

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 5, 2026

ITEM NO: 11	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-179-25-4
Location:	Northwest corner of 35th Avenue and McDowell Road
From:	C-2 and C-3
To:	WU Code T5:5
Acreage:	1.43
Proposal:	Multifamily development/Mixed use
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Neighborhood Services Department
Representative:	Christian Monahan, City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 1/14/2026 Approval, per the staff recommendation. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Maryvale Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-179-25-4, per the Maryvale Village Planning Committee Recommendation.

Maker: Boyd
Second: James
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and 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 district will facilitate the redevelopment of a vacant site near planned high-capacity transit stations.

Stipulations:

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.

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.