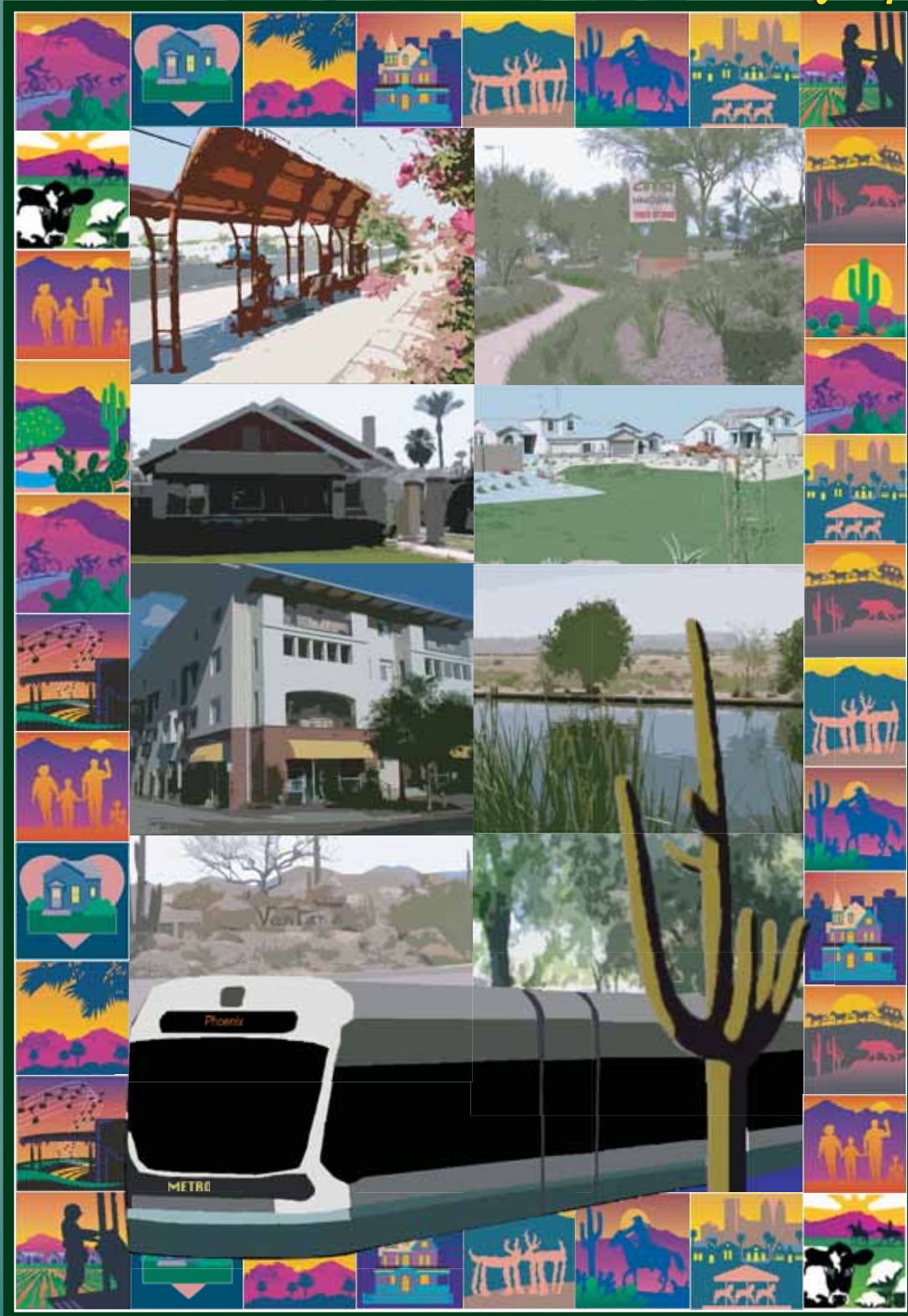


Annual Report

Planning Commission 2005-2006 Planning Department



Mission - Planning with people for a better Phoenix

Vision - Provide excellent customer service and consistent policy advice that guides the physical, economic and social growth of phoenix to achieve a better quality of life.

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Planning Commission

The Honorable Mayor and City Council

It is with great privilege that I present to you the Planning Commission/Planning Department Fiscal Year 2005-2006 annual report. Phoenix still remains one of the fastest growing cities in the United States. The pace of growth correlated into a large workload. The Commission stepped up to the plate and worked diligently to ensure that the decisions we made on growth and development preserved our wonderful quality of life. Each General Plan amendment was assessed to make certain it would further enhance our adopted General Plan. Every rezoning and special permit application was reviewed using the General Plan as the guideline. Our goal was to ensure implementation of our General Plan, which strives for a balance between housing and employment while protecting our desert and vibrant urban cores.

Several significant applications or issues reviewed by the Planning Commission for fiscal year 2005-2006 included the following.

- East Buckeye Road Interim Overlay Zoning District implemented to provide a gateway to Sky Harbor Airport
- 7th Avenue Overlay Zoning District implemented to assist merchants developing maturing infill commercial properties
- Updating the General Plan Amendment procedures assured consistency with Growing Smarter Statutes
- Transit Oriented Development Overlay Zoning District – updated to incorporate use of signs, shades and build-to lines
- Interim Design Guidelines for the Downtown Core presented to the Committee as a measure to set in place as the city works on the Urban Form Study
- Camelback East Core Specific Plan updated the core plan and implemented design guidelines

At the beginning of the year, we met with the chairmen/chairwomen and vice chairs of the Village Planning Committees to discuss opportunities to work more effectively together. The Commission values the importance of the committees. Many comments and ideas were shared. I applaud the dedication of the citizens who serve on the Village Planning Committees. In addition, we held joint meetings with the Parks and Recreation Board and the Historic Preservation Commission to talk about subjects that are of mutual interest to us.

I believe I speak for the rest of the Commission in thanking the Mayor, City Council, City Manager and Planning staff for their support. Lastly, I compliment my fellow Commissioners for their tireless work and commitment to this important process.

I know that the Commission will accomplish much under the leadership of the new chairwoman, Dr. Joan Kelchner and Vice Chair Don Keuth. Thank you to all.

Bob Ford
Planning Commission Chairman





Bob Ford
Chair
April 2005 -
February 2006



Dr. Joan Kelchner
Vice Chair
April 2005 - February 2006
Chair
March 2006 - January 2007



Bob Keuth
Vice Chair
March 2006 - January 2007



Melissa Gallegos



John Hart



Dwight Amery



Tony Motola



Patty Felts
Neighborhood
Representative



Jessie
Garcia
Village Representative

Planning Director's Message

This past year, the Planning Department saw a significant change. David Richert was promoted to the City Manager's Officer where he now serves as Senior Executive Assistant to the City Manager. During his long tenure as Planning Director, the Planning Department saw tremendous growth. David has played a major and important role in shaping the city. The quality of life has prospered and Phoenix is a leader in the field of planning. His loyalty and passion to Phoenix and its sound planning is no secret. Fortunately, he is still with the city and provides valuable input to me. I thank him for all his hard work. David is a very difficult act to follow.



Debra Stark
Planning Director

As the new director, I am very excited to be here. The city has a wonderful fabric of neighborhoods with an exciting, blossoming downtown. Our Mayor, City Council and City Manager are committed to the constant advancement of our city. The support they have shown me is appreciated. I must thank two of our advisory boards. The Phoenix Planning Commission is a hard-working group of volunteer citizens who believe in our city and advocate for a well-planned community. The Phoenix Board of Adjustment has heard numerous variances and interpretations over the past year and serves us well. And, of course, I have also met so many wonderful residents who serve on the various Village Planning Committees that are dedicated to making our city even better than it is today!

Last of all, I must thank my staff. As the new director, I have had so much to learn. The staff has been tremendous and very supportive. They are very devoted to the profession of planning. They work hard in the pursuit of improving of our community and that includes evening and weekends. Our annual report reflects how we are implementing the Phoenix General Plan. And after reviewing this annual report for fiscal year 2005-2006, you will see all the wonderful accomplishments achieved by staff with the help of our advisory boards, other city departments and citizens. Who could ask for a better staff or job?

Debra Wilkins Stark
Planning Director

Dedication

James A. Mathien, AICP

Jim started his career with the city as a Planner III on November 21, 1988, in the Long Range Division as the Downtown Central Avenue Planner. He was temporarily promoted to a Principal Planner in February 1993 for six months where he focused on citywide programs and issues including the General Plan and economic development projects. He became Team Leader of the North Team working on projects such as the Deer Valley Core and the Sunnyslope Multi Family Housing Study. He was a recipient of the City Manager's Excellence Award as a member of the Economic Growth and Planning Development Team. In February 1998, he was again temporarily promoted to a Principal Planner filling in for the Deputy Director on loan to Arizona State University for four months. In August 2000, Jim was promoted to Principal Planner to work on the Interdepartmental Light Rail Team. He was responsible for providing input into the planning process on pedestrian oriented design and appropriate land use. Jim provided communication between the Planning and Transit departments on light rail topics and assisted in station area planning and transit area development. He then transferred into a Principal Planner position working with Valley Metro on the Central Phoenix/East Valley light rail project. He served as project manager for the Metrocenter Corridor Study. Jim retired on October 28, 2005, with 17 years of service.



Jim Mathien

Department Awards

Jason Van Dusen – City Excellence and Arizona Planning Association Awards

The Planning Department faced a major problem with an old-technology computer application (City Plan) that had been used since 1995, but was no longer meeting the Department's needs. Jason Van Dusen, Senior GIS Technician, received a City Excellence Award for rewriting the entire application using City Plan as the foundation. His efforts resulted in the development of PlanWeb, which is used by front-counter planners. The new system is more responsive and requires fewer key strokes. He incorporated a map-viewing system and enhanced citywide accessibility to data generated by other departments. PlanWeb is being enhanced so other departments, such as Development Services and Neighborhood Services, will have read-only access to current and historical Planning Department documents. Jason saved the Department an estimated \$500,000, which would have been spent upgrading the old application. Because of his innovation, the Planning Department has benefited and staff are able to provide better customer service.

Jason's program also received the Outstanding Achievement Award from the Arizona Planning Association at its annual meeting. PlanWeb provides an excellent prototype for data viewing and zoning transaction tracking for any planning department in the state. With its capability of being upgraded by in-house programmers, it offers the flexibility needed to keep up with technological advances and changing business practices.

2005/2006 General Plan Accomplishments



LAND USE ELEMENT

Village Cores

Downtown Urban Form Project

Planning Department staff is leading an interdepartmental team to prepare the Downtown Urban Form Project. This is for the area bounded by McDowell Road on the north, Buckeye Road on the south, 7th Street on the east and 7th Avenue on the west. The project began in February with the issuance of the Request for Qualifications/Proposals. In April, the consultant team lead by Dyett & Bhatia was selected.

The focus of the Project will be on reviewing existing zoning districts and development standards; preparing master plans for public spaces, pedestrian connectors, public art, and circulation; and modifying the Warehouse Overlay District. It is anticipated the project completion will take between 12 to 18 months.

Camelback East Primary Core Specific Plan Update

Review of the Camelback East Primary Core Specific Plan began in July 2004, and culminated in the update of its regulatory and policy elements in September 2005. Following a referendum petition drive to force a vote on the Specific Plan changes, the City Council, in December 2005, rescinded their earlier action and requested:

- that the Planning Commission initiate a new application on amending the Camelback East Primary Core Specific Plan
- that the application be brought back to the City Council as quickly as possible through the public hearing process
- that review under the new amendment involve discussions/mediation between stakeholder neighborhood representatives and development interests

Over several months, an independent mediator hired by the city worked with developer and neighborhood representatives on issues of building height, setbacks from residential areas, and other development and entitlement matters. Agreements were reached for most of the properties. The mediation process brought forth an understanding of differing perspectives on core development and a spirit of compromise that also allowed private agreements on a number of issues outside the public review process.

Planning Department staff provided technical support, but was not involved in negotiations. Results of the mediation were incorporated into the staff recommendation, which was unanimously approved by the Camelback East Village Planning Committee, Planning Commission and City Council.

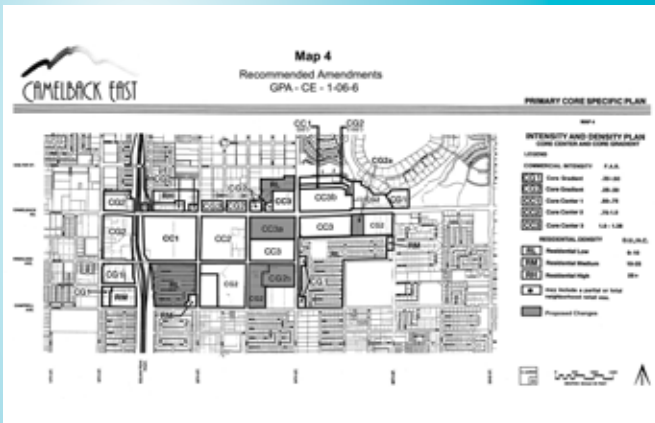
Area Planning

Rio Salado Beyond the Banks Implementation

The Rio Salado Beyond the Banks Area Plan was adopted by City Council in December 2003 to promote housing, businesses, offices and mixed-use developments that will attractively complement the \$100 million public investment in the Rio Salado Project, the Salt River environmental restoration that opened to the public in November 2005. The interdepartmental team that drafted the plan continues to meet monthly to



Phoenix Mayor Phil Gordon hosts the Downtown Urban Form Project Kick-Off Event in June 2006



Camel back East Primary Core

implement the overlay zoning that applies to new commerce park/industrial development, to evaluate new development proposals, to monitor existing uses including the reclamation and reuse of sand and gravel pits and to attract jobs and private market investment within the seven-square-mile planning area.

The team continued to work with the Rio Salado Advisory Committee until its sunset in March 2006 to implement plan goals, objectives and recommendations for long-term area transformation. The team also reviewed responses to a Request for Proposals for development of the Del Rio Landfill site and negotiated a development agreement for the Sky Harbor Business Center. Planning staff worked with the 2006 Citizens' Bond Election Streets Subcommittee to include a segment of the scenic drive between Central Avenue and 7th Street. This roadway will provide access to the future Audubon Nature Center, which is presently in the development review process. Staff is also participating in a three-year alignment study for the future Avenida Rio Salado, a limited-access highway that will connect downtown and the Beyond the Banks area to the 202 Freeway near Laveen.

A poster depicting recent Beyond the Banks area private investment totaling more than \$350 million was prepared to highlight the plan and overlay accomplishments, to further promote the area, and to serve as an example of the substantial economic return on the public investment in the Rio Salado Project. More new projects for office buildings, business parks and a variety of housing types, are in early stages of development.



Beyond the Banks Poster

East Buckeye Road Overlay District

Adopted by City Council in November of 2005, the East Buckeye Road Overlay District affects property with frontage on East Buckeye Road between Central Avenue and 16th Street. The purpose of the overlay is to stimulate revitalization in the area by limiting certain land uses that are not compatible with the vision for the corridor, requiring uniform streetscape landscaping standards and allowing building setback reductions for lots with 150 feet of depth or less. The adopted overlay was subsequently appealed by one of the property owners within the overlay. The Planning and Law departments prepared a takings appeal report and provided testimony at the takings appeal hearing held May 31, 2006. The takings appeal officer found that a takings had not occurred and modification to the adopted overlay was not necessary.



East Buckeye Road Overlay

Seventh Avenue Urban Main Street Overlay District

Over a two-year period, Planning staff, in coordination with the Development Services and Neighborhood Services departments, worked with the Seventh Avenue Merchants Association (SAMA) to address the unique conditions facing businesses fronting 7th Avenue, from Indian School Road to Pierson Avenue (two blocks south of Camelback Road). Many of the commercial properties had become legally non-conforming because development standards in the Zoning Ordinance had changed over time. In addition, street widening projects along 7th Avenue had the same impact by decreasing front building setbacks and reducing the number of parking spaces available. Parking problems and the need for variances to build or remodel was a disincentive for owners to improve their properties. In addition, the SAMA expressed the desire to enhance the area's pedestrian environment by attracting area residents from surrounding neighborhoods and transit riders from the 7th Avenue/Camelback light rail transit station to walk to the businesses along 7th Avenue, and to build upon the pedestrian-improvement project constructed by the city at 7th Avenue and Glenrosa Avenue.

The Seventh Avenue Urban Main Street Overlay District (SAUMSO) eliminated the non-conforming status of existing properties in the area, reduced parking requirements, and established pedestrian oriented design guidelines to be followed by all new development and building expansions. This overlay will make it easier for new and expanding businesses to

make improvements and to further “brand” the area. Both the Encanto and Alhambra Village Planning Committees reviewed the proposed overlay district, along with neighborhood associations adjacent to 7th Avenue. On March 8th, it was unanimously adopted by the City Council and may serve as a model overlay for other “strip commercial” areas in older portions of the city experiencing similar problems.

Light Rail Transit

It has been a busy year for Valley Metro Rail. Construction activities are ongoing along all segments of the light rail alignment, not only in Phoenix, but in Tempe and Mesa as well.

The development community is extremely active within the light rail corridor. Many new projects such as 44 W. Monroe, Escala on Camelback, Chateau on Central, Portland II, and El Rojo Lofts are under construction. In addition, many projects are in the planning stages.

Over the past year and a half, Planning Department staff has been busy holding community meetings and workshops for the Central and Roosevelt, Central and Indian School, 12th Street and Washington/ Jefferson streets, and 38th Street and Washington Street station areas. The purpose of these community meetings is to create station area plans for the one-half mile area surrounding the station. The workshops have produced community visions, identification of station area opportunities and constraints, and land use and height recommendations.

Bell Road Corridor Study

Planning staff, together with the Community and Economic Development, Street Transportation, Development Services, and Police departments, has worked with a joint subcommittee of the Deer Valley and Paradise Valley village planning committees to address concerns along Bell Road, between Interstate 17 and State Route 51. These concerns include vacant and underutilized commercial properties, crime and a lack of landscape amenities. Possible actions may include revised development standards to encourage expansion or redevelopment of property, but also to make the area more attractive.

Sonoran Preserve Edge Treatment Guidelines

When the original edge treatment guidelines were adopted in 2003, the City Council recommended that a subsequent review occur after some initial projects had gone through the design review process. Beginning in 2005, staff from the Planning, Parks and Recreation and Development Services departments began holding internal meetings to identify implementation issues and methods for making the guidelines more user friendly. Staff began an extensive stakeholder review process with members of the development community, the Arizona State Land Department, recreation and conservation interests, and others to gather input into the update process; approximately 14 meetings were held. The draft guidelines are currently being reviewed by various citizen advisory groups. As of June 2006, the update has been approved by the Design Review Standards Committee, the North Gateway, Desert View, and Deer Valley Village Planning Committees, the Sonoran Preserve Advisory Committee, and the Parks and Recreation Board.



Light rail track construction in Downtown



Transit oriented development Post Properties



Station Area Planning Community Workshop



Bike Path at Sonoran Preserve

Laveen Commercial Area Plan

Planning Department staff continues to work on the Laveen Commercial Area Plan. The Plan will communicate the vision for the 610-acre Laveen Village Core as well as recommend design guidelines that implement that vision. Ultimately, the Plan will establish a framework for creating a mixed-use, vibrant, transit-oriented and attractive environment along the future Loop 202 corridor. The Laveen Village Planning Committee Plans and Guidelines Subcommittee continues to meet on an as-needed basis.

Emerging Trends Study

The Planning Department undertook a special study to identify areas where new land use trends could have potential land use conflicts with permitted heavy industrial or commercial uses. The study area for the Emerging Trends Pilot Project is the Loop 202/I-10 Freeway on the north, Broadway road on the south, 59th Avenue on the west and Scottsdale/Tempe on the east.

The first phase of the study identified trends and possible problems associated with A-1 and A-2 zoning. This included identifying and analyzing all Industrial/Commercial Park uses and identifying vacant land that allows such uses.

The second phase identified the external impact that A-1 and A-2 has on abutting land uses. Staff focused on areas that have large concentrations of A-1 and A-2 zoning, which represent heavy industrial uses and other high intensity land uses. Within these areas new development, considered “emerging activities” because they are not of a heavy industrial character, were identified. While the emerging activity is encouraged, they are at risk from the range of heavy industrial uses that may otherwise be placed on nearby properties. These areas were mapped and given a more detailed analysis that delineated compatibility issues, zoning, financial and policy considerations.

Staff has ranked A-1 and A-2 uses based on six criteria: environmental, noise, odor, social, traffic, and visual. This allowed six “Emerging Trends Sensitive Areas” to be identified. These are where new heavy industrial activity could negatively impact the development of their surrounding areas if appropriate intervention is not forthcoming. The “Emerging Trends Sensitive Areas” are as follows, listed geographically from east to west:

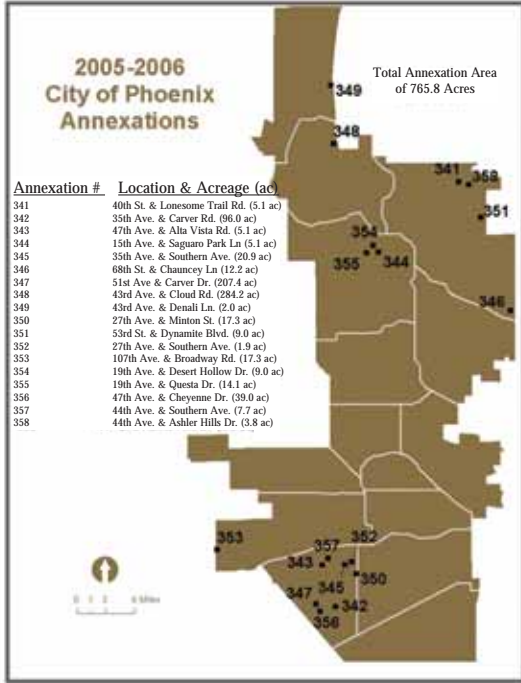
1. East of the SR-143 Freeway in Phoenix
2. 48th Street & Broadway Road
3. Beyond the Banks Gateways at 24th Street and Central Avenue
4. 16th Street & Roeser Road
5. East Buckeye Road, Central Avenue to 16th Street
6. The Durango Curve of the I-17 Freeway

Annexations

In FY 05/06, Planning staff analyzed 18 potential annexations for a total of 1.2 square miles (766 acres) initiated by the City Council. The annexations ranged in size from less than two acres to 284 acres. Only three were more than 80 acres. Staff’s role is to review the feasibility of providing services to the property now and in the future, as well as the present and future land use impacts and net revenue in the short and long term. Occasionally, staff does not recommend an annexation because of problems with existing land uses or the inability to provide water and sewer service in a timely manner. State law requires that cities demonstrate the ability to serve annexed areas within ten years. No analyses were performed for annexations that only involved street right-of-way. The lands analyzed for annexation were located in the yet unnamed northern village, North Gateway, Desert View, Deer Valley, Estrella and Laveen villages.

Staff also worked with the City Clerk Office in counseling property owners on city General Plan and zoning policies and processes, and what the owners' entitlements and costs might be if they annex to the city.

It is desirable to annex land before it develops in areas that have adopted infrastructure financing plans. Thus, the city collects the fees at the time of building permits for the capital facilities that these projects will use, and future residents and businesses pay their fair share of the facilities that they will use. It is also more helpful to annex land before it develops in the county so that improvements are made to city standards and zoning codes. Most sites are surrounded on two or more sides by city land and are expensive and difficult for the county to continue serving. The county does not provide water and sewer service, thereby limiting development to using septic tanks and wells for very low-density residential or nonresidential development. Use of septic tanks and wells draws down the water table and can lead to groundwater pollution. Vacant land annexed at the edge is prevented from low-density sprawl-type development and may not develop for many years.



COST OF DEVELOPMENT ELEMENT

Land Cost and Construction Cost Studies

The Planning Department is responsible for coordinating the Impact Fee Program, which is what enables Phoenix to grow and change. The program is used to help pay the cost of developing or expanding needed infrastructure in the rapidly growing areas of our community.

The Impact Fee Program has been very successful in Phoenix. At the end of the FY 2005-06, approximately \$41.5 million had been generated for use in developing needed infrastructure (bringing the program total to about \$91 million). The number of residential permits issued in the impact fee areas has increased dramatically – from 3,088 in 2001 to more than 8,030 at the end of the FY 2005-06. Likewise, commercial growth in the Impact Fee Areas has also grown with more than 230 permits being issued in FY 2005-06.

Infrastructure and Impact Fees

Infrastructure Financing Plan: Staff has been coordinating the update of the Infrastructure Financing Plan for those parts of Phoenix in which impact fees are charged. The updated plan projects the extent of capital facilities and infrastructure needed to serve anticipated future development of the impact fee areas, the estimated cost of development (including land acquisition) and how to allocate the estimated costs to future development. Staff worked with the Public Works, Fire, Library, Parks and Recreation, Police, Street Transportation, Water Services, Law and Budget and Research departments on the update. The public review process will begin in summer 2006.

Construction Cost Analysis: Staff issued a Request for Proposals and ultimately retained 3D/I to update the cost models used to reflect the escalating cost of constructing the infrastructure needed in the Northern and Southern Growth Areas. The study results were used to determine the infrastructure component costs for constructing or expanding equipment repair facilities, fire and police stations, libraries, parks and other associated recreational facilities, trails, and streets.

Land Cost Analysis: Staff worked with the Finance Department to hire a consultant group to prepare a study of the land costs within the Northern and Southern Growth Areas. The study evaluated the land cost per acre based on such factors as the acreage requirements for different types of city facilities, the probable zoning designation of the site(s), and other land pricing factors. The study also provided an index for the city to use to



Tatum Boulevard Street
Improvements within Desert View



Water Park at 40th Street
and Pecos Road

recognize future changes in land values and a method to more easily modify the Infrastructure Financing Plan to change impact fees and credits for escalating land costs.

Offsets Report: Phoenix is required by state statute to allow the use of Offsets as an alternative funding source for paying for infrastructure funding. Staff worked with the Budget and Research and the Water Services departments to prepare this report so that the amount of impact fees paid for a new development can be reduced consistent with the amount of other fees paid.

Infrastructure Inventory and Sequencing Study: Staff hired a consultant to inventory the existing components and master plan elements of the water, wastewater and street infrastructure in west Desert View, North Black Canyon Corridor, and Deer Valley 5. The study has provided a guide for city staff to use in determining what infrastructure segments are needed to serve any specific parcel in the study area. Staff worked with the Water Services and the Street Transportation departments in completing the study.

Amendment to city's Development Impact Fee Ordinance (Section 29 of City Code): Staff worked with the Law, Budget and Research and Development Services departments to modify Section 29 of the City Code to clarify how development credits would be calculated, how and when they could be transferred and the documentation needed in any credit agreements between the city and a master developer.

House Bill (HB) 2381: Development Fee; Capital Improvement Plan: Staff worked with the Intergovernmental Programs Office and the Law, Budget and Research and Water Services departments, as well as several other municipalities, to modify the language contained in HB 2381. The original wording of the bill would have required major changes to the city's Impact Fee Program, if it was not eliminated completely. The final version of the bill did not contain all of the elements being sought by the city, but it was more palatable.

North of Deer Valley Infrastructure Study

The North of Deer Valley Airport Infrastructure Study area is one of three designated major employment areas by the city of Phoenix General Plan within the northern section of the city. It is bounded by the Deer Valley Airport on the south, 19th Avenue on the west, Happy Valley Road on the north, and 16th Street on the east. There is a considerable amount of vacant land within this area and the study analyzes the existing and planned land uses as well as the general infrastructure needs to service future development. It also discusses potential infrastructure funding mechanisms to facilitate development. The study concludes with a recommendation that the property owners south of the CAP Aqueduct pursue a Community Facilities District to pay for necessary infrastructure improvements and that the area north of the CAP Aqueduct rely on the current infrastructure financing plan to help provide the necessary infrastructure to service this area.

69kV Undergrounding

In 2002, Arizona Public Services (APS) presented the North Central Facilities Study, which proposed new electrical facilities to serve the North-Central Phoenix metropolitan area. To reduce the visual and property value impacts of the new utility line construction on the Sonoran Preserve and North Black Canyon Corridor (NBCC), staff from Planning and other departments recommended, and City Council concurred, that the city investigate the undergrounding of approximately 15.5 miles of new 69kV lines east of I-17 and identify funding alternatives.

The cost of undergrounding 69kV lines is the difference between cost to put the utility lines above ground and the cost to place lines underground. A conservative estimate of this



69kv undergrounding

differential is approximately \$1.3 million per mile or \$20,000,000 for the entire project. On July 1, 2004, City Council approved funding the undergrounding of these power lines.

Staff has worked closely with APS for several years on this important project. In FY 2005-06, a draft agreement was developed to better define the working relationship between APS and the city. This year, APS began design of the first phase of this project. Construction of the first phase will begin next year and is scheduled to be completed in the summer of 2008. This will be the largest 69kV undergrounding project ever done by APS.

Undergrounding the 69kV lines throughout the NBCC in the North Gateway Village and portions of the Desert View Villages is critical. It will maintain view corridors in this emerging growth area of the Sonoran Preserve and surrounding mountains and increase property values.

CIRCULATION ELEMENT



Transportation Planning

Traffic simulation modeling involves the use of computer models as a tool for predicting the effect of changes to a traffic network, and the movement of individual vehicles on that street network.

CORSIM, traffic micro simulation software developed by the Federal Highway Administration, provides a visual animation tool that presents movement of traffic using shapes for cars, trucks and buses. The animation tool allows people to visualize present and forecasted traffic after development and test mitigation improvements are made. It is particularly useful because it provides easily understandable graphics that are more explanatory than numerical tables and displays.

Transportation Team staff used the CORSIM modeling system to study and analyze the traffic impacts of future or expanding developments. Staff from the Planning and Street Transportation departments worked jointly on many of the projects.

The Transportation Team has also operated the EMME/2 modeling system as a regional travel demand model since 2000. With the added traffic micro simulation capability, the Transportation Team is able to forecast transportation demand at a regional level as well as traffic impacts for small areas. This model is useful for determining the need for transportation facilities such as freeways and arterial streets to meet future growth.

NEIGHBORHOOD ELEMENT

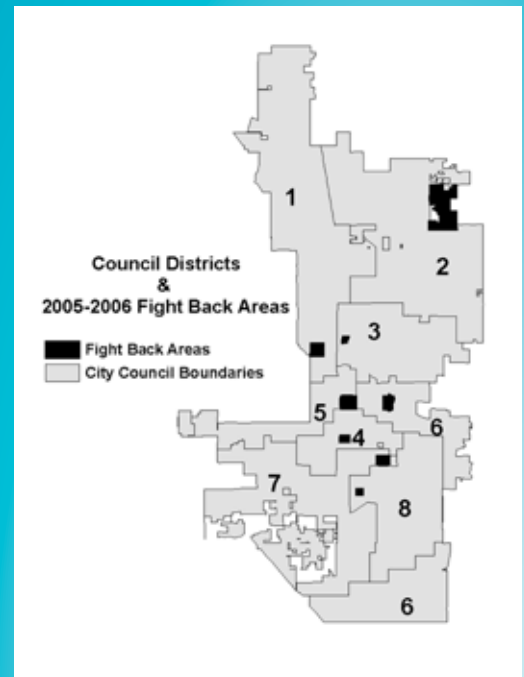


Neighborhood Fight Back Assessments 2005-2006

The Neighborhood Fight Back Program, administered by the Neighborhood Services Department, provides designated neighborhoods with specialized support for a limited time to assist with resident-driven neighborhood improvement efforts designed to have a lasting impact. These efforts generally focus on revitalization, sustainability, crime and blight reduction, resident participation, neighborhood leadership development and community building.

The Planning Department prepares and presents to the neighborhood statistical assessments of existing conditions so that area residents may form a more complete picture of their neighborhood and make informed decisions on how to spend their city funds. The assessments also serve as baselines for measuring improvements that occur in the respective neighborhoods as a result of Fight Back efforts. The eight 2005-2006 neighborhoods are as follows.

District 1	North Mountain: 35 th to 43 rd avenues; Peoria Avenue to Cactus Road
District 2	Desert View: Generally bounded by the alignment of Ramuda (1/4 mile south of Jomax Road) to Lone Mountain Road; between 40 th Street/Black Mountain Parkway alignment and 56 th Street (excluding County land)
District 3	North Mountain: Properites on the north side of Dahlia Drive to Cactus Road; eastern boundary of Cave Creek Park to 20 th Avenue to Larkspur Drive and 21 st Avenue
District 4	Alhambra and Encanto: 19 th Avenue to Interstate 17; Osborn Road to Indian School Road
District 5	Alhambra: 15 th Avenue to Interstate 17; Bethany Home Road to Glendale Avenue
District 6	Camelback East: 12 th Street to State Route 51; Bethany Home Road to Glendale Avenue
District 7	Encanto and Central City: 7 th and 16 th Streets; Interstate 10 to Oak Street
District 8	Central City: 7 th to 15 th Avenues; Buckeye Road to Interstate 17



Fight Backs 2005/2006

Freeway Mitigation

The Freeway Mitigation Team is using Freeway Mitigation Bond Program funds for the construction of a noise/screen wall along a portion of the north side to the elevated Interstate 17 Freeway. This area, between 7th Street and the Durango Curve, was recommended for such improvements by the Black Canyon/Maricopa Freeway Specific Plan and the Central City South Area Plan. The wall will help mitigate the impacts of this freeway on the adjacent residential neighborhoods. The Arizona Department of Transportation is the project manager and has overseen the completed design work. They will also oversee the project's construction, which is expected to begin in the summer of 2006.

Squaw Peak Heights Special Planning District (SPD)

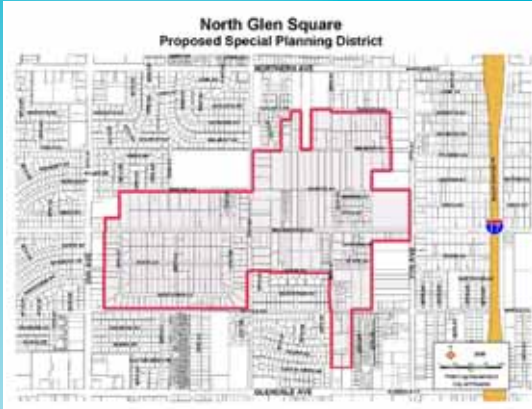
In June 2006, the City Council adopted a Special Planning District Plan and zoning overlay for the Squaw Peak Heights neighborhood in north central Phoenix. This SPD is located in the area from 12th to 16th streets, just north of Maryland Avenue, to the cul-de-sac streets north of Glendale Avenue. The adopted plan contains regulatory provisions that address building setbacks and development options allowed. Neighbors began work on the SPD process in 2004 in response to concerns regarding teardowns and the changing appearance of the neighborhood. The neighborhood committee worked with the Planning Department to discuss and refine the plan and its recommendations. More than a dozen neighborhood meetings were held. The poll of property owners to gauge support was held in March and hearings were conducted in May and June.



Preservation of wide street-scapes is the goal of the SPD

North Glen Square Special Planning District (SPD)

Residents of North Glen Square have expressed concern about newer development patterns that are inconsistent with their established neighborhood character. They worked to gather needed petition signatures from property owners to initiate a Special Planning District for the area generally bounded by 27th and 35th avenues on the east and west, Augusta Avenue on the north, and Glenn Drive on the south. At a public hearing on May 31, 2006, the City Council concurred with the Planning Commission recommendation and initiated the North Glen Square SPD planning process. Neighborhood residents will work with Department staff to develop an area plan and development regulations. These will be reviewed by all property owners in the area, with Planning Commission and City Council hearings on the SPD's adoption anticipated in the fall.



CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT



Eastlake Park Neighborhood Plan and Special Redevelopment Area Plan

Together, these redevelopment plans encompass the area from 12th Street to several lots just east of 16th Street, between the alleys south of Van Buren Street to the alleys south of Madison Street. Over the years, plan policies and land use objectives have guided city actions to remove blight conditions and assist in the construction of single-family homes. Within the framework of the city's 12th Street and Washington/ Jefferson station area planning process, the community requested that the redevelopment plans be reviewed and updated if needed, before the station area plan was completed. Over a six-month period, nine community meetings were held with residents, property and business owners, and other area stakeholders. Adopted goals and objectives of the various plan elements, as well as land use designations and development standards of the plans, were reviewed against changing conditions in the area, identified community needs and desires and current market realities.

The goal of the community meetings was to reach agreement on needed updates to the plans. Consensus was reached on the need to bring residents back into the neighborhood by promoting quality residential development and neighborhood-oriented retail, and to create a safe, pedestrian friendly environment. Unresolved issues concerning building height and appropriate residential densities will be presented as the update of the redevelopment plans is dove-tailed into the station area planning process involving the larger area around 12th Street. Following Council action on the station area plan, the redevelopment plans will be amended, through a separate hearing process, to reflect the resolutions on the building height and density issues.



Meeting for Eastlake Neighborhood

ENVIRONMENTAL PLANNING ELEMENT

Urban Heat Island Task Force

In November 2005, the City Council Land Use, Environment, and Natural Resources Subcommittee directed the Planning Department to lead an internal staff task force to examine the impacts of the Urban Heat Island Effect on Phoenix and to identify potential responses to this critical issue. The Urban Heat Island Task Force began meeting in January 2006 and has focused on educating task force members regarding the Urban Heat Island Effect and the impacts it has on Phoenix and the metropolitan



region. The task force includes staff from the Planning, Parks and Recreation, Development Services, Public Works, Aviation, and Architectural and Engineering Services departments, and the Office of Environmental Programs.

Educational efforts have included a number of presentations by representatives from ASU, meetings with staff from the Global Institute of Sustainability at ASU, a visit to the ASU Decision Theater, and review of efforts by city departments to address urban heat island issues. The next step in the process will be preparation of proposed actions that the city can take in municipal facilities and how the city can provide direction for addressing urban heat island effects through the development process. The task force plans to report to the City Council Subcommittee in the fall of 2006 with recommendations regarding possible strategies to respond to the impacts of the urban heat island.

OPEN SPACE ELEMENT



Laveen Pedestrian Mall Report

The preparation of the Central Laveen Commercial District Pedestrian Mall Demonstration Project Design Concept Report (approved by the Laveen Village Planning Committee May 8, 2006) by Kimely-Horn and Associates was made possible by a grant awarded to the city through the Maricopa Association of Governments Pedestrian Design Assistance Program. The report provides policy guidance for construction of a pedestrian mall beginning at the southeast corner of 59th Avenue and Dobbins Road and terminating at a future community park near 57th Avenue. The mall will provide a vital recreation element within close proximity to the village core, while preserving viewsheds of mountains and communicating the area's rural heritage. The report includes recommended standards for landscaping, pedestrian amenities, signage and connectivity with adjacent development.



Laveen Pedestrian Mall Report

SAFETY ELEMENT



CPTED/Safescape Guidelines

At the request of the City Council Land Use, Environment, and Natural Resources Subcommittee, staff from the Police, Development Services, and Planning departments, and representatives from City Council District Office 2, prepared draft CPTED/SafeScape guidelines. This involved reviewing existing zoning requirements in the Phoenix ordinance as well as sample guidelines/regulations from other cities. At the conclusion of this review process, it was determined that the requirements included in the rewrite of the Tempe Development Code would serve as the sample for the draft. This was critical because the Tempe requirements are familiar to the development community and would minimize introduction of new development standards that would require an extensive educational process. The next step will be the review of draft language with the CPTED/Safescape Advisory Committee and submittal of the draft language to the Planning Commission for initiation before the end of 2006.

General Plan Amendments

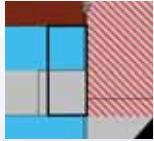
STREET CLASSIFICATION MAP

The Street Classification Map, first adopted in 1961, provides information on the city's street network, identifying the alignment and minimum right-of-way standards for existing and planned arterial and collector streets.

Planning Department staff continues to serve as the liaison between the Street Transportation Department, Planning Commission, and City Council to update this map annually through the General Plan amendment process. In 2005-2006, 33 separate map changes were approved through the city's annual review of the Street Classification Map. These included collector street alignments resulting from new subdivision plats, or changes to a street's cross-section. Other Street Classification Map changes may occur through General Plan Amendments dealing with adopted area plans.

MAP AMENDMENTS

PERIPHERAL TEAM, BY VILLAGE



Ahwatukee Foothills

GPA-AF-1-05-6: Located near 50th Street and Frye Road, a 9.83 acre site. A map amendment changing Commerce/Business Park and Public/Quasi Public designation to a Residential 10-15 du/ac (dwelling units per acre) classification to develop an owner-occupied multi-family residential community.



Deer Valley

GPA-DV-1-05-3: Located east of the southeast corner of 12th Street and Bell Road, a 3.99 acre site. A map amendment changing Industrial to Residential 15+ du/ac to develop an owner-occupied multi-family residential community.



GPA-DV-2-05-1: Located just north of the northeast corner of 19th Avenue and Happy Valley Road. A map amendment changing Residential 3.5-5 du/ac to Commercial to allow for development of medical office uses.



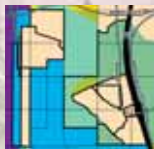
Estrella

GPA-EST-1-05-7: An 18-acre site located adjacent to the future Estrella village core at the southwest corner of 63rd Avenue and Illini Street. A map amendment changing Residential 1-2 du/ac to Residential 5-10 du/acre for single-family homes. City Council approved a map amendment to Residential 3.5-5 du/ac that addressed neighborhood and village planning committee issues raised through the public hearing process.

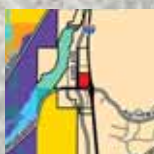


GPA-EST-3-05-7: A 70-acre site located at the southeast corner of 67th Avenue and I-10 Freeway. A map amendment changing Residential 3.5-5 du/ac to a mix of Residential 5-10, Residential 15+ and Commercial. The applicant plans to develop a retail site along with a mix of multi-family condominium and townhomes.

North Gateway



GPA-NG-3-05-1: A 1,340-acre area located south of Desert Hills Drive alignment, west of I-17, north of the Cloud Road alignment, and east of 59th Avenue. Initially classified as a mix of Undesignated City of Phoenix Area, Public/Quasi-Public, Parks/Open Space - Future 1 du/ac, Mixed-Use (Preserves/Residential 2-3.5 or Residential 3.5-5), Mixed-Use (Preserves/Undesignated), the request was initiated by the Planning Commission to more appropriately address future land use proposals in the area. Existing land uses in the area include a federal prison, a mobile home park, the Ben Avery shooting range, Arizona Game and Fish Department offices, the Pioneer Living History Museum, law enforcement training facilities and open space. The approved map amendment includes a variety of land use classifications, including Mixed-Use (Commerce/Business Park and Parks/Open Space), Commerce/Business Park, Commercial, Public/Quasi-Public, Mixed-Use (Areas C, D and Northwest Area Only), Mixed-Use (Public/Quasi-Public and Parks/Open Space), Parks/Open Space - future 1 du/ac. Approval of this amendment provided a future land use designation for parcels largely not designated by the General Plan but still within the city of Phoenix Planning Area.



GPA-NWPA-1-05-1: This 1,845-acre site request was initiated by the Planning Commission to provide comprehensive planning for an area that is experiencing development pressure, as evidenced by two recent private General Plan Amendment applications (which were subsequently withdrawn so that they could be incorporated into this request). Previously identified as a combination of Undesignated City of Phoenix Planning Area and Mixed-Use (Preserves/undesignated), the approved map amendment includes a variety of districts: Residential 1-2, Residential 2-

3.5, Residential 3.5-5, Mixed-Use (Residential 2-3.5/Residential 3.5-5), Parks/Open Space-Future 1 du/acre, Commercial, Mixed-Use (Commercial and Commerce/Business Park), Mixed-Use (Commercial/Residential 10-15), Mixed-Use (Commerce/Business Park and Residential 10-15). Approval of this amendment recognized multiple existing development projects that are currently underway within the Anthem Master Planned Community and provided for appropriate future land use designations for areas that are within the current city of Phoenix Planning Area.

Paradise Valley

GPA-PV-1-05-2: An 11.5-acre site located between 20th and 22nd streets, just north of Bell Road. A map amendment changing Residential 1-2 du/ac and Residential 3.5-5 du/ac to Residential 10-15 du/ac to develop a multi-family condominium project. City Council approved Residential 3.5-5 du/ac for 8.76 acres of the site to match the existing R1-6 zoning on that portion of the site.

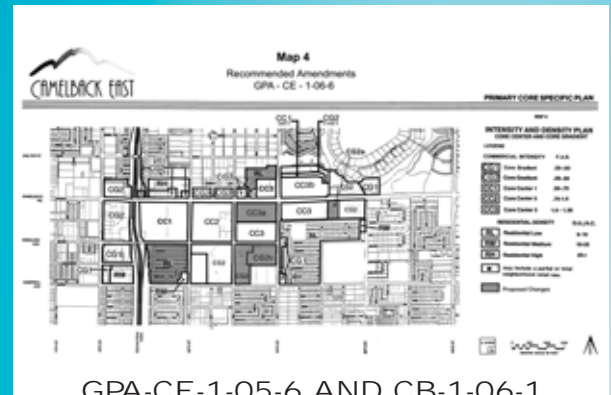


GPA-PV-1-05-2

CENTRAL TEAM, BY VILLAGE

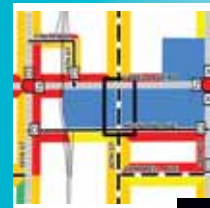
Camelback East

GPA-CE-1-05-6 and CE-1-06-1 updated and amended policy and regulatory sections of the Camelback East Primary Core Specific Plan for the area generally bounded by 16th and 28th streets, between the Medlock Avenue and Colter Street alignments to the north and Campbell Avenue to the south. This update process required extensive staff analysis, an exhaustive public review that spanned more than one year, and many meetings between area stakeholders. Additional building height was approved along the core area's pedestrian spine, with additional incentives for residential or hotel development.



GPA-CE-1-05-6 AND CE-1-06-1

GPA-CE-2-05-6: Changed the Street Classification Map designation for 20th Street from Highland Avenue to Camelback Road from a Minor Collector to a Collector with a Cross Section Z to allow the provision of a raised, landscape median.



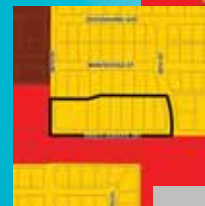
GPA-CE-2-05-6

GPA-CE-3-05-6: A 1.98 acre site located at the northeast corner of 50th Street and Taylor Street. A map amendment changing Transportation to Commerce/Business Park to reflect the site's actual use.



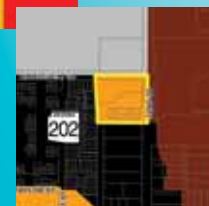
GPA-CE-3-05-6

GPA-CE-4-05-6: A 3.3 acre property located on the north side of Indian School Road between 38th and 39th streets. A map amendment changing Residential 3.5 -5 dwelling units (du) per acre to Commercial to reflect the site's actual use.



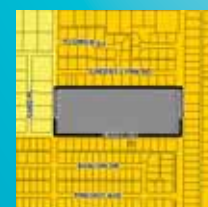
GPA-CE-4-05-6

GPA-CE-5-05-6: A 3.35 acre property located at the southwest corner of 52nd and Roosevelt streets. A map amendment changing Residential 5 10 du/acre to Commercial to reflect the site's actual use.



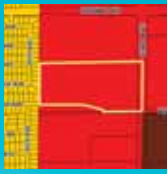
GPA-CE-5-05-6

GPA-SA-CE-5-05-6: A 15.07 acre property located at the northwest corner of 56th Street and Earll Drive. A map amendment changing Industrial to Residential 2-3.5 du/acre to allow the development of a single-family residential subdivision.



GPA-SA-CE-5-05-6

Maryvale



GPA-SA-MV-4-05-7

GPA-SA-MV-4-05-7: A 17.78 acre property located at the northwest corner of 83rd Avenue and Virginia Avenue. A map amendment changing Commercial to Residential 5-10 du/acre to allow the development of a single-family residential development consisting of approximately 150 units.

South Mountain

GPA-SM-1-05-7



GPA-SM-1-05-7: A 28.31 acre property located north and west of the northwest corner of 19th Avenue and Baseline Road. A map amendment changing Residential 1-2 du/acre and Residential 2 -3.5 du/acre to Commercial to accommodate the development of a commercial shopping center.

GPA-SM-3-05-8



GPA-SM-3-05-8: Amended the General Plan's Land Use Map designation for a 35.01 acre property located south of the southeast corner of 7th Street and Baseline Road from Residential 10-15 du/acre to Residential 2-3.5 du/acre. This application was initiated by the South Mountain Village Planning Committee in response to concerns regarding compatibility of potential development on the site with surrounding land uses.

Village Planning Committees



Ahwatukee Foothills Village Planning Committee

The Ahwatukee Foothills Village Planning Committee helped provide community leadership and sound decision making for the betterment of the Ahwatukee Foothills Village. The Committee's major activities included: 1) participation on the subcommittees for the 2006 bond program; 2) review and recommendation of a General Plan amendment and two zoning requests, all three of which were located south of Chandler Boulevard along 50th Street; 3) review and recommendation on six zoning ordinance text amendments; and, 4) review and approval of the Parks and Recreation Department's Trails Map.

There were several issues presented to the Committee to keep them informed and updated. The South Mountain Community College president discussed the alternative locations for a new satellite campus in the Ahwatukee Foothills Village area. An update on new routes and new buses provided by ALEX, the local public shuttle system, was presented. Some Committee members, who participated on the Arizona Department of Transportation Citizen Advisory Team (CAT) for the extension of the Loop 202 Freeway, reported to the Village Planning Committee on the activities of the CAT throughout the year.

Alhambra Village Planning Committee

In 2005-2006, the Alhambra Village Planning Committee (VPC) heard presentations on high-rise development from Encanto Village members; plans for the Vietnamese Parish Church; the Seventh Avenue Main Street Overlay (as adopted); the zoning entitlement process; the 2005 Census; and the Phoenix Metro Area Drainage Master Plan process. They also heard presentations on the District 5 Blight Elimination Project; public spaces planning; a presentation and discussion with Grady Gammage, Jr., and three presentations from Valley Metro about light rail. The committee held a special meeting with approximately 200 people in attendance for the Beatitudes Campus rezoning case.



During the fiscal year, the village took action on four requests to the Planning Hearing Officer, five Zoning Ordinance Text Amendments, and one General Plan Amendment. In addition, the VPC reviewed fifteen zoning or special permit cases.

The VPC has maintained an active Light Rail Subcommittee that assists in resolving complaints due to light rail construction.

Camelback East Village Planning Committee



The Camelback East Village Planning Committee (VPC) continued to provide leadership and guidance for recommendations on community concerns. The committee's membership ranged from 15 to 20 and all meetings achieved a quorum. Some committee members participated on three Bond Subcommittees in preparation for the city-wide Bond Election in March 2006. The Camelback East Primary Core Subcommittee was very active in reviewing the update to the Primary Core Specific Plan through the fall of 2005. Subsequent to reversion of the adoption of the changes to the Primary Core Plan, at the direction of the City Council, a committee member participated on the mediation team for changes to the Camelback East Primary Core Plan.

Many issues were addressed at the monthly VPC meetings, including review of 19 zoning requests; four requests to the Planning Hearing Officer for modifications of stipulations, three Zoning Ordinance text amendments, and six General Plan Amendments. The committee considered requests for development of a hotel/condominium tower in the Camelback Core and for several mid-rise buildings in a proposed mixed-use project in the Gateway Core. One property within the village, the Stubbs House on East Ocotillo Road, was recommended for a Historic Preservation Overlay. Support was given for adoption of the Squaw Peak Heights Special Planning District Plan. The VPC continued review and input to the Camelback Road Pedestrian Underpass project, reviewed a proposed art project along the canal near the Squaw Peak Water Treatment Plant, and maintained its interest in the upgrades planned for the Biltmore Fashion Park. Subcommittees continued their roles with regard to Committee protocol, review of Residential Office Zoning and developments, and review of the more active 44th Street Corridor/Gateway Core. In addition, in response to the types of rezoning requests coming forward, the new Camelback Corridor Subcommittee was formed.

Central City Village Planning Committee



The Central City Village Planning Committee (VPC) reviewed numerous rezoning cases and text amendments, and participated in many discussions related to planning and development in the Central City Village. Significant rezoning cases included Grace Court rezoning and height waiver requests for office and housing near Van Buren and 7th Avenue. Some rezoning cases were contentious, attracting dozens of residents to the meetings. The VPC also reviewed and recommended action on several significant Historic Preservation cases.

The Committee also reviewed several text amendments including the Sky Harbor Airport Overlay (which limited building heights and affected properties near downtown), modifications of Transit Oriented Development Overlays (TOD-1 and TOD-2), changes to the ordinance related to very large commercial buildings, and modifications to regulations concerning payday loan centers.

The Committee heard many presentations significant to Central City, including a presentation on public space design, the Rio Salado grand opening, census activities, the Planning Department's Continuous Learning Institute, downtown development activities and light rail construction.

Through its subcommittees, the VPC provided significant input in the bond election process. The Central City VPC also formed a joint subcommittee with the South Mountain VPC to study planning issues related to areas along the common border of the two villages.

Deer Valley Village Planning Committee



The Deer Valley Village Planning Committee reviewed 18 rezoning applications, five General Plan Amendments, five Planning Hearing Officer requests, and a number of citywide text amendments. Most of the rezoning activity resulted in commercial and industrial development within undeveloped areas of the village. Along Bell Road, there was a trend to rezone commercial properties for development of owner-occupied condominiums and townhouses.

The Committee heard presentations from city staff regarding Robert's Rules of Order, signage, census data, public spaces and the APS Utility Corridor Study. The committee also approved the "North of Deer Valley Infrastructure Study," which identified future infrastructure needs and possible financing mechanisms to facilitate development for the area north of the Deer Valley Airport.

The Bell Road Corridor Subcommittee met on an-as needed basis to discuss a variety of issues and challenges along Bell Road. The Committee met with existing property/business owners in the area to discuss development and operational issues. They also identified better streetscape and pedestrian amenities for the Bell Road Corridor as an issue that needs to be addressed.

Desert View Village Planning Committee



Fiscal year 2005-06 was another active year for the Desert View Village Planning Committee (VPC). The committee reviewed nine rezoning applications, four General Plan Amendments, and two Desert Ridge Specific Plan Amendments. Zoning requests ranged from multi-family residential within Desert Ridge to low density residential neighborhoods in the rural northern portion of the village. The Committee also reviewed several text amendments to the City of Phoenix Zoning Ordinance. The Committee has also been working with the Arizona State Land Department on a 6,200-acre planned community development, as well as the Paradise Ridge PCD and the City North project in the Village Core.

The Desert View 2005-06 Work Program focused on trails, transportation, and the East Sonoran Parkway Alignment Study, which resulted in the Committee initiating a General Plan Amendment to the Street Classification Map. Transportation issues were a primary concern during the last year. A Transit subcommittee was formed to work on a city-funded neighborhood circulator bus route for the village. Subcommittee members were instrumental in getting this future circulator funded in the bond program. Green buildings and public open space also were topics of interest to the committee.

Encanto Village Planning Committee



The Encanto Village Planning Committee (VPC) reviewed numerous rezoning cases and text amendments, and discussed many topics related to planning and development in the village and the city. Significant rezoning cases included a proposal for a three-tower residential development at Thomas and Central, residential high-rise towers on Columbus and Central, high-rise development on First Place and



Monterey Way and several high-density condominium projects throughout the village including a multi-unit residential development (Urban Residential zoning) near Central Avenue and Glenrosa Avenue and another near the Steele Indian School Park. The VPC reviewed several text amendment cases including changes to the ordinance regarding large-scale commercial retail development, payday loan facilities, event parking near the State Fairgrounds and updates of TOD-1 and TOD-2 (Transit Oriented Development) overlays to include shading and outdoor uses. The Committee heard several Planning Hearing Officer cases and reviewed numerous historic preservation rezoning requests.

The VPC created subcommittees related to Central Avenue planning, variance studies and planning for the state fairground property.



Estrella Village Planning Committee



The Estrella Village Planning Committee had a busy year in 2005/2006 with the processing of eight rezoning cases and three special permits. The cases continued the recent trend towards adding community-serving retail projects in the village. The employment base was also expanded with the addition of a variety of warehouse and industrial developments, and the rezoning for the future City of Phoenix Transit Department's West Regional Operation Facility at 79th Avenue and Van Buren Street. This particular project will likely create more than 500 jobs.

Single-family residential permits have declined slightly in comparison to the previous year, but there were a few large mixed-density residential projects such as the 100-acre Villages on Broadway development located on the northeast corner of 59th Avenue and Broadway Road. This project provided for a variety of residential dwelling types such as condominium and single-family-attached homes.

Laveen Village Planning Committee



The Laveen Village Planning Committee (VPC) had numerous accomplishments in the last year. Several large master-planned developments were approved including Tierra Montana (approximately 900 acres), Dove Ranch (approximately 360 acres) and Laveen Vistas (approximately 210 acres). In all, 18 zoning cases, representing over three square miles, were filed in fiscal year 2005/2006. Most of these cases established zoning for several single-family residential projects or provided equivalency zoning for newly annexed lands. The Laveen VPC Development Application Review Subcommittee continued to meet monthly to review rezoning applications and other development-related requests. This body played a critical role in streamlining the development process, as issues are identified early and developers have more opportunities to incorporate community goals into their projects. The VPC also approved the Central Laveen Commercial District Pedestrian Mall Demonstration Project Design Concept Report, which provides policy guidelines for implementing the village core watercourse feature.

Maryvale Village Planning Committee



In 2005-2006, the Maryvale Village Planning Committee (VPC) heard presentations on future plans for development along the Loop 101 (Algodon), a new YMCA, the Arizona Department of Environmental Quality Superfund site on west Van Buren, the planned Maryvale Circulator, public spaces planning and public art.

The village took action on one request to the Planning Hearing Officer, six Zoning Ordinance Text Amendments, and one General Plan Amendment. In addition, the VPC reviewed eight zoning or special permit cases.

The committee established three subcommittees. The Transportation Subcommittee is to provide a recommendation to the Public Transit Department for the Maryvale Circulator route. The Bond Subcommittee will provide input when voter-approved bond money becomes available for specific projects. The Economic Development and Outreach Subcommittee will work with the Community and Economic Development Department to help attract businesses to Maryvale.

North Gateway Village Planning Committee



The North Gateway Village Planning Committee (VPC) tackled many issues including a brochure that deals with common tract maintenance and the urban wildfire interface, design guidelines for commercial development in the North Black Canyon Corridor, and an update of the Sonoran Preserve Edge Treatment Guidelines. A major issue for the VPC remained transportation improvements, including the widening of I-17 and construction of a full urban interchange at Carefree Highway and I-17. The VPC heard presentations from the Arizona Department of Transportation as well as the City of Phoenix Street Transportation Department. This interest contributed to an expedited planning and public review process to enable construction of the interchange much sooner than expected. In 2005, eight zoning cases, representing approximately 950 acres, were filed within the village. Most of these cases established zoning for various commercial and multifamily residential projects, since the majority of non-Arizona State Land Department, single-family residential land was zoned in prior years.

North Mountain Village Planning Committee



In 2005/06, the North Mountain Village Planning Committee (VPC) reviewed and provided input on 11 rezoning cases, a General Plan Amendment, and several citywide Text Amendments to the Zoning Ordinance. Committee members continued to learn about their village, the city, and various urban topics with presentations on the Sunnyslope Canal Demonstration Project, Public Arts Program, sustainable urban design, Sunnyslope Revitalization Corporation redevelopment projects, the Light Rail Northwest Extension, Public Spaces, Edge Treatment Guidelines and zoning and General Plan Amendment processes.

Paradise Valley Village Planning Committee



The Paradise Valley Village Planning Committee (VPC) reviewed 11 rezoning applications, eight Planning Hearing Officer requests, citywide text amendments, and one General Plan Amendment. Almost all the rezoning requests and the General Plan Amendment dealt with issues of developing vacant sites with higher density condominium and townhouse developments. Due to neighborhood opposition to several projects, the committee became adept at balancing new and existing development by ensuring that site design blends with existing densities, as well as matching character and building height at the edges of the development. The Committee spent a substantial amount of time working on neighborhood opposition to these newer urban-style residences.

The VPC heard presentations from city staff on recent census data, open meeting laws, the APS Utility Corridor, the Palomino neighborhood stabilization efforts, and citywide public spaces for commercial and mixed-use developments.

Two subcommittees addressed issues important to the entire village. One subcommittee focused on issues regarding the Paradise Valley Mall (which is the Village Core). The intent of the subcommittee is to provide support and input for Westcor projects and improve communication between the committee, Westcor and the surrounding neighborhood. Officials from Westcor updated the VPC on the status of the mall, new tenants, and their redevelopment strategy.

The Paradise Valley Village Planning Committee was involved in the Palomino area on several projects. The Committee supports area improvements, a safe pathway to school (an effort managed by Council District 2 to create a safe way for Palomino kids to walk to school), and the presence of the Boys and Girls Club at the Palomino Elementary School. The second subcommittee is a joint effort between the Paradise Valley and Deer Valley Village Planning Committees. The subcommittee met on an as-needed basis to finalize a Bell Road Corridor Assessment and address other issues identified by the subcommittee.

South Mountain Village Planning Committee



The South Mountain Village Planning Committee (VPC) continued to have a substantial workload in 2005-06, as the Baseline Area Master Plan, Rio Montaña Area Plan, Rio Salado Beyond the Banks Area Plan, and Esteban Area Park Plan planning areas all saw significant development activity. The VPC evaluated 15 rezoning cases, compared to 12 cases in 2004-05. Several of the cases reviewed were contentious and five of the cases required multiple reviews. The committee reviewed one case pertaining to a property near 36th Street and Beverly Road six times to address development issues. The VPC helped to ensure that future development is compatible with surrounding uses, as well as the unique village character.

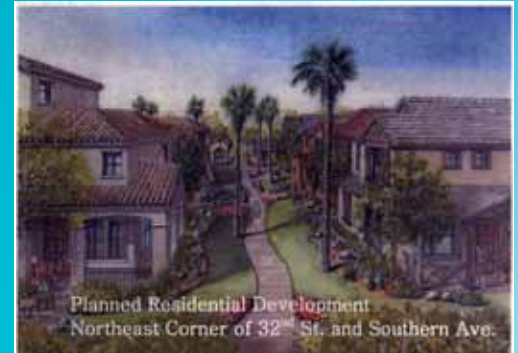
The VPC evaluated five General Plan amendments and supported a text amendment to the Zoning Ordinance pertaining to non-chartered financial institutions. The committee also reviewed five requests to modify or delete zoning stipulations, and provided feedback on the following land use related issues.

- South Mountain Citizens Advisory Team activities and actions
- Parks and trails issues pertaining to the village
- RAPID Central – South Mountain Transit Plan
- Grand opening of the Rio Salado Habitat Restoration Project
- City of Phoenix Hispanic Historic Property Survey
- Public space policies
- Prospective affordable housing development in the village
- Citywide application of the Sonoran Preserve Edge Treatment Guidelines
- Art enhancement project along the Highline Canal between 24th and 40th streets
- Proposed pedestrian bridge over the Western Canal to connect the Legacy Shopping Center and South Mountain Community College

The committee's Development Subcommittee provided valuable input on general development issues, such as providing early feedback on 37 parcels, most of which were considered for rezoning requests or General Plan amendments. The subcommittee also won three awards at the Continuous Learning Institute for exhibiting the following qualities: vision and leadership, community outreach and outstanding participation.

Always looking forward, the committee adopted the following three goals for 2006-07:

- To evaluate the appropriateness of General Plan land use designations within the Baseline Area Master Plan area with particular attention to the mixed use agricultural designation



South Mountain Planned Residential Development



Report covers of areas in South Mountain Village

- To focus on enhancing public outreach efforts to all South Mountain Village residents
- To further study and follow-up on beautification and development issues pertaining to South Central Avenue

These goals demonstrate the committee's continual commitment to public engagement and leadership.

Other 2005/2006 Accomplishments

Intergovernmental Activities

MAG, POPTAC (including 2005 Special Census) and MAG Planners Stakeholders Group

Planning Department staff serve on a variety of MAG committees promoting coordination and cooperation on data collection, population estimates and projections and planning projects. This past year, staff served on the MAG Population Technical Advisory Committee (POPTAC), the MAG Planners Stakeholders Group and the MAG Pedestrian Work Group.

MAG, POPTAC

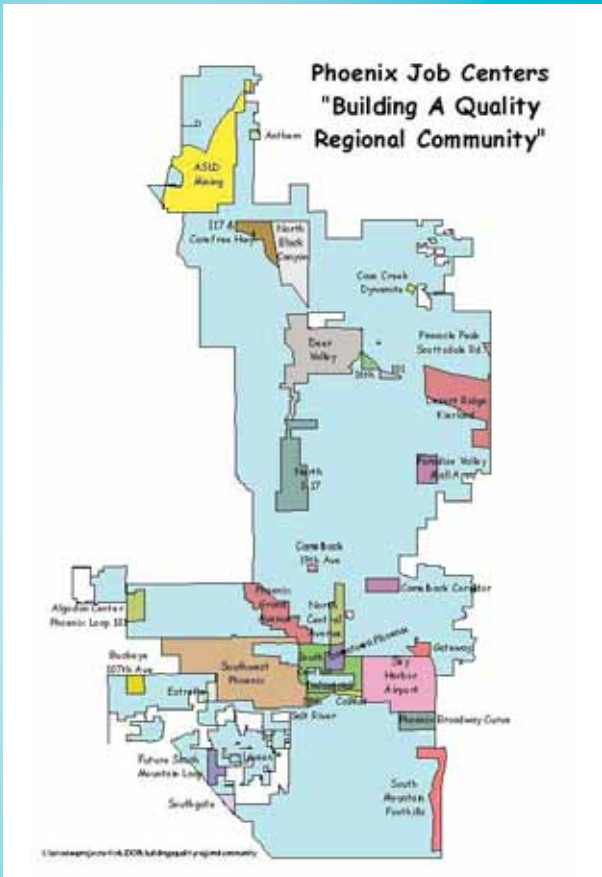
The POPTAC and its Ad Hoc special working group focused mainly on two projects: first, working with the Arizona Department of Economic Security to develop statewide population estimates, and second, working with the U.S. Census Bureau in developing a 2005 Census Survey. This survey established a population estimate for September 2005 that will be used by the State in its distribution of state-shared revenues until the next federal census in 2010. The resulting 2005 Phoenix population estimate of 1,476,000 included an additional 68,000 persons which the Department's Research Team earlier appealed to the Census Bureau with supporting documentation.

MAG Planners Stakeholders Group

This working group is in the process of creating goals and criteria for developing an economic assessment of the Phoenix Metro area to be known as "Building a Quality Regional Community (BQRC)." Planning staff have identified city job centers and their various attributes as part of the overall assessment of the Phoenix metropolitan area.

MAG Pedestrian Working Group

The Planning Department continued to provide a city representative to the MAG (Maricopa Association of Governments) Pedestrian Working Group. The Working Group completed its annual review and selection of Design Assistance projects for various MAG member jurisdictions. When MAG adopted a new policy regarding increased liability coverage requirements for consultants, member jurisdictions realized that many of the smaller consultants would find the requirement cost prohibitive and would no longer be able to provide design assistance services. Planning Department staff was instrumental in facilitating a change in the policy. New language was recommended that allows facility design of projects through the Design Assistance Grant program to reach 95% completion rather than the previously required 100%. Design at 95% is not considered a "construction drawing" and therefore does not carry with it the requirement for the higher liability amount. The Pedestrian Working Group, in coordination with the Regional Bicycle Task Force, is currently contributing to the update of the MAG Regional Bikeway Master Plan.



State Legislation

The Planning Department reviewed and submitted comments for 74 bills in the 2006 legislative session for the city's Intergovernmental Programs Team. Many of the bills included amendments as they moved through the legislative process. The number of amendments reviewed totaled 141.

Seven of the bills reviewed by the Department dealt with eminent domain and/or takings issues. Most of these bills were introduced by legislators due to the recent decision of the United States Supreme Court on the Kelo case. Planning staff was concerned that these bills would decrease the ability of local government to use their police powers in the appropriate manner to promote preservation of neighborhoods and promote economic development.

One bill was introduced that would have greatly affected the use of impact fees. The use of impact fees is a funding mechanism that ensures that new growth pays its fair share. The bill sought to more strictly regulate the use of funds collected by cities and towns. It was written in such a manner it would have been difficult to build large, complex infrastructure due to the time limitations. This bill was vetoed by the governor.

The Department analyzed several other bills dealing with such issues as disclosure, county islands, state trust land, and community facilities districts. Many of these bills can either directly or indirectly affect planning. All bills are reviewed to make certain that local government retains the necessary authority to implement the Phoenix General Plan.

Continuous Learning Institute (CLI)

CLI – January 28, 2006

In 2005-06, the Continuous Learning Institute (CLI) soared to new heights. The City of Phoenix Planning Department, under the leadership of the new Director Debra Stark, decided to focus the first CLI retreat for Planning Commissioners and village planning committees' chairmen/chairwomen and vice chairs. The retreat was held on Saturday, January 28, at the Irish Cultural Center. Twenty-seven Planning Commission and village planning committee members representing 14 villages, and 12 Planning Department staff participated in the retreat.

Lance Decker of LL Decker & Associates, Inc. facilitated the retreat. He assisted participants in identifying the following key issues prior to the session:

- Communications
- Ideas for improvement
- Public perception
- Decision protocols
- Roles and expectations of the VPC
- Roles and expectations of the PC
- Collaboration
- Stipulations
- Stating reasons for actions
- Training and education
- Working agenda
- Potpourri

Participants discussed each of the issues and brainstormed on solutions. Staff prepared a report on the outcomes of the retreat and clarified concerns regarding stipulations. Based on discussions, curriculum and lesson plans were developed for the spring 2006 CLI session.

A total of 93 participants attended the Continuous Learning Institute Workshop on Friday, March 24. The session received excellent evaluations. All 14 village planning committees received Community Leadership Planning Awards.



Vern Swaback's presentation at CLI Workshop

The event provided an opportunity for the Mayor and City Council members to say thank you and to interact with Planning Commission and Village Planning Committee members. The Mayor and four Council members presented Community Leadership Awards for Planning to village planning committee recipients.

Planning Commission Chairwoman Dr. Joan Kelchner welcomed participants and explained that the CLI session topics 1) Roles of the Planning Commission and Village Planning Committees and 2) Stipulations, were a direct response to the Planning Commission and village planning committee chairmen/chairwomen and vice chairs retreat on January 28th.

Phoenix TV Channel 11 filmed the awards program and keynote speaker, Vern Swaback's, presentation. Channel 11 typically airs these sessions as many as 25 times over a two-month period. This gives those who were not able to attend, as well as the community at large, an opportunity to view the presentations. A DVD was created for the Planning Department library. As a media tool, the "Village News" newsletter was provided to participants and is e-mailed to the Planning Commission and village planning committee members.

Quality Indicators

The Planning Department continually strives to provide the highest quality customer service. As part of the city's Visions and Values, the Department measures performance through certain quality indicators and the use of customer surveys. Cycle times (the amount of time it takes to schedule a meeting or get a hearing) and the percentage of recommendations upheld are measured, rather than merely the number of cases processed. Customer survey forms are available at reception counters, in hearing rooms, and are mailed out on a random basis.

The following indicators and performance measures represent some of the Fiscal Year 05/06 results (July 2005 – June 2006).

Quality Indicator	2004	2005/06
Percent Zoning Administrator decisions upheld on appeal to the board of adjustment	52%	92%
Percent of staff Zoning Case Recommendations upheld on appeal to the City Council	90%	98%
Percent of Zoning Pre-application meetings scheduled within 15 working days of request	80%	22%
Percent of Zoning Adjustment cases scheduled within 25 working days of request	56%	23%
Percent of Zoning Verification Letters complete within 10 working days of request	56%	57%

Support Services

Administration: Personnel Section

The Department put in effort to increase the diversity of staff by recruiting for positions in the American Planning Association's JobMart and at the Arizona State University Career Fiesta. Several staff gave presentations at Phoenix-area schools to create interest in becoming urban planners. Staff also participate in outreach at the Phoenix Indian Center and assisted students with mock interviews and resume preparation.

The Planning Director position, as well as several other vacant planner, technician and secretarial positions, were filled. A Planner position was reclassified to a Programmer/Analyst 1 position for the GIS Team. Two part-time planning interns were hired during the year, as well as three summer interns for eight weeks, and two part-time Cooperative Office Education students from Central High School.

One-third of the Department's phones were upgraded and Blackberries were ordered for several senior staff to assist with response to emails and calendaring when out of the office. Staff participated in the city's Diversity Fair and in numerous M/WBE fairs to recruit vendors to do business with the city.

The Department's Employee Appreciation Committee coordinated several fundraisers to offset costs for a catered holiday luncheon and a Department picnic. A Department newsletter was published. Two employee appreciation awards ceremonies were held to recognize employees and teams for outstanding work and a Department ethnicity potluck was held to celebrate the diversity of Planning staff.

Employees were encouraged to attend city-sponsored and outside training courses and conferences. Staff were given assistance to attend the ESRI conference, the APA State Conference, the IAAP Conference, and the IPMA Conference, and Media Training was provided for planners. The Department hosted several Brown Bag training sessions for staff, as well as a density and height workshop.

Geographic Information System (GIS)/Computer Support Services Team

The Computer Support Services (CSS) includes hardware/software operations and GIS.

The CSS/GIS team provides computer-based services to the Planning Department. The Team is responsible for departmental hardware/software operations, and for creating the General Plan map, maintaining 165 Zoning Map tiles, rezoning sketch maps, supplementary zoning maps, and existing land use and annexation maps. The Team creates and maintains databases, coordinates data organization, and displays spatial data from many sources.

The Team displays maps on the Internet at <http://phoenix.gov/PLANNING/index.html>. These include the General Plan map and zoning maps. The General Plan map is printed annually in January, but the map on the Internet is updated within seven days of an approval of change by the City Council. The same is true for the zoning maps. The individual zoning maps are updated within ten days of receiving the adopted Supplemental Zoning Map after it is signed by the Mayor.

A major project the team worked on this past year was reprogramming the Department's business software. The new software, PlanWeb, tracks all zoning, General Plan and zoning adjustment business transactions, and permits storage and access to those transactions. Through



Planning Department Administration Team



GIS Team



Racelle Escobar
& Jay Neville
researching a
zoning map

PlanWeb, staff can view data, scanned documents, or static maps. There is dynamic interactive map viewer displaying all the Department's mapped data. This project began several years ago, and continues with the addition of new functionality and the input of historical zoning data, documents and maps dating back to 1949. The team also upgraded the Department web page to display rezoning "staff reports."

Another project the Team has undertaken is looking into the conversion of County Assessor information to be used to map existing land use. If successful, the effort has great potential for keeping existing land use current on the more than 450,000 parcels in the city.

Other projects involved the creation of a web application to search and view historic zoning interpretation and Zoning Verification Letters, and a project to develop a database to track and report all revenue received over the public counter.

Graphics Team



Graphics Team

The Graphics Team lost a position in the previous year due to budget constraints. The remaining Planning Graphics Designer continued to produce graphics in various formats for the Department. These products included Web and printed reports and brochures, display boards and presentations for public hearings and neighborhood meetings. Also, work continued on reconstructing older plans, making them available in electronic format on the Planning Department web site and on CD. This effort has increased customer service and reduced costs by reducing the amount of printed copies needed. Major graphics projects in 2005-06 included the following:

- Annual Report 2003/2004
- APA (Arizona Planning Association) Display
- Building Guidelines
- Camelback East Primary Core Specific Plan
- Continuous Learning Institute Display
- Diversity Display
- Eastlake Park Neighborhood Plan
- General Plan Poster
- Planning Department Newsletter
- Rio Salado Beyond the Banks
- Squaw Peak Heights Special Planning District

Research Team

Business and Industry Data Center (BIDC)

The Research Team provides social, economic, demographic and land use data pertaining to the city of Phoenix for a variety of uses. These include businesses requesting the latest demographic information to update their business plan, Phoenix community leaders requesting neighborhood information and city officials needing information to complete grant applications, business marketing and other projects. Information is provided in a variety of paper and electronic formats.



Research and
Impact Fees Team

In support of this role, the U.S. Bureau of the Census has designated the Planning Department as a Business and Industry Data Center (BIDC). The Research Team works closely with the Maricopa Association of Governments (MAG) and the Arizona Department of Economic Security (DES) to ensure that Phoenix population estimates and projections are as accurate as possible. This includes serving on the MAG and DES Population Technical Advisory Committees in the development of analytical and population projection methodology. Research also works closely with the city's Development Services Department and the U.S. Census Bureau to ensure that reported housing counts are complete and accurate. The accuracy of these counts is vital for various analyses and funding sources.

In addition to responding to the many routine data requests that are received daily, the Research Team also has worked on the following Planning Department and other agency projects:

- The 2005 Census Survey, which will be used to update population estimates for use in the state's distribution formula for allocating nearly \$1 billion in annual state-shared revenues
- The Valley Metro Light Rail project
- MAG's "Building A Quality Regional Community" (BQRC) project
- Phoenix Westside Revitalization Area project
- Data retrieval and preparation for the city's Fight Back Neighborhoods program
- Updating the city's Impact Fee Program data elements
- Numerous grant proposals from various city departments

Phoenix and the Maricopa Association of Governments (MAG)

Research Team staff serve on a variety of MAG committees promoting coordination and cooperation on data collection, population estimates and projections and planning projects. This past year, staff served on the MAG Population Technical Advisory Committee (POPTAC) and the MAG Stakeholders Group.

The POPTAC and its Ad Hoc special working group focused mainly on two projects: first, working with DES to develop statewide population estimates; second, working with the U.S. Census Bureau in developing a 2005 Census Survey. This survey will establish a population estimate for September 2005 that will provide updated information for the state to use in its distribution of state-shared revenues until the next federal census in 2010.

The MAG Stakeholders Group is in the process of creating goals and criteria for developing an economic assessment of the Phoenix metro area to be known as "Building a Quality Regional Community."

Zoning Services

Rezoning Cases

Zoning is the principal tool by which the city of Phoenix implements the goals and future development plans stated in the Phoenix General Plan. Zoning regulations are intended to protect existing land uses and assure that new and existing uses are compatible with each other and with available public facilities and services.

Zoning staff oversee all aspects of the process required to amend the official zoning map and text. Through this process, the city evaluates the appropriateness of a specific zoning map change and development proposal. Staff also answer requests from the development community, the public and from neighborhoods, for information on current zoning, development trends and applications for rezoning and zoning adjustment.

The rezoning hearing process requires that the applicant post signs and appear before the village planning committee and formal public hearing bodies. Significant public outreach is required for all rezoning and special permit applications. Two area mailings and large posted signs inform area residents of the pending application and meetings. This approach has allowed many issues to be identified and resolved in developer and neighborhood meetings before beginning the formal hearing process.



Central Team



Customer being helped at the zoning counter

Pre-Application Meetings

Before filing a rezoning application a “no fee” pre-application meeting is held to discuss potential issues and to familiarize the applicant with the application submittal requirements and the public hearing process. These meetings between the prospective applicant and a senior staff member are a prerequisite to accepting rezoning applications. At a pre-zoning application meeting, staff takes a proactive role in reviewing development options and issues with prospective applicants. This process makes handling of rezoning requests more predictable and staff believes that the rezoning applications that are subsequently filed are more effective in addressing community issues and concerns.

Zoning staff were involved in 246 pre-application meetings in the 2005-2006 fiscal year. Twenty-three percent were scheduled within 15 working days. Due to the higher volume of requests, 20 working days will be the new goal for scheduling pre-application meetings. Also, seven instead of five pre-application meetings will be scheduled each week.



Zoning Hearing Posting Team



Zoning Team

Zoning Pre-Application Meetings Held				
	Pre-App Meetings	Scheduled within 15 working days	Percent	Not Scheduled within 15 working days
2005				
July	22	4	18.0%	18
August	32	2	6.3%	30
September	15	1	6.7%	14
October	23	4	17.4%	19
November	17	2	11.8%	15
December	18	4	22.2%	14
2006				
January	24	0	0.0%	24
February	17	0	0.0%	17
March	20	3	15.0%	17
April	15	0	0.0%	15
May	22	1	4.5%	21
June	21	16	76.2%	5
Total	246	37	15.0%	209

Rezoning Cases Filed

There were 177 rezoning cases and 29 special permit cases filed during the fiscal year. The city’s four Zoning Hearing Officers heard 120 (58%) of the cases. Thirteen of those were appealed to the Planning Commission for additional public hearing. The Planning Commission upheld the recommendation of the Zoning Hearing Officer 46% of the time (6 cases).

Including the 13 cases appealed from the Zoning Hearing Officer, the Planning Commission heard 85 cases in 2005-2006. This caseload does not include Text Amendments, Specific Plan Amendments and appeals of the Planning Hearing Officer. There were 20 rezoning cases appealed from the Planning Commission for additional hearing by the City Council. City Council upheld the recommendation of the Planning Commission 95% of the time (19 cases).

Planning Hearing Officer - Caseload

The Planning Hearing Officer hears requests for deletion or modification of stipulations imposed as a condition of a zoning change, time extensions for conditionally-zoned properties, applications initiated by the Planning Commission to revert zoning, requests for off-site constructed dwelling units, and more rarely, modification of certain comprehensive sign plans and modifications of site plan stipulations. There were 62 requests made in 2005/2006. Most of the requests, 49 or about 79% of the cases, were for deletion or modifications of stipulations. Six requests were made for time extensions and five were made for off-site constructed dwelling units. Two cases were for either reversions or comprehensive sign plans. Of the cases heard, 57 (92%) were approved. Three cases were denied. Although six cases were appealed to the Planning Commission or City Council, only two were heard in the fiscal year. The decision of the hearing officer was upheld in both cases.

Zoning Ordinance Text Amendments

Ten amendments to the Phoenix Zoning Ordinance were adopted by the City Council in FY 2005-06. Twenty nine amendments were initiated during this same year. This is a record number of amendments processed and also a record number of amendments initiated. To process the growing demand for amendments additional resources within the Planning Department were allocated to this task in 2006.

An interdepartmental team was formed this year to provide a comprehensive review of all proposed text amendments and increase communication between the various departments. In the past, text amendments were reviewed informally by various departments that are potentially impacted. The formation of this team ensures there is a process that will provide consistent and timely review by all affected city departments. This process will result in better-written amendments that are clear, enforceable and do not result in unintended consequences.

Zoning Adjustment Cases

Processed

In addition to the Planning Department Zoning Administrator, the city uses a contract hearing officer to consider zoning variance and use permit applications. In fiscal year 2005-2006, there were 1,026 cases heard, some containing multiple requests, resulting in 1,475 actions. The disposition of these cases is shown in the following table.

	Approved	Withdrwn/ Denied	Other	Total
Variance	790	109	27	926
Use Permits	368	33	2	403
Determinations			5	5
Time extensions	18	1	1	20
Revocations	1			1
Signs	100	18	2	120
Total actions	1,277	161	37	1,475

Cases/actions by type as a percent of total cases/actions filed

Variations	Use Permits	Determinations	Time Extensions	Signs
62%	27.5%	.3%	1.3%	8%



Peripheral Team

Board of Adjustment Actions

The Board of Adjustment heard 82 of the 1,026 cases acted by the Zoning Administrator in 2005/2006. The 85 actions taken by the Board of Adjustment (not including continuances and withdrawals) represents 8% of the total actions heard by the Zoning Administrator.

The following table provides a breakdown of the Board of Adjustment actions, based on decisions of the Zoning Administrator.

Actions Taken by the Board of Adjustment as a Percent of Cases Heard

	Upheld ZA	Upheld ZA with modifications	Reversed ZA
Variances 38 (68%)	18 (46%)	8 (21%)	13 (33%)
Use Permits 15 (27%)	6 (40%)	6 (40%)	3 (20%)
Interpretations 3 (5%)	1 (33.5%)	0	2 (66.5%)
TOTALS 57	25 (44%)	14 (25%)	18 (31%)

(Based on actions taken; does not include continuances and withdrawals)

Other Zoning Service Activities

Abandonment Hearings

The Abandonment Hearing Officer, a member of the Zoning Services Division, is responsible for considering requests for the abandonment of public streets or alleys that are submitted to the city of Phoenix. During fiscal year 2005-06, 97 abandonment requests were considered in 20 hearings. The actions taken by the Abandonment Hearing Officer were upheld by the City Council 98% of the time.

Alternative Dust Proofing Reviews

Determinations were written for 64 applications received in the 2005-2006 fiscal year for proposed alternative dust proofing of parking areas.

Interpretations - Zoning Determination Requests

During fiscal year 2005-06, the Zoning Services Division wrote 103 responses to requests for Informal Interpretations of the Zoning Ordinance. The division also scanned all paper copies of current and previous years' Informal Interpretations into a computer file that can be queried by topic and year. This work will greatly streamline searching for past letters and assist in the research for new requests.

Handicapped Group Homes

The city of Phoenix requires spacing for handicapped group homes that house between six to 10 residents. Staff accepted 31 applications during the fiscal year. Nineteen of those applicants completed the necessary requirements to become registered. Handi-capped group homes for between one to five residents are not required to meet a spacing requirement.

License Reviews

In fiscal year 205-2006, the Zoning Services Division investigated 576 requests for liquor licenses and 151 special event liquor licenses. Additionally, staff reviewed 14 requests for permanent extension of premises and 46 requests for temporary extension of premises. A permanent extension of premises is a request by a liquor provider to expand their area of service on a permanent basis. Usually this extension is requested because the establishment has added additional service space. A temporary extension is for a short term and is for a specific reason such as St. Patrick's Day or Cinco de Mayo. Staff also investigated 36 requests to create sexually oriented businesses and 18 requests for massage establishments. Staff also participated with the Police, Fire, City Clerk, Law, Neighborhood Services, Development Services and Finance departments, as well as the Arizona Department of Liquor Control and Tobacco and the Maricopa County Health Department on the Hot Spot Liquor License Task Force. In that effort, monthly meetings are held to discuss issues relative to underage drinking and/or over service at locations throughout the metropolitan area.

Temporary Permits

Staff issued 305 temporary permits during the 2005-2006 fiscal year. Valentine's Day, with 93 permits, led the holiday with the most requests and Mother's Day came in second with 45 requests. Temporary uses are typically issued for the outdoor sale of items.

Zoning Verification Requests

The Zoning Services Division provided research and written responses to 570 requests to verify the zoning of properties located in Phoenix during the 2005-2006 fiscal year. Approximately 58% of the letters were completed within 10 working days. Due to the higher volume of requests, an additional staff person is now conducting the research and preparing the letters. The goal of completing the letters has now changed to completion within 15 working days. Approximately 94% of the letters were completed within the new time frame.

52 Zoning Verification Letters Completed - July '05 - June '06

Month	Total # of Actions	Monthly % Completed Within 10 Working Days	Monthly % Completed Within 15 Working Days
Jul. '05	60	68.3%	96.7%
Aug. '05	58	55.2%	86.2%
Sept. '05	24	41.7%	91.7%
Oct. '05	55	21.8%	80.0%
Nov. '05	45	48.8%	93.3%
Dec. '05	53	50.9%	73.6%
Jan. '06	28	100.0%	100.0%
Feb. '06	23	100.0%	100.0%
Mar. '06	52	78.8%	100.0%
Apr. '06	72	55.6%	98.4%
May '06	54	100%	64.8%
Jun. '06	46	43.5%	95.7%
Total	570	58.1%	94.2%

Arts, Culture and Small Business Overlay

Planning staff began work with the Downtown Artist Issues Task Force in the fall of 2005 to create an Arts, Culture, and Small Business Overlay that would allow greater flexibility in uses that will contribute to the vitality of the downtown area and enhance community events. The Task Force is comprised of local artists, with assistance from city staff from the Downtown Development Office, Development Services and Planning departments, Arts and Culture Office, City Manager's Office, and City Clerk's Office. Staff met twice a month and a draft was prepared by the end of fiscal year. The public review portion of the process begins in the 2006/2007 fiscal year.

Condominium Conversion Task Force

Planning Department Staff participated in an interdepartmental task force to address the issues presented by conversion of apartments to condominium units. A number of cities were surveyed to determine how they have addressed the complex problems associated with these conversions.

The Task Force anticipates presentation to the City Council Subcommittee on Housing, Neighborhoods, and Historic Preservation in the next fiscal year, and hopes to offer a number of alternatives to assist in educating those who rent, buy or who are displaced by these conversions.

Dust Proofing Task Force

The Planning, Neighborhood Services, and Development Services Departments have been working to bring properties located between Buckeye Road, Southern, 19th Avenue and the city limits on the west, into compliance for dust control. This area, containing many auto wrecking yards and industrial uses, exceeded dust particulate levels several times last winter. More than 400 notices of violation were issued by Neighborhood Services. The Planning and the Development Services departments have been working with the owners on ways of meeting the dust control requirements.



Donna Stevens
Planner III
Hard at work



Planners Jan Hatmaker &
Marc Thornton

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