City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 72

(CONTINUED FROM NOVEMBER 5, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-3-25-4-7-8 and rezone the area generally within one mile of the Downtown Code boundary from various underlying zoning districts to various underlying zoning districts with the Middle Housing Overlay District as created by the companion case, Z-TA-1-25-Y. This case must be heard following Z-TA-1-25-Y.

Summary

Current Zoning: Various Underlying Zoning Districts
Proposed Zoning: Various Underlying Zoning Districts with the Middle Housing (MH) Overlay District.
Acreage: Approximately 4,467.45
Proposal: Map the boundaries for the initial application of the Middle Housing Overlay District (Z-TA-1-25-Y).

A.R.S. Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay District, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor Airport (south of Downtown). A detailed map is provided as Exhibit A of **Attachment A** and within Exhibit B of the Staff Report (**Attachment B**).

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village

Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in Exhibit B of the Staff Report, by a vote of 5-3 (**Attachment D**).

Location
Various parcels located within one mile of the Downtown.
Council Districts: 4, 7 and 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.