ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
February 5, 2026

ITEM NO: 13	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-163-25-7
Location:	Northeast corner of Central Avenue and Roeser Road
From:	R-4 SPVTABDO, C-2 SPVTABDO, and C-3 SPVTABDO
To:	WU Code T5:5 SPVTABDO
Acreage:	8.91
Proposal:	Mixed-use (multifamily residential and retail)
Applicant:	Jennifer Boblick, Sender Associates
Owner:	Fernando Ruiz, Project America Development Co. Izaak Ruiz, Manos de Mama, LLC, Izaak Ruiz, Social Advertising Labs, LLC, and Rebecca Ruiz, Mary's Ministries
Representative:	Jennifer Boblick, Sender Associates

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
South Mountain 1/13/2026 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the staff memo dated February 2, 2026.

Motion Discussion: N/A

Motion details: Commissioner Odegard-Begay made a MOTION to approve Z-163-25-7, per the staff memo dated February 2, 2026.

> Maker: Odegard-Begay
> Second: Jaramillo
> Vote: 9-0
> Absent: None
> Opposition Present: No

Findings:

1.   The proposal is consistent with the General Plan Land Use Map designations and the South Central Transit Oriented Development Community Plan's vision for the site.

2.   The proposal will redevelop an underutilized site with an affordable, mixed-use, multifamily residential development that will contribute to the mix of housing options in the area.

3.   As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the South Central Transit Oriented Development Community Plan, Comprehensive Bicycle Master Plan, and the Complete Streets Guiding Principles.

<u>Stipulations:</u>

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.   ~~Building 3, as depicted on the site plan date stamped November 5, 2025, shall be limited to a maximum of three stories or 40 feet in height, as approved by the Planning and Development Department.~~

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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.

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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.

        ~~c.~~   ~~A public access easement shall be recorded requiring that the paseo remain open to the public between 7:00 a.m. and 10:00 p.m.~~

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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. ~~A minimum of one plaza shall be located along the required paseo.~~

~~c~~ The plazas shall contain a minimum of one artistic enhancement.
b.

d. ~~A public access easement shall be recorded requiring that the plazas remain open to the public between 7:00 a.m. and 10:00 p.m.~~

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7. A minimum of 3% of the required parking spaces shall include EV-Capable infrastructure.

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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.

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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.

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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.

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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.

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12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated October 13, 2025.

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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.

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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.

16 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.
17 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.
18 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.
19 18.	The northbound bus pad on Central Avenue north of Roeser Road shall be retained.
20 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.
21 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.
22 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.
23 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.
24 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.
25 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.
26 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.