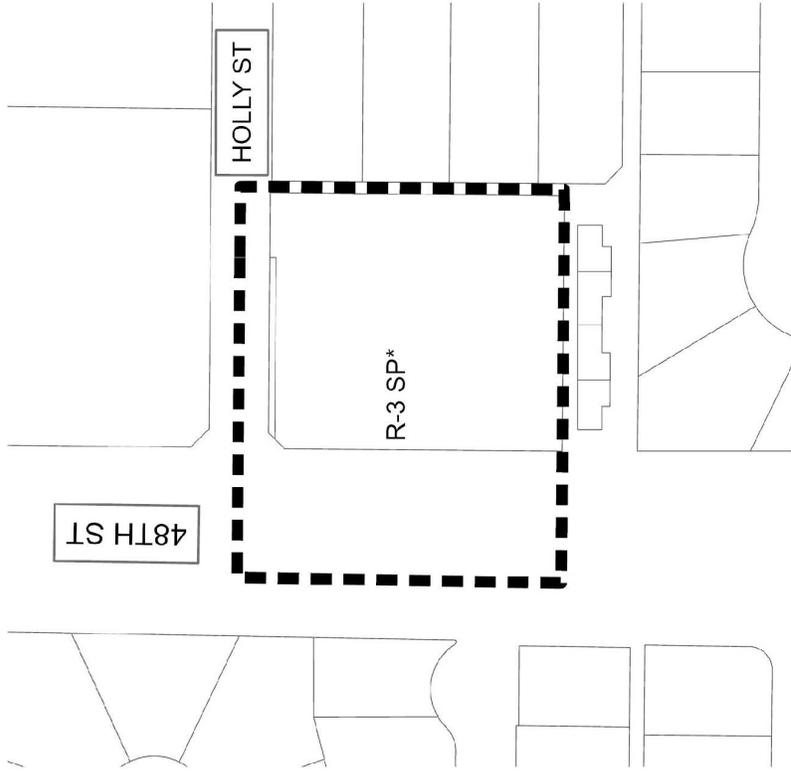
THENCE TO THE POINT OF BEGINNING.

COMPRISING A TOTAL OF 49,033 SF (1.1 ACRES), MORE OR LESS.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-SP-10-25-6  
Zoning Overlay: N/A  
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 2/3/2026



**Amend City Code - Ordinance Adoption - Rezoning Application Z-150-25-6 - Approximately 460 Feet West and 280 Feet South of the Southwest Corner of 60th Street and Indian School Road (Ordinance G-7486) - District 6**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-150-25-6 and rezone the site from RE-43 SP (One-Family Residence, Special Permit) to R1-10 (Single-Family Residence District) to allow single-family residential.

**Summary**

Current Zoning: RE-43 SP

Proposed Zoning: R1-10

Acreage: 0.14

Proposal: Single-family residential

Owner: Charles Marusiak and Lucia R Marusiak Survivors Trust UAD

Applicant/Representative: Sarah Sawyer, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this item on January 6, 2026, and recommended approval, per the staff recommendation, by a vote of 17-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Approximately 460 feet west and 280 feet south of the southwest corner of 60th Street and Indian School Road

Council District: 6

Parcel Address: 3650 N. 59th Place

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-150-25-6) FROM RE-43 SP (ONE-FAMILY RESIDENCE, SPECIAL PERMIT) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 0.14 acre site located approximately 460 feet west and 280 feet south of the southwest corner of 60th Street and Indian School Road in a portion of Section 28, Township 2 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "RE-43 SP" (One-Family Residence, Special Permit) to "R1-10" (Single-Family 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. 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.
2. 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 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

---

---

REVIEWED BY:

---

Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-150-25-6

BEING A PORTION OF PARCELS APN # 128-34-020M, 128-34-020N, AND 128-32-014A.

WITHIN A PORTION OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 72 OF INGLESIDE CLUB TRACT, ACCORDING TO BOOK 16 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°25'30" WEST ALONG THE EAST LINE OF SAID LOT 72 A DISTANCE OF 113.29 FEET;

THENCE NORTH 89°49'55" EAST, A DISTANCE OF 10.00 FEET; TO THE POINT OF BEGINNING;

THENCE NORTH 00°25'30" WEST, A DISTANCE OF 53.55 FEET;

THENCE NORTH 89°49'55" EAST, A DISTANCE OF 129.92 FEET;

THENCE SOUTH 00°9'36" EAST, A DISTANCE OF 38.55 FEET;

THENCE SOUTH 81°8'10" WEST, A DISTANCE OF 101.14 FEET;

THENCE SOUTH 89°49'55" WEST, A DISTANCE OF 29.76 FEET; TO THE POINT OF BEGINNING.

CONTAINING 6,204 S.F. (0.142 AC.); MORE OR LESS.





**Amend City Code - Ordinance Adoption - Rezoning Application Z-161-25-6 - Approximately 1,000 Feet South and 150 Feet East of the Southwest Corner of 51st Street and Piedmont Road (Ordinance G-7487) - District 6**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-161-25-6 and rezone the site from IND. PK. (Industrial Park) to CP/GCP (Commerce Park District, General Commerce Park Option) to allow light manufacturing, laboratory, office, accessory storage of materials (indoor).

**Summary**

Current Zoning: IND. PK.

Proposed Zoning: CP/GCP

Acreage: 1.47

Proposal: Light manufacturing, laboratory, office, accessory storage of materials (indoor)

Owner: Randy Isaacson, Shin-Etsu MicroSi, Inc

Applicant/Representative: William Allison, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Ahwatukee Foothills Village Planning Committee was scheduled to hear this item on January 26, 2026, for recommendation; however, there was no quorum.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the staff recommendation, by a vote of 9-0.

**Location**

Approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road

Council District: 6

Parcel Address: 10024 S. 51st Street

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-161-25-6) FROM IND. PK. (INDUSTRIAL PARK) TO CP/GCP (COMMERCE PARK DISTRICT, GENERAL COMMERCE PARK OPTION).

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

SECTION 1. The zoning of a 1.47-acre site located approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road in a portion of Section 8, Township 1 South, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "IND. PK." (Industrial Park) to "CP/GCP" (Commerce Park District, General Commerce Park Option).

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 October 20, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. All bicycle infrastructure and 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.
3. 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.
4. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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.
8. 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.
9. 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.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business

Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

11. A minimum 5-foot wide sidewalk shall be constructed on the south side of 51st Street, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 23, 2025.
13. 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.
14. 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.
15. 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.
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.

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 4th day of March, 2026.

---

MAYOR

ATTEST:

---

Denise Archibald, City Clerk

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

By:

---

---

REVIEWED BY:

---

Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-161-25-6

A portion of the Southwest Quarter of Section 8, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 8, from which the South Quarter Corner of said Section 8 bears North 89 degrees 21 minutes 36 seconds East, 2636.51 feet (Basis of Bearings);

thence along the South line of said Southwest Quarter, North 89 degrees 21 minutes 36 seconds East, 1318.13 feet;

thence along the West boundary, and the Southerly prolongation thereof, of that final plat of "Koll/Elliott Tract A", as recorded in Book 247, Page 4 of Maricopa County Records, North 0 degrees 20 minutes 18 seconds West, 2096.86 feet to the Southwest Corner of Lot 8 of said final plat;

thence along the South line of said Lot 8, North 89 degrees 39 minutes 42 seconds East, 455.00 feet to the Southwest Corner of Lot 9 of said final plat and the POINT OF BEGINNING;

thence along the West Boundary, and Northerly prolongation thereof, of said Lot 9, North 0 degrees 20 minutes 18 seconds West, 279.05 feet to a point on the centerline of 51<sup>st</sup> Street as shown on said final plat;

thence along said centerline, North 89 degrees 24 minutes 14 seconds East, 99.29 feet to the beginning of a curve, concave Southwest, having a radius of 500.00 feet;

thence continuing along said centerline, Southeasterly 183.17 feet along the arc of said curve to the right through a central angle of 20 degrees 59 minutes 25 seconds;

thence along the East boundary, and the Northerly prolongation thereof, of said Lot 9, on a non-tangent line South 20 degrees 23 minutes 39 seconds West, 264.23 feet to the Southeast corner of said lot 9;

thence along the South line of said lot 9, South 89 degrees 39 minutes 42 seconds West, 185.00 feet to the POINT OF BEGINNING.

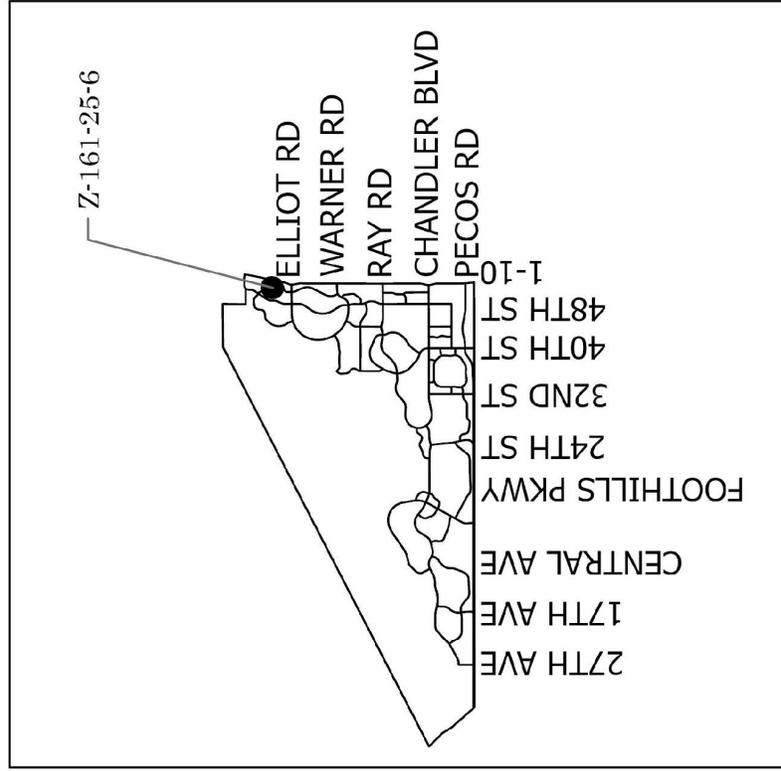
Contains 64,387 square feet or 1.4781 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

EXHIBIT B

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-161-25-6  
Zoning Overlay: N/A  
Planning Village: Ahwatukee Foothills

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



NOT TO SCALE



Drawn Date: 2/3/2026



---

**Amend City Code - Ordinance Adoption - Rezoning Application PHO-3-25--Z-62-13-7 (Continued from December 17, 2025) - Approximately 1320 Feet South of the Southwest Corner of 59th Avenue and Lower Buckeye Road (Ordinance G-7494) - District 7**

Request to authorize the City Manager, or the City Manager's designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on January 21, 2026.

**Summary**

Application: PHO-3-25--Z-62-13-7

Existing Zoning: A-1

Acreage: 9.77

Owner: Phoenix Jones Partners LLC

Applicant / Representative: Benjamin Graff, Quarles & Brady LLP

**Proposal:**

1. Modification of Stipulation 1 regarding general conformance to the site plan and landscape plan date stamped February 23, 2024.

VPC Action: The Estrella Village Planning Committee heard this request on January 20, 2026, and recommended approval with a vote of 4-0.

PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

**Location**

Approximately 1320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road

Council District: 7

Parcel Address: 3500 S. 59th Ave.

**Responsible Department**

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

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS  
APPLICABLE TO REZONING APPLICATION Z-62-13-7  
PREVIOUSLY APPROVED BY ORDINANCE G-7263.

---

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

SECTION 1. The zoning stipulations applicable to the site located at approximately 1320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Raod in a portion of Section 19, Township 1 North, Range 2 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

#### STIPULATIONS:

1. The development shall be in general conformance with the site plan DATE STAMPED DECEMBER 31, 2025 and landscape plans date stamped OCTOBER 31, 2025, ~~February 23, 2024~~, as approved by the Planning and Development Department.
2. A minimum 75-foot landscape setback shall be provided along the south property lines and shall utilize the Commerce Park/General Commerce Park landscape standards for plant types, quantity and spacing, as approved by the Planning and Development Department.
3. Commerce Park/General Commerce Park Development standards shall be provided along the east property line, with the east property line being deemed an interior lot line on a street, as approved by the Planning and Development Department.

4. A minimum 125-foot building setback shall be provided along the south property line, as approved by the Planning and Development Department.
5. Building height shall be limited to a maximum of 48 feet within 150 feet of the south property line, as approved by the Planning and Development Department.
6. Outdoor storage shall not be permitted within 250 feet of the south and west property lines, except for the trailer storage shall not be located closer than 200 feet, as approved by the Planning and Development Department.
7. Submit amended Traffic Impact Study Analysis updated to proposed development use. Additional improvements may be stipulated based upon study findings
8. Right-of-way totaling 45 feet and a 10-foot-wide sidewalk easement with an 8-foot-wide sidewalk shall be dedicated and constructed for the west half of 59th avenue. provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping, and incidentals for the length of the project.
9. The developer shall construct a bus stop pad that conforms with standard detail p1260 on the northeast corner of the site on southbound 59th avenue.
10. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
11. Complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to the Street Transportation Department with a copy to the Traffic Engineer and Civil Plans Reviewer.
12. Provide underground street light circuits, poles and fixtures on all public streets in locations approved by the Street Transportation Department. Submit one copy of the approved site plan with three copies of the streetlight plans to the 2nd floor of City Hall to be routed to Street Lighting Section reviewer.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, setback sidewalk, curb ramps, streetlights, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. 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.

15. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7263, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7263 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 4th day of March 2026.

\_\_\_\_\_  
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-

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

A parcel of land located in the Northeast quarter of Section 19, Township 1 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a point, said point being the brass cap in hand hole at the East quarter corner of said Section 19, from which the Northeast section corner bears North 00 degrees 09 minutes 18 seconds East a distance of 2640.74 feet;

Thence leaving said corner North 88 degrees 35 minutes 33 seconds West 33.01 feet along the East-West mid-section line to a found rebar with cap at the Westerly right of way 59th Ave being the TRUE POINT OF BEGINNING for the parcel described herein;

Thence leaving said right of way line continuing along East-West mid-section line North 88 degrees 35 minutes 33 seconds West, 329.08 feet;

Thence North 00 degrees 09 minutes 18 seconds East, 1177.83 feet;

Thence South 88 degrees 39 minutes 02 seconds East, 329.07 feet to a point on the said Westerly right of way line,

Thence continuing along said right of way line, South 00 degrees 09 minutes 18 seconds West, 1178.76 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed to the City of Phoenix, a municipal corporation of the State of Arizona in Warranty Deed recorded March 21, 2024, in Recording No. 20240146933, being more particularly described as follows:

A portion of the Northeast quarter of Section 19, Township 1 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a point, said point being a brass cap in handhole found at the East quarter corner of said Section 19, from which a brass cap in handhole found at the Northeast section corner of Section 19 which bears North 00 degrees 09 minutes 18 seconds East, a distance of 2640.74 feet {basis of bearing);

Thence leaving said quarter corner, North 88 degrees 40 minutes 22 seconds West, a distance of 45.01 feet to the POINT OF BEGINNING;

Thence North 00 degrees 09 minutes 18 seconds East, a distance of 1178.09 feet,

Thence South 89 degrees 50 minutes 42 seconds East, a distance of 45.00 feet;

Thence South 00 degrees 09 minutes 18 seconds West, a distance of 1178.09 feet;

Thence North 89 degrees 50 minutes 42 seconds West, a distance of 45.00 feet to the POINT OF BEGINNING.





**Amend City Code - Ordinance Adoption - Rezoning Application Z-144-25-7 - Northeast Corner of Central Avenue and Jackson Street (Ordinance G-7492) - District 7**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-144-25-7 and rezone the site from DTC-Warehouse (Downtown Code, Warehouse Character Area) to DTC-Warehouse HP (Downtown Code, Warehouse Character Area, Historic Preservation Overlay) to allow for a Historic Preservation Overlay for Price & Price Building / Arizona Mercantile Company Warehouse.

**Summary**

Current Zoning: DTC-Warehouse

Proposed Zoning: DTC-Warehouse HP

Acreage: 0.36

Proposal: Historic Preservation Overlay for Price & Price Building / Arizona Mercantile Company Warehouse.

Owner: Brad Jannenga, 10 East Jackson, LLC

Applicant: Michael Buschbacher, Earl & Curley, P.C.

Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to a stipulation.

HPC Action: The Historic Preservation Commission heard this item on January 12, 2026, and recommended approval, per the staff recommendation, by a vote of 7-0.

VPC Action: The Central City Village Planning Committee heard this item on January 12, 2026, and recommended approval, per the staff recommendation, by a vote of 8-0.

PC Action: The Planning Commission heard this item on February 5, 2025, and recommended approval, per the Historic Preservation Commission and the Central City Village Planning Committee recommendations, by a vote of 9-0.

**Location**

Northeast corner of Central Avenue and Jackson Street

Council District: 7

Parcel Address: 10 E. Jackson Street

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-144-25-7) FROM DTC-WAREHOUSE (DOWNTOWN CODE, WAREHOUSE CHARACTER AREA) TO DTC-WAREHOUSE HP (DOWNTOWN CODE, WAREHOUSE CHARACTER AREA, HISTORIC PRESERVATION OVERLAY).

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

SECTION 1. The zoning of a 0.36 acre site at the northeast corner of Central Avenue and Jackson Street in a portion of Section 8, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "DTC-Warehouse" (Downtown Code, Warehouse Character Area) to "DTC-Warehouse HP" (Downtown Code, Warehouse Character Area, Historic Preservation Overlay).

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. 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 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

---

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-144-25-7

Within a portion of Section 8, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Lots 10 and 12, Block 36, ORIGINAL TOWNSITE OF PHOENIX, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 51;

EXCEPT the West 10 feet of said Lot 12;

EXCEPT the North 68 feet of said Lot 10 and 12;

EXCEPT title to any mine of gold, silver, cinnabar or copper or to any valid claim or possession held under the existing laws of Congress, as set forth in patent from the United States of America.

DRAFT

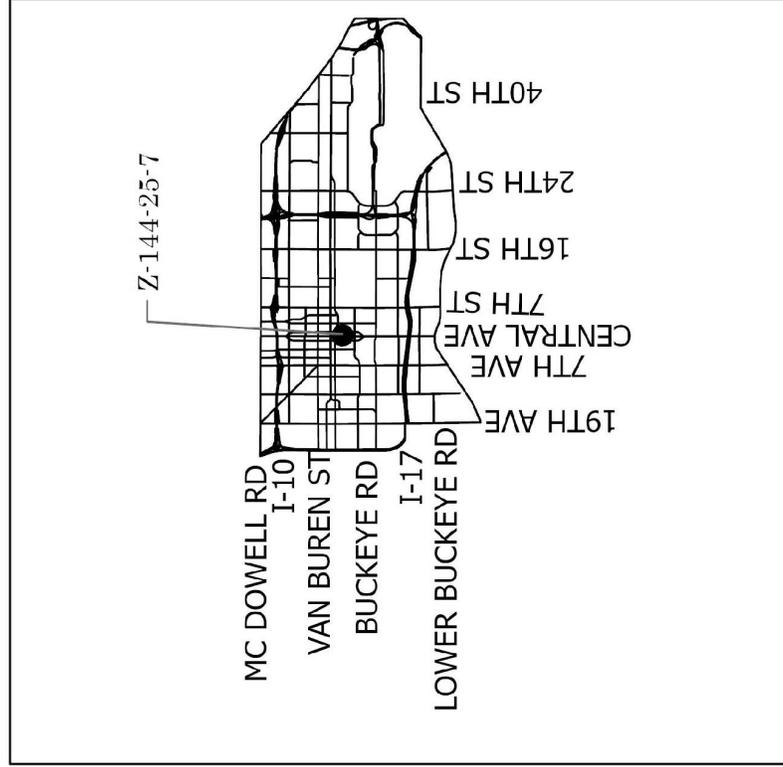
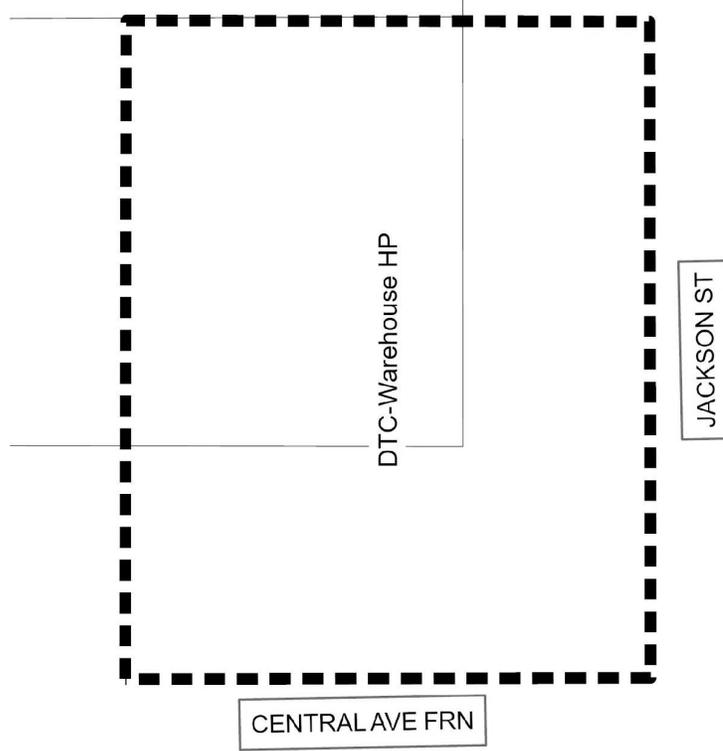
EXHIBIT B

ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: - - - - -

Zoning Case Number: Z-144-25-7  
Zoning Overlay: N/A  
Planning Village: Central City



NOT TO SCALE



Drawn Date: 2/3/2026



**Amend City Code - Ordinance Adoption - Rezoning Application Z-163-25-7 - Northeast Corner of Central Avenue and Roeser Road (Ordinance G-7493) - District 7**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-163-25-7 and rezone the site from R-4 SPVTABDO (Multi-Family Residence District, South Phoenix Village and Target Area B Design Overlay), C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay), and C-3 SPVTABDO (General Commercial, South Phoenix Village and Target Area B Design Overlay) to WU Code T5:5 SPVTABDO (Walkable Urban Code, Transect 5:5 District, South Phoenix Village and Target Area B Design Overlay) for mixed use (multifamily residential and retail).

**Summary**

Current Zoning: R-4 SPVTABDO (0.66-acres), C-2 SPVTABDO (7.22 acres), and C-3 SPVTABDO (1.03 acres)

Proposed Zoning: WU Code T5:5 SPVTABDO

Acreage: 8.91

Proposal: Mixed-use (multifamily residential and retail)

Owner: Project of America Development CO.; Manos De Mama, LLC; Social Advertising Labs, LLC; and Mary's Ministries

Applicant/Representative: Jennifer Boblick, Esq., Sender Associates

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this item on January 13, 2026, and recommended approval, per the staff recommendation, by a vote of 13-0.

PC Action: The Planning Commission heard this item on February 5, 2026, and recommended approval, per the staff memo dated February 2, 2026, by a vote of 9-0.

**Location**

Northeast corner of Central Avenue and Roeser Road

Council District: 7

Parcel Address: 5007, 5015, 5017, 5019, and 5025 S. Central Avenue; 5019 S. 2nd

Street; 223 and 225 E. Cody Drive; and 150 E. Roeser Road

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-163-25-7) FROM R-4 SPVTABDO (MULTIFAMILY RESIDENCE DISTRICT, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY), C-2 SPVTABDO (INTERMEDIATE COMMERCIAL, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY), AND C-3 SPVTABDO (GENERAL COMMERCIAL, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY) TO WU CODE T5:5 SPVTABDO (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY).

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

SECTION 1. The zoning of an 8.91-acre site located at the northeast corner of Central Avenue and Roeser Road in a portion of Section 29, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.66-acres of "R-4 SPVTABDO" (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay), 7.22-acres of "C-2 SPVTABDO" (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay),

and 1.03 acres of “C-3 SPVTABDO” (General Commercial, South Phoenix Village and Target Area B Design Overlay) to “WU Code T5:5 SPVTABDO” (Walkable Urban Code, Transect 5:5 District, South Phoenix Village and Target Area B Design Overlay).

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 maximum building height shall not exceed 48 feet, except that the maximum building height may be increased to 56 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.
2. The development shall contain a vertical mix of land uses such as residential and nonresidential uses, as approved by the Planning and Development Department. A minimum of 1,800 square feet of non-residential uses shall be provided along Central Avenue and Roeser Road and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
3. The building frontage along Central Avenue shall utilize the storefront, gallery, arcade, or forecourt frontages, or a combination thereof, per the requirements of Section 1305.B.
4. 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 and maintained near or within 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 3% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
5. The required paseo shall be provided, as described below and as approved or modified by the Planning and Development Department.
  - a. The required paseo shall be no closer than 150 feet from Central Avenue and 2nd Street.
  - b. The required paseo shall connect to the sidewalks along Roeser Road and Cody Drive.
6. A minimum of two 1,000 square foot plazas shall be provided, as described below and as approved or modified by the Planning and Development Department.
  - a. A minimum of one plaza shall be located at the northeast corner of Central Avenue and Roeser Road.
  - b. The plazas shall contain a minimum of one artistic enhancement.
7. A minimum of 3% of the required parking spaces shall include EV-Capable infrastructure.
8. There shall be a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape area between the back of curb and sidewalk along the south side of Cody Drive and the west side of 2nd Street with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, 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.

9. There shall be a minimum 8-foot-wide detached sidewalk and a minimum 5-foot-wide landscape area between the back of curb and sidewalk along the north side of Roeser Road with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, 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.

10. Unless abandoned prior to preliminary site plan approval, a minimum 25-feet of right-of-way shall be dedicated for the south side of Cody Drive, adjacent to the development.
11. Sufficient right-of-way shall be dedicated to encompass all public infrastructure, including sidewalk and curb ramps along all adjacent frontage of the proposed development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated October 13, 2025.
13. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
14. Existing SRP facilities along Central Avenue and Roeser 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.
15. 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.
16. 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.
17. 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.
18. The northbound bus pad on Central Avenue north of Roeser Road shall be retained.

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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 4th day of March,  
2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (6 pages)  
B – Ordinance Location Map (1 page)

**EXHIBIT A**

LEGAL DESCRIPTION FOR Z-163-25-7

**Legal Description APN 113-35-044D**

That part of the Southwest quarter of the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the East line of Second Street which bears North 89 degrees 31 minutes 00 seconds East 691.75 feet and North 357.00 feet from the Southwest corner of said Southwest quarter of the Northeast quarter;

Thence North 122.24 feet along the East line of said Second Street to the South right-of-way line of the Monmonier Canal;

Thence North 76 degrees 25 minutes 00 seconds East, 41.19 feet;

Thence North 69 degrees 02 minutes 00 seconds East, 198.10 feet along the said right-of-way line of said Monmonier Canal;

Thence South 200.89 feet parallel to the East line of said Second Street;

Thence South 89 degrees 31 minutes 00 seconds West, 225.00 feet parallel to the North line of Roeser Road, to the PLACE OF BEGINNING;

EXCEPT any portion thereof lying within the right-of-way of the Monmonier Canal.

**Legal Description APN 113-34-017**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF THE TRACT AT POINT 30 FEET WEST OF THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO KATHERINE L. WALKER (WHO WAS THE WIFE OF WM. E. WALKER) BY DEED RECORDED IN BOOK 101 OF DEEDS, PAGE 177, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST 674 FEET TO THE CENTER LINE OF SOUTH CENTRAL AVENUE;

THENCE NORTH ALONG SAID CENTER LINE TO THE SOUTH BANK OF THE MONMONIER CANAL;

THENCE NORTH 70 DEGREES 55 MINUTES EAST FOLLOWING THE GENERAL COURSE OF SAID MONMONIER CANAL, 380 FEET;

THENCE NORTH 84 DEGREES 45 MINUTES EAST 310 FEET TO A STONE AT THE NORTHEAST CORNER OF THE TRACT AND BEING 30 FEET WEST OF THE NORTHWEST CORNER OF SAID WALKER TRACT;

THENCE SOUTH 439 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART LYING WITH CENTRAL AVENUE; AND

EXCEPT THE SOUTH 33 FEET; AND

EXCEPT THE EAST 30 FEET; AND

EXCEPT THAT PORTION WHICH LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE ABOVE DESCRIBED TRACT WITH THE EAST LINE OF CENTRAL AVENUE AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY ALONG SAID NORTH LINE, 20 FEET;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID TRACT WITH A LINE PARALLEL WITH AND 46 FEET EASTERLY OF THE MONUMENT LINE OF SAID CENTRAL AVENUE;

THENCE NORTHERLY PARALLEL WITH SAID MONUMENT LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 29 FEET SOUTHERLY OF THE NORTH LINE OF SAID TRACT;

THENCE NORTHEASTERLY TO THE INTERSECTION OF A LINE PARALLEL WITH AND 25 FEET SOUTHERLY OF SAID NORTH LINE WITH A LINE PARALLEL WITH AND 50 FEET EASTERLY OF SAID MONUMENT LINE;

THENCE NORTHEASTERLY PARALLEL WITH SAID NORTH LINE, 21 FEET;

THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT, 25 FEET TO SAID NORTH LINE;

THENCE SOUTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CENTRAL AVENUE;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED BY INSTRUMENT RECORDED IN RECORDING NO. 20110443333 AND RESOLUTION 21072 RECORDED IN RECORDING NO. 20120793517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY CORRECTIVE WARRANTY DEED RECORDED IN RECORDING NO. 20210399721, RECORDS OF MARICOPA COUNTY. ARIZONA.

### **Legal Description APN 113-35-051B**

A parcel of land being a portion of that Tract as conveyed to the City of Phoenix by Deed of record in Docket 2234, Page 1 through 4, Maricopa County Records and lying within the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Meridian, City of Phoenix, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the centerline intersection of Central Avenue and Roeser Road (found 3" City of Phoenix brass cap in handhole) from which the centerline intersection of Roeser Road and 7th Street bears (found 3" City of Phoenix brass cap in handhole) North 89 degrees 53 minutes 02 seconds East a distance of 2660.80 feet;

THENCE North 89 degrees 53 minutes 02 seconds East, along the centerline of Roeser Road, a distance of 860.65 feet;

THENCE North 00 degrees 06 minutes 58 seconds West, across Roeser Road, a distance of 33.00 feet to the North right-of-way line thereof being the Southwest corner of said City of Phoenix Tract (Docket 11300, Page 418, Maricopa County Records);

THENCE North 00 degrees 23 minutes 43 seconds East, along the West line of said Tract, a distance of 221.05 feet;

THENCE North 89 degrees 53 minutes 02 seconds East, along the North line of said City of Phoenix Tract (Docket 11300, Page 418, Maricopa County Records), a distance of 70.00 feet to a point on the West line of said City of Phoenix Tract recorded in Docket 2234, Pages 1 through 4, Maricopa County Records;

THENCE North 00 degrees 23 minutes 43 seconds East, along said West line, a distance of 27.00 feet to the POINT OF BEGINNING;

THENCE along the perimeter of said City of Phoenix Tract (Docket 2234, Pages 1 through 4, Maricopa County Records) the following four (4) courses and distances:

THENCE North 00 degrees 23 minutes 43 seconds East, a distance of 243.92 feet to a point on the South right-of-way line of Cody Drive;

THENCE North 70 degrees 34 minutes 34 seconds East, along said South right-of-way line, a distance of 82.95 feet;

THENCE North 79 degrees 20 minutes 02 seconds East, continuing along said South right-of-way line, a distance of 31.41 feet;

THENCE South 00 degrees 33 minutes 02 seconds West, a distance of 277.11 feet;

THENCE South 89 degrees 53 minutes 02 seconds West, across said City of Phoenix Tract (Docket 2234, Pages 1 through 4, Maricopa County Records), a distance of 108.12 feet to the POINT OF BEGINNING.

The basis of bearing for the above description is North 89 degrees 53 minutes 02 seconds East for the centerline of Roeser Road from Central Avenue to 7th Street as observed through GPS RTK methods and also being referenced to the East line of the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Meridian, City of Phoenix, Maricopa County, Arizona, as shown and calculated as being North 00 degrees 26 minutes 04 seconds East from an Amended PLSS Subdivision Record of Survey - Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 1089, Page 41, Maricopa County Records.

**Legal Description APNs 113-34-001, 113-34-003, and 113-34-004A**

PARCEL NO. 1:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT WHICH BEARS BY RECORD SOUTH 00 DEGREES 27 MINUTES WEST 896 FEET AND NORTH 89 DEGREES 52 MINUTES WEST 471.6 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00 DEGREES 27 MINUTES WEST 13.16 FEET;

THENCE SOUTH 71 DEGREES 00 MINUTES WEST 184.57 FEET ALONG THE ABANDONED MORMONIER CANAL, NOW KNOWN AS CODY DRIVE, TO THE EAST

LINE OF CENTRAL AVENUE AS ESTABLISHED BY DEED RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID EAST LINE 73.86 FEET (73.62 FEET SURVEYED) TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, RECORDED IN RECORDING NO. 2021-1353825.

PARCEL NO. 2:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT WHICH BEARS BY RECORD SOUTH 09 DEGREES 27 MINUTES WEST 822.14 FEET AND NORTH 89 DEGREES 52 MINUTES WEST 471.6 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00 DEGREES 27 MINUTES WEST 73.86 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES WEST 173.2 FEET (174.62 FEET SURVEYED) TO THE EAST LINE OF CENTRAL AVENUE AS ESTABLISHED BY DEED RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID EAST LINE 73.86 FEET;  
THENCE SOUTH 89 DEGREES 52 MINUTES EAST 173.8 FEET (175.20 FEET SURVEYED) TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF PARCELS NO. 1 AND 2 ABOVE LYING WITHIN THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF PHOENIX BY WARRANTY DEED RECORDED IN DOCKET 11992, PAGE 955, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.3:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHICH BEARS SOUTH 00° 27' WEST, A DISTANCE

OF 748.28 FEET AND NORTH 89° 52' WEST, A DISTANCE OF 471.60 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00° 27' WEST, A DISTANCE OF 73.86 FEET RECORDED, 74.08 FEET MEASURED;

THENCE NORTH 89° 52' WEST, A DISTANCE OF 173.80 FEET RECORDED, 175.20 FEET MEASURED;

THENCE NORTH 00° 27' 00" EAST A DISTANCE OF 73.86 FEET MEASURED;

THENCE SOUTH 89° 52' EAST, RECORDED, SOUTH 89° 47' 37" EAST, A DISTANCE OF 174.40 FEET RECORDED, 175.78 FEET MEASURED TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION DEEDED TO THE CITY OF PHOENIX, RECORDED IN DOCKET 11992, PAGE 955, RECORDS OF MARICOPA COUNTY, ARIZONA

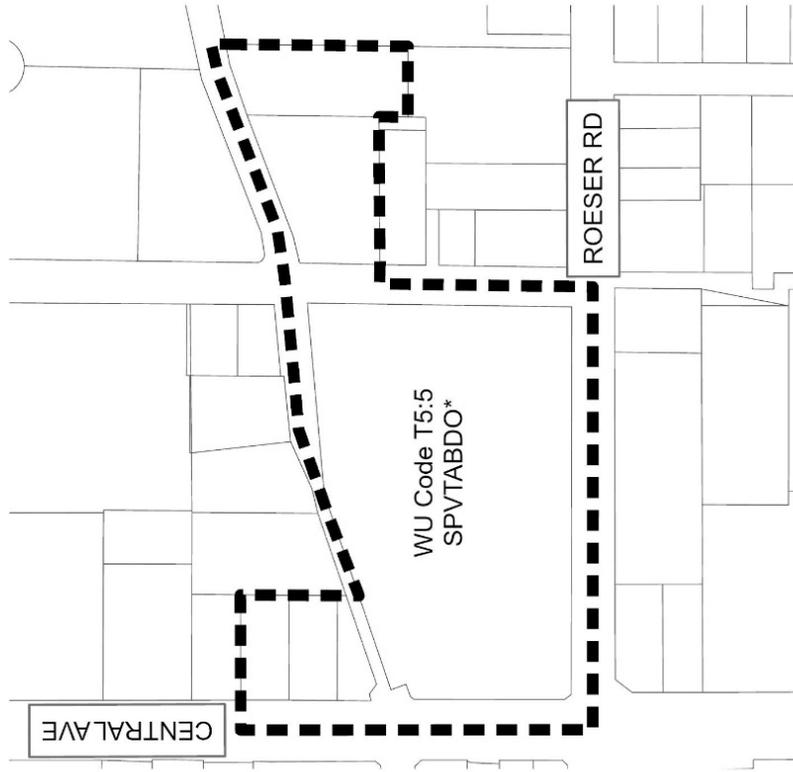
DRAFT

EXHIBIT B

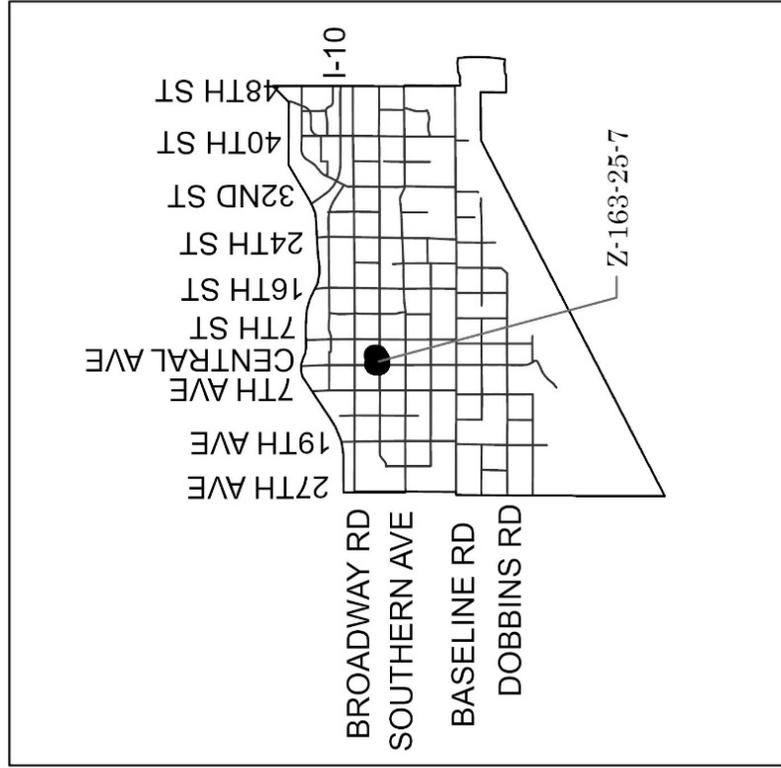
ORDINANCE LOCATION MAP

Zoning Case Number: Z-163-25-7  
Zoning Overlay: South Phoenix Village  
and Target Area B Design Overlay District  
Planning Village: South Mountain

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 2/3/2026

\\one\pdd\Shared\Department\Share\Information Systems\PL GIS\GIS\_Team\Core\_Functions\Zoning\SupplMaps\_Ord\Maps\2026 ORD\3-4-2026\3-4-2026.aprx



---

**Public Hearing - Amend Phoenix City Code - Ordinance Adoption - Chapter 10, Article XVI - Short-Term Vacation Rental (Ordinance G-7495) - Citywide**

Request to hold a public hearing on a proposed amendment to the City Code Section 10-197 to Chapter 10, Article XVI related to Short-Term Vacation Rentals to incorporate Arizona Revised Statute (A.R.S.) 9-500.39 requirements for obtaining a Short-Term Rental (STR) Permit.

**Summary**

In 2016, the Arizona Legislature removed the ability of local jurisdictions to regulate short-term rental units and required that the use be treated the same as any long-term residential use of a property. Due to significant negative impacts based upon the experience of residents living around these short-term rental uses, the Arizona Legislature enacted A.R.S. 9-500.39 authorizing municipalities to create provisions for registrations of short-term vacation rentals. The City of Phoenix adopted Short-Term Vacation Rental Ordinance (G-6653) to implement the requirement for STR owners, or designees, to register each STR rental property with the City of Phoenix, so that responsible party contact information was available if there were problems resulting from a particular short-term rental unit.

In 2022, the Arizona Legislature approved Senate Bill 1168 (SB1168) amending A.R.S. 9-500.39, which authorized cities and towns to create a very limited permit/license process to help gather better data regarding short-term rentals with minimal modifications to the ability to regulate these types of uses. The City of Phoenix adopted an amendment to the Short-Term Vacation Rental Ordinance (G-7156) to implement the requirement for STR owners, or designees, to apply for a STR permit and meet specific operating requirements prior to the issuance of a permit as a condition for operating a short-term rental property.

In 2024, the Arizona Legislature approved House Bill 2720 (HB2720) amending A.R.S. 9-500.39, which authorized cities and towns to require the owner of a property where an accessory dwelling unit is used as an short term rental to reside on the property but only if the accessory dwelling unit was built after September 14, 2024, and either the owner did not previously have the right to build an accessory

dwelling unit on their property or the three-year A.R.S. 12-1134 statute of limitations has passed.

In 2025, the Arizona Legislature approved House Bill 2928 (HB2928) amending A.R.S. 9-500.39, which authorized cities and towns to require the owner of a property where an accessory dwelling unit is used as an short term rental to reside on the property but only if a certificate of occupancy for the accessory dwelling unit was issued on or after September 14, 2024.

Staff recommends approval of the proposed amendment to the City Code Section 10-197 to Chapter 10, Article XVI related to Short-Term Vacation Rentals to incorporate Arizona Revised Statute (A.R.S.) 9-500.39(B)(9) requirements for obtaining a STR Permit.

**Responsible Department**

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

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF  
PHOENIX, ARIZONA, CHAPTER 10, ARTICLE XVI -- SHORT-  
TERM VACATION RENTAL.

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX:

SECTION 1: That Chapter 10, Article XVI -- Short-Term Vacation Rental is  
amended to read as follows:

\*\*\*

#### **Sec. 10-197. Short-term rental permit applications; content**

- A. Each applicant for a short-term rental permit shall submit, as applicable, the following:
1. The physical address of the residential property proposed to be used as a short-term rental.
  2. The name, address, telephone number, and email address of the owner for which the short-term rental registration certificate is to be issued.
  3. The name, address, telephone number, and email address of the owner's designee.
  4. The name, address, 24-hour telephone number, and email address of the individual who will serve as the emergency point of contact.
  5. Proof of valid transaction privilege tax license.
  6. Evidence of liability insurance appropriate to cover the short-term rental in the aggregate of at least \$500,000.00 or evidence that each short-term rental

transaction will be provided through a platform that provides equal or greater primary liability insurance coverage for the short-term rental.

7. Evidence that the short-term rental is registered with the Maricopa County Assessor's Office in accordance with Section 33-1902, Arizona Revised Statutes.

8. A signed agreement to comply with all applicable laws, regulations, and ordinances, including paying all fees and fines imposed by the City.

9. If the applicant is an individual, proof of lawful presence in the United States.

10. A written description or map showing the locations of the smoke detector, carbon monoxide detector, fire extinguisher, and other required safety equipment.

11. If the application is for operation of a short-term rental ~~in~~ ON A PROPERTY WHICH HAS an accessory dwelling unit (ADU) for which a certificate of occupancy was issued on or after September 14, 2024, a notarized attestation that the property owner ~~shall~~WILL reside on the same property. ~~when:~~

a. ~~The property contains two or more ADUs; or~~

b. ~~The application was submitted on or after December 20, 2027.~~

12. Any other information as the Planning and Development Department may require to verify information provided by the applicant.

\*\*\*

PASSED by the Council of the City of Phoenix this 4th day of March, 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:\_\_\_\_\_

---

REVIEWED BY:

---

Ed Zuercher, City Manager

DRAFT