

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 7	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-85-25-4
Location:	Generally located between 31st Avenue to 35th Avenue, and Holly Street to the I-10 Freeway
From:	R1-6
To:	WU Code T3:2, WU Code T4:3, and WU Code T5:3
Acreage:	7.60
Proposal:	Single-family and multifamily residential
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Neighborhood Services Department
Representative:	Chase Hales, City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Maryvale 8/13/2025 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-85-25-4, per the staff recommendation.

Maker: Gorraiz
Second: Jaramillo
Vote: 6-0
Absent: Odegard-Begay, Matthews
Opposition Present: No

Findings:

1. The proposal is consistent with the Neighborhood Center Place Type contained in the Transit Oriented Development Strategic Policy Framework.
2. The proposal is consistent with the goals and policies of the Isaac Redevelopment Area Plan.
3. The proposed zoning districts will facilitate the redevelopment of vacant sites near planned high-capacity transit stations.

Stipulations:

FOR ALL DEVELOPMENTS

1. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation

Department and the Planning and Development Department. The developer shall coordinate with the affected utility companies for their review and permitting.

2. 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 comply current ADA guidelines.
3. 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.
4. 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.
5. 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.
6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
8. 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.

FOR EACH DEVELOPMENT ZONED T3:2

9. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

FOR EACH DEVELOPMENT ZONED T4:3 AND T5:3

10. The site plan and elevations shall be presented for review and comment to the Maryvale Village Planning Committee prior to preliminary site plan approval.
11. The following bicycle infrastructure shall be provided, and 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 along the western edge of the site(s) 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 percent of the required bicycle parking spaces for electric bicycle charging capabilities.
- 12. The sidewalks along 32nd Avenue and 33rd Avenue shall be detached with a minimum 5-foot-wide sidewalk and a minimum 5-foot-wide landscape area between back of curb and sidewalk and shaded to a minimum of 75% tree shade coverage. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
 - 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.