



Village Planning Committee Meeting Summary

PHO-1-25—Z-77-06-4

Date of VPC Meeting	September 8, 2025
Date of Planning Hearing Officer Hearing	September 17, 2025
Request	1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped August 11, 2006. 2) Deletion of Stipulation 2 regarding development commencement.
Location	Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation

John Roanhorse, staff, provided an introduction and overview of the PHO (Planning Hearing Officer) request, describing the entitlement history, location, general plan designation, existing zoning districts, and the surrounding uses. Mr. Roanhorse displayed maps, the site plan and conceptual information to show the details of the proposed request. Mr. Roanhorse discussed the site location within the Interim Transit-Oriented Zoning Overlay District One Policy Plan area. Mr. Roanhorse presented the project details noting a previous use permit and variances. Mr. Roanhorse displayed the proposed Personal Care Home development and the adjacent parking, traffic flow and pedestrian routes. Mr. Roanhorse discussed the PHO review process.

Applicant Presentation

Andy Jochums, representing the applicant with Gilbert Blilie, PLLC, introduced himself and presented an update on the proposal. Mr. Jochums stated he was accompanied by Marcela Mora-Yatko and representatives from Axiom and the property owner. Mr. Jochums explained that the site, located at 3008 N. 3rd Street, is zoned R-5 with P-1 on the west side, within the TOD overlay, and has approved C-2 zoning. Mr. Jochums stated the property is currently operating as a community residence center, with the Navajo Nation as the property owner. Mr. Jochums stated that the purpose of the case

was to resolve a zoning issue dating back to 2006 when a six-story mixed-use project with commercial and multifamily uses was approved, but was never constructed, and the zoning was not vested. Mr. Jochums stated the zoning case had a three-year time limit, which had expired. Mr. Jochums stated that the applicant does not wish to pursue the original 2006 development but would retain the existing three-story building, which was originally built in the 1970s and remodeled in 2015. Mr. Jochums said the planned improvements include shaded canopies on the south side for patients, a playground for visiting family members, a community garden, and a basketball court. Mr. Jochums stated the improvements are intended to enhance the facility's amenities without altering the existing structure and emphasized that there will be no expansion of the main building but will include fenced improvements on the south end of the property.

Questions from the Committee

Committee Member Warnicke asked if the applicant had received any feedback from the neighborhood east of the property. **Mr. Jochums** responded that the required outreach had been completed, and the Midtown Neighborhood Association submitted a letter of support, and no additional comments had been received.

Committee Member Procaccini asked for clarification on the definition of a Community Residence Center. **Mr. Jochums** responded that it is a broad term covering most social and behavioral residential facilities, similar to group homes, licensed by the State of Arizona. Mr. Jochums said that the facility currently has 44 approved beds and the applicant intends to expand the capacity.

Committee Member Wagner commented that she toured the facility and expressed strong support for the project, praising the partnership with the Navajo Nation and the benefits to the community.

Committee Member Perez asked about the site plan, and the location of the basketball court. **Mr. Jochums** displayed the site plan and stated the basketball court would be located at the southwest corner of the building, with all additional amenities concentrated on the south side. Committee Member Perez also asked whether the ingress and egress to this site would change. Mr. Jochums responded that the main entrance would be relocated to the west side of the building, shifting from the south entrance.

Chair Montaña Searles stated that he had toured the facility and appreciated the applicant's presentation and the objectives of the proposal. Chair Montaña Searles shared that the project is personally meaningful, given his own experiences with family and friends, and emphasized the importance of the services provided.

Committee Member Warnicke commented as both a nearby property owner and leader of the La Hacienda Historic District, he was pleased to see the site being adaptively reused for a beneficial purpose.

Public Comment

None.

MOTION

Committee Member Wagner made a motion to recommend approval of PHO-1-25—Z-77-06-4. **Committee Member George** seconded the motion.

VOTE

11-0; the motion to recommend approval of PHO-1-25—Z-77-06-4 passes; with members Doescher, George, Kleinman, Mahrle, Perez, Procaccini, Rodriguez, Wagner, Warnicke, Picos and Montaña Searles in favor.

Staff comments regarding VPC Recommendation:

None.